

CELEBRATING OVER 150 YEARS



THE CITY RECORD

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THE CITY RECORD

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PUBLIC HEARINGS AND MEETINGS

See Also: Procurement; Agency Rules

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 10:00 A.M. Eastern Daylight Time, on Wednesday, July 30, 2025, 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/530196/1>

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 PM, 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] or made by calling 212-720-3366. Requests must be submitted at least five business days before the meeting.

BOROUGH OF BROOKLYN

Nos. 6 - 8

DOMINO SITE B

No. 6

CD 1

C 250276 ZSK

IN THE MATTER OF an application submitted by Domino A Partners LLC and Domino B Partners LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of special permits pursuant to the following sections of the Zoning Resolution:

1. Section 74-743(a)(2) - to modify the location of buildings without regard for the height and Setback regulations of Section 62-34

(Height and Setback Regulations on Waterfront Blocks), and the requirements of Section 23-62 (Balconies); and

2. Section 74-743(a)(14)* - to apply the provisions of Section 23-23 to allow floor area exemptions in buildings existing on December 5, 2024 within the large-scale general development for use in a proposed new building (Building B) within the same large-scale general development;

in connection with a mixed use development on property generally bounded by Grand Street and its northwesterly prolongation, Kent Avenue, South 3rd Street, a line 100 feet northwesterly of Wythe Avenue, South 4th Street, Kent Avenue, South 5th Street and its northwesterly prolongation, and the U.S. Pierhead line (Block 2414, Lots 1, 3, 26, 1001-1007, 1102-1200, 1300-1365, and 1201-1202; and Block 2428, Lots 1101 - 1105), in R6/C2-4, R8/C2-4 and C6-2 Districts, within a large-scale general development.

*Note: A zoning text amendment is proposed to create a new Section 74-743(a)(14) under a concurrent related application (N 250275 ZRK).

Plans for this proposal are on file with the City Planning Commission and may be seen on the Zoning Application Portal at <https://zapping.nyc.gov/projects/2024K0344>, or the Department of City Planning, 120 Broadway, 31st Floor, New York, NY, 10271-0001.

No. 7

CD 1 C 250278 ZSK

IN THE MATTER OF an application submitted by Domino A Partners LLC and Domino B Partners LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-745(b) of the Zoning Resolution to waive the requirements for loading berth for retail or service uses, and where no single establishment exceeds 8,500 square feet for a zoning lot (Zoning Lot 1, Block 2414, Lots 1, 3, 26, 1001-1007, 1102-1200, and 1300-1365), in connection with a proposed mixed use development on property generally bounded by Grand Street and its northwesterly prolongation, Kent Avenue, South 3rd Street, a line 100 feet northwesterly of Wythe Avenue, South 4th Street, Kent Avenue, South 5th Street and its northwesterly prolongation, and the U.S. Pierhead line (Block 2414, Lots 1, 3, 26, 1001-1007, 1102-1200, 1300-1365, and 1201-1202; and Block 2428, Lots 1101 - 1105), in R6/C2-4, R8/C2-4 and C6-2 Districts, within a large-scale general development.

Plans for this proposal are on file with the City Planning Commission and may be seen on the Zoning Application Portal at <https://zapping.nyc.gov/projects/2024K0344>, or the Department of City Planning, 120 Broadway, 31st Floor, New York, NY, 10271-0001.

No. 8

CD 1 N 250275 ZRK

IN THE MATTER OF an application submitted by Domino A Partners LLC and Domino B Partners LLC, pursuant to Section 201 of the New York City Charter, for an amendment of the City of New York, amending Article VII, Chapter 4 (Special Permits by the City Planning Commission).

Matter underlined is new, to be added;

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

Matter within # is defined in Section 12-10;

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

* * *

ARTICLE VII ADMINISTRATION

Chapter 4 Special Permits by the City Planning Commission

* * *

74-70 ADDITIONAL PERMITS

* * *

74-74 Large-scale General Development

* * *

74-743 Special provisions for bulk modification

- (a) For a #large-scale general development#, the City Planning Commission may permit:

* * *

- (12) within the boundaries of Community District 1 in the Borough of Queens, in the area generally north of 30th Road and west of 8th Street, within the Halletts Point Peninsula, the #floor area# distribution from a #zoning lot# containing existing public housing #buildings#, provided that upon approval of a #large-scale general development# there exists unused #floor area# on a separate parcel of land with existing light industrial #buildings# in an amount equivalent to, or in excess of, the #floor area# approved for distribution and further provided:

* * *

- (ii) the existing light industrial #buildings# on the separate parcel of land are demolished; or

- (13) within the boundaries of Community District 1 in the Borough of Brooklyn, on a #waterfront zoning lot# located within a C6-2 District that is mapped within a #Mandatory Inclusionary Housing area#, portions of the land, #piers# or #platforms# projecting seaward of the bulkhead line and existing on December 15, 2021 may be replaced or reconstructed with #new piers# or #new platforms#, as follows:

* * *

- (iii) such #new piers# or #new platforms# that are subject to the provisions of paragraph (a)(13)(ii) of this Section need not meet the requirements of Sections 62-242 (Uses on new piers and platforms), 62-54 (Requirements for Public Access on Piers), or 62-63 (Design Requirements for Public Access on Piers and Floating Structures), inclusive; or

- (14) within the boundaries of Community District 1 in the Borough of Brooklyn, to apply the provisions of Section 23-23 to allow floor area exemptions in #buildings# existing on December 5, 2024 within the #large-scale general development# for use in one or more new #buildings# within the same #large-scale general development#.

* * *

- (b) In order to grant a special permit pursuant to this Section for any large-scale general development, the Commission shall find that:

- (1) the distribution of #floor area#, #open space#, #dwelling units#, #rooming units# and the location of #buildings#, primary business entrances and #show windows# will result in a better site plan and a better relationship among #buildings# and open areas to adjacent #streets#, surrounding development, adjacent open areas and shorelines than would be possible without such distribution and will thus benefit both the occupants of the #large-scale general development#, the neighborhood and the City as a whole;

* * *

- (11) where the Commission permits #floor area# distribution from a #zoning lot# containing existing light industrial #buildings# to be demolished in accordance with the provisions of paragraph (a)(12) of this Section, such #floor area# distribution shall contribute to better site planning of the #waterfront public access area# and shall facilitate the #development# of affordable housing units within a #large-scale general development#; and

- (12) where #new piers# or #new platforms# are constructed, replaced or reconstructed in accordance with the provisions of paragraph (a)(13) of this Section, such #new piers# and #new platforms# are an integral part of such #large-scale general development#, result in a superior site plan and form an appropriate relationship with adjacent #waterfront public access areas# and #shorelines#, and provide significant public access to or within the #seaward lot# portion of the #waterfront zoning lot#; and

- (13) where the Commission permits floor space to be exempt from the definition of #floor area# in accordance with the provisions of paragraph (a)(14) of this Section:

- (i) such exemptions shall result in improvements to #residential# amenities accessible to all residents of the #large-scale general development#; and

- (ii) an amount of #floor area# equivalent to 20 percent of the amount of #residential# floor space exempted from #floor area# pursuant to the provisions of paragraph (a)(14) shall be allocated to units affordable at levels required for #affordable housing units# for a #UAP site#, as those terms are defined in Section 27-111 (General definitions).

Within Manhattan Community District 2, within the former Washington Square Southeast Urban Renewal Area, where the Commission has approved a #large-scale general development# and a #lot line# of such #large-scale general development# coincides with the boundary of a mapped #public park#, such #lot line# shall be considered to be a #street line# of a #wide street# for the purposes of applying all #use# and #bulk# regulations of this Resolution.

* * *

BOROUGH OF QUEENS

Nos. 9 - 11

IKOS SENIOR LIVING

No. 9

CD 01

C 250208 ZMQ

IN THE MATTER OF an application submitted by the New York City Department of Housing Preservation and Development pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 9a:

- eliminating from within an existing R5 District a C1-2 District bounded by a line midway between 30th Street and 31st Street, a line 100 feet southwesterly of Broadway, a line midway between 31st Street and 32nd Street, and a line 400 feet southwesterly of Broadway;
- changing from an R5 District to a C4-2A District property bounded by a line midway between 31st Street and 32nd Street, a line 100 feet southwesterly of Broadway, 32nd Street, and a line 150 feet southwesterly of Broadway; and
- changing from an R5 District to a C4-5 District property bounded by a line midway between 30th Street and 31st Street, a line 100 feet southwesterly of Broadway, a line midway between 31st Street and 32nd Street, and a line 400 feet southwesterly of Broadway; as shown on a diagram (for illustrative purposes only) dated April 7, 2025, and subject to the conditions of CEQR Declaration E-771.

No. 10

CD 1

N 250209 ZRQ

IN THE MATTER OF an application submitted by New York City Department of Housing Preservation and Development, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York amending APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area.

Matter underlined is new, to be added;

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

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

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

* * *

APPENDIX F

Mandatory Inclusionary Housing Areas and former Inclusionary Housing Designated Areas

* * *

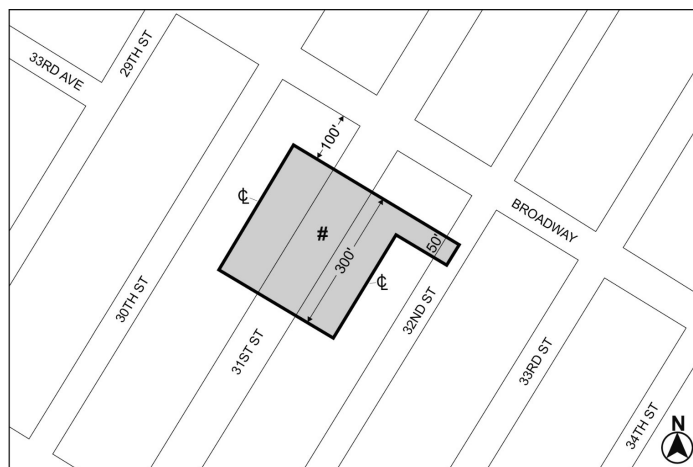
QUEENS

Queens Community District 1

* * *

Map 12 – [date of adoption]

[PROPOSED MAP]



■ Mandatory Inclusionary Housing area

Area # — [date of adoption] MIH Option 1

Portion of Community District 1, Queens

* * *

No. 11

CD 1

C 250207 HAQ

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

- pursuant to Article 16 of the General Municipal Law of New York State for:
 - the designation of property located at 31-07 31st Street (Block 611, Lot 25) as an Urban Development Action Area; and
 - an Urban Development Action Area Project for such area; and
- pursuant to Section 197-c of the New York City Charter for the disposition of such property to a developer to be selected by HPD;

to facilitate the development of a 13-story building containing approximately 167 affordable independent residences for seniors (AIRS) and a community facility, Borough of Queens, Community District 1.

Nos. 12 - 18

LONG ISLAND CITY NEIGHBORHOOD PLAN

CDs 1 & 2

C 250176 ZMQ

IN THE MATTER OF an application submitted by the NYC Department of City Planning - Queens Borough Office pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 8d and 9b:

- eliminating from within an existing R6A District a C1-5 District bounded by a line 75 feet northerly of 46th Avenue, a line 100 feet easterly of Vernon boulevard, 46th Road, and a line 100 feet westerly of Vernon Boulevard;
- eliminating from within an existing R7A District a C2-5 District bounded by a line 900 feet southwesterly of 43rd Avenue, Vernon Boulevard, the northerly street line of former 44th Road, and a line 100 feet westerly of Vernon Boulevard;
- eliminating a Special Mixed-Use District (MX-9) bounded by the southwesterly boundary line of Queens Bridge Park and its southeasterly prolongation, Vernon Boulevard, 43rd Avenue, and the U.S. Pierhead and Bulkhead Line;
- changing from an M1-3 District to an M1-4A District property bounded by a line 225 feet northeasterly of 40th Avenue, 23rd Street, a line 100 feet northeasterly of 41st Avenue, and a line midway between 22nd Street and 23rd Street;
- changing from an M1-4 District to an M1-4A District property bounded by 43rd Avenue, 13th Street, 44th Avenue, a line 100 feet northwesterly and westerly of 21st Street, a line 100 feet northerly of 44th Drive, Vernon Boulevard, 44th Road, and 9th Street;

6. changing from an M1-3 District to an M1-5A District property bounded by a line 225 feet northeasterly of 40th Avenue, a line midway between 22nd Street and 23rd Street, a line 100 feet northeasterly of 41st Avenue, 23rd Street, 41st Avenue, and 21st Street;
7. changing from an M1-4 District to an M1-5A District property bounded by:
 - a. Queens Plaza South, 13th Street, 43rd Avenue, 9th Street, 44th Road, and Vernon Boulevard; and
 - b. a line 190 feet southwesterly of 43rd Avenue, 22nd Street, 44th Avenue, a line 100 feet westerly of 23rd Street and its northerly prolongation, a line 100 feet northerly of 44th Drive, a line 130 feet easterly of 21st Street, and a line 120 feet northwesterly of 22nd Street and its southwesterly prolongation;
8. changing from an M1-4 District to an M1-6A District property bounded by Queens Plaza South, 21st Street, 43rd Avenue, 23rd Street, a line 100 feet northerly of 44th Drive, a line 100 feet westerly of 23rd Street and its northerly prolongation, 44th Avenue, 22nd Street, a line 190 feet southwesterly of 43rd Avenue, a line 120 feet northwesterly of 22nd Street and its southwesterly prolongation, a line 130 feet easterly of 21st Street, a line 100 feet northerly of 44th Drive, a line 100 feet westerly and northwesterly of 21st Street, 44th Avenue, and 13th Street;
9. changing an M1-5 District to an M1-6A District property bounded by Queens Plaza South, 23rd Street, 43rd Avenue, and 21st Street;
10. changing from an M1-4 District to an M1-2A/R6A District property bounded by a line midway between 44th Drive and 45th Avenue, a line 100 feet westerly of 11th Street, 46th Road, a line 100 feet easterly of Vernon Boulevard, and a line 100 feet easterly of 10th Street;
11. changing from an R6A District to an M1-3A/R7A District property bounded by a line 75 feet northerly of 46th Avenue, a line 100 feet easterly of Vernon boulevard, 46th Road, and a line 100 feet westerly of Vernon Boulevard;
12. changing from an M1-4 District to an M1-3A/R7A District property bounded by 45th Road, a line 100 feet easterly of Vernon Boulevard, a line 75 feet northerly of 46th Avenue, and Vernon Boulevard;
13. changing from an M1-4 District to an M1-3A/R7X District property bounded by:
 - a. 45th Avenue, a line 100 feet easterly of Vernon Boulevard, 45th Road, and Vernon Boulevard; and
 - b. 46th Road, a line 100 feet westerly of Vernon Boulevard, 47th Avenue, and a line 100 feet easterly of 5th Street;
14. changing from an R6B District to an M1-4A/R8A property bounded by 44th Drive, 23rd Street, a line midway between 44th Drive and 45th Avenue, and a line 45 feet westerly of 23rd Street;
15. changing from an M1-4 District to an M1-4A/R8A District property bounded by a line 100 feet northerly of 44th Drive, a line 100 feet westerly of 11th Street, a line midway between 44th Drive and 45th Avenue, a line 100 feet southeasterly of 10th Street, 45th Avenue, and Vernon Boulevard;
16. changing from an M1-4/R7A District to an M1-4A/R8A District property bounded by a line 100 feet northerly of 44th Drive, 23rd Street, 44th Drive, a line 45 feet westerly of 23rd Street, a line midway between 44th Drive and 45th Avenue, and a line 100 feet westerly of 11th Street;
17. changing from an M1-4 District to an M1-5A/R8 District property bounded by:
 - a. a line 150 feet southerly of former southerly terminus of 44th Avenue and its easterly prolongation, the northerly street line of 44th Road and its easterly prolongation, Vernon Boulevard, 45th Avenue, 5th Street, the westerly centerline prolongation of 44th Drive, and the U.S. Pierhead and Bulkhead Line; and
 - b. 46th Avenue, a line 100 feet westerly of Vernon Boulevard, 46th Road, and a line 100 feet easterly of 5th Street;
18. changing from an M1-4/R6A District to an M1-5A/R8 District property bounded by 46th Avenue, a line 100 feet easterly of 5th Street, 47th Avenue, and 5th Street;
19. changing from an M1-5/R9 District to an M1-6/R9 District property bounded by Queens Plaza South, a line 100 feet northwesterly of Crescent Street, 42nd Road, and 24th Street;
20. changing from an M1-5/R9 District to an M1-6/R10 District property bounded by 42nd Road, a line 100 feet northwesterly of Crescent Street, 43rd Avenue, and 23rd Street;
21. changing an R7A District to an M1-6A/R9 District property bounded by a line 900 feet southwesterly of 43rd Avenue, Vernon Boulevard, the northerly street line of 44th Road and its easterly prolongation, a line 150 feet southerly of former southerly terminus of 44th Avenue and its easterly prolongation, and a line 135 feet easterly of former westerly terminus of 44th Avenue and its northerly and southerly prolongations;
22. changing an M1-4 District to an M1-6A/R9 District property bounded by 44th Drive and its westerly centerline prolongation, 5th Street, 45th Avenue, Vernon Boulevard, a line 75 feet northerly of 46th Avenue, a line 100 feet westerly of Vernon Boulevard, 46th Avenue, 5th Street and its northerly centerline prolongation, the northeasterly boundary line of Canal, and the U.S. Pierhead and Bulkhead Line;
23. changing an M3-1 District to an M1-6A/R9 District property bounded by the northeasterly boundary line of Canal, the northerly centerline prolongation of 5th Street, the northeasterly boundary line of a Park, and the U.S. Pierhead and Bulkhead Line;
24. changing an M1-5 District to an M1-6A/R10 District property bounded by 41st Avenue, 23rd Street, Queens Plaza North, and 21st Street; and
25. establishing a Special Long Island City District (LIC) bounded by:
 - a. a line 225 feet northeasterly of 40th Avenue, 23rd Street, Queens Plaza South, and 21st Street; and
 - b. the southwesterly boundary line of Queens Bridge Park, Vernon Boulevard, Queens Plaza South, 21st Street, 43rd Avenue, 23rd Street, a line 100 feet northerly of 44th Drive, a line 100 feet westerly of 11th Street, 46th Road, a line 100 feet easterly of Vernon Boulevard, a line 75 feet northerly of 46th Avenue, a line 100 feet westerly of Vernon Boulevard, 47th Avenue, a line 100 feet easterly of 5th Street, 46th Avenue, 5th Street and its northerly centerline prolongation, the northeasterly boundary line of a Park, and the U.S. Pierhead and Bulkhead Line;

Borough of Queens, Community Districts 1 and 2, as shown on a diagram (for illustrative purposes only) dated April 21, 2025, and subject to the conditions of CEQR Declaration E-848.

No. 13

CD 1, 2 **N 250177 ZRQ**
IN THE MATTER OF an application submitted by NYC Department of City Planning, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York amending the Special Long Island City District (Article XI, Chapter 7), and related Sections, and amending APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area.

Matter underlined is new, to be added;
 Matter ~~struck out~~ is old, to be deleted;
 Matter within # # is defined in Sections 12-10, 32-301, 66-11, 117-361 or 117-503;
 * * * indicates where unchanged text appears in the Zoning Resolution.

* * *

ARTICLE VI SPECIAL REGULATIONS APPLICABLE TO CERTAIN AREAS

Chapter 2 Special Regulations Applying in the Waterfront Area

* * *

62-10 GENERAL PROVISIONS

* * *

62-13 Applicability of District Regulations

The regulations of all other Chapters of this Resolution are applicable, except as superseded, supplemented or modified by the provisions of this Chapter. In the event of a conflict between the provisions of this Chapter and other regulations of this Resolution, the provisions of this Chapter shall control. However, in the event of a conflict between the provisions of this Chapter and the provisions of Article VI, Chapter 4, or Article VI, Chapter 6, the provisions of Article VI, Chapter 4, or Article VI, Chapter 6 shall control.

* * *

The regulations of this Chapter shall apply in the following Special Purpose Districts, except as specifically modified within the Special Purpose District provisions:

- #Special Flushing Waterfront District#
- #Special Gowanus Mixed Use District#
- #Special Inwood District#
- #Special Long Island City Mixed Use District#
- #Special St. George District#.

* * *

62-90 WATERFRONT ACCESS PLANS

* * *

62-95 Borough of Queens

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

- Q-1: Northern Hunters Point, as set forth in Section 62-951 the #Special Long Island City Mixed Use District#, Section 117-36 (Northern Hunters Point Waterfront Access Plan)
- Q-2: Flushing Waterfront, in the #Special Flushing Waterfront District#, as set forth in Section 127-50 (FLUSHING WATERFRONT ACCESS PLAN)
- Q-3: Newtown Creek, in the #Special Southern Hunters Point District#, as set forth in Section 125-46 (Newtown Creek Waterfront Access Plan).

62-951 Waterfront Access Plan Q-1: Northern Hunters Point

[MOVING PROVISIONS TO SECTION 117-36 AND MODIFYING]

Maps Q-1a through Q-1c in paragraph (f) of this Section show the boundaries of the area comprising the Northern Hunters Point Waterfront Access Plan and the location of certain features mandated or permitted by the Plan. The plan area has been divided into parcels consisting of tax blocks and lots and other lands as established on October 14, 1997, as follows:

- Parcel 1: Block 477, Lot 7
- Parcel 2: Block 477, Lots 13, 15, 20
- Parcel 3: Block 477, Lot 24
- Parcel 4: 43rd Avenue between Vernon Boulevard and the East River
- Parcel 5: Block 488, Lot 114
- Parcel 6: Block 488, Lot 1
- Parcel 7: Block 488, Lots 15, 35
Block 489, Lots 23, 46
- Parcel 8: Block 25, Lot 15
- Parcel 9: Block 25, Lots 1, 9, 11
- Parcel 10: Block 26, Lot 10
- Parcel 11: Block 26, Lots 1, 2, 3, 4, 8
- Parcel 12: Block 26, Lots 17 and 21

(a) Special #waterfront yard# requirements

The #yard# regulations of Section 62-33 (Special Yard Regulations on Waterfront Blocks) shall be applicable. In addition, where a #waterfront yard# is not required, pursuant to Section 62-33, #yards# meeting the dimensional requirements of Section 62-33 shall be provided in connection with any #development#, in accordance with the provisions of paragraph (f) of Section 62-912 (Elements of a Waterfront Access Plan).

(b) Area-wide modifications

The following provisions shall apply to #zoning lots# required to provide a #waterfront public access area#, pursuant to Section 62-50 (GENERAL REQUIREMENTS FOR VISUAL CORRIDORS AND WATERFRONT PUBLIC ACCESS AREAS), inclusive:

- (1) Section 62-57 (Requirements for Supplemental Public Access Areas) shall be inapplicable except where specifically stated otherwise in this Plan.

- (2) Section 62-58 (Requirements for Water-Dependent Uses and Other Developments) shall be inapplicable. In lieu thereof, for #developments# listed in Section 62-52 (Applicability of Waterfront Public Access Area Requirements), paragraph (b), required #waterfront public access areas# shall be provided in accordance with Sections 62-53 (Requirements for Shore Public Walkways), 62-54 (Requirements for Public Access on Piers), 62-55 (Requirements for Public Access on Floating Structures) and 62-56 (Requirements for Upland Connections), as modified by this Plan.

However, for #developments# that include WD #uses# and would otherwise be permitted to provide public access pursuant to Section 62-58, the location of the public access areas specified in this Plan may be moved upland from the #shoreline# for the minimum distance required to accommodate the upland water-dependent functions of such #developments#, provided the relocation allows for a continuous public walkway connecting to #shore public walkways# on adjoining #zoning lots#.

- (c) Special #waterfront public access area# and #visual corridor# provisions applying on Anable Basin

The following provisions shall apply to certain #developments# on Parcels 8, 9, 10, 11 and 12:

- (1) In the event that a #building or other structure#, existing at the time that a #waterfront public access area# is required, is located so that the minimum dimensional provisions of Sections 62-53 and 62-54 cannot be met without requiring the partial or complete demolition of such #building or other structure#, the required width of such a #waterfront public access area# shall be reduced to the width between the seaward edge of the #waterfront yard# or #lot line# and the existing #building or other structure#. However, the minimum width of a #shore public walkway# shall be six feet and that of an #upland connection# shall be 12 feet. In no case shall a #shore public walkway# have a width less than 10 feet for a continuous distance of more than 300 feet.
- (2) In the event that a #building or other structure#, existing at the time a #waterfront public access area# is required, is located so that the minimum dimensional standards for public access pursuant to paragraph (c)(1) of this Section cannot be met without requiring the partial or complete demolition of such #building or other structure#, all #waterfront public access area# requirements for such #development# shall be waived.
- (3) A #shore public walkway# required in conjunction with a #development# involving existing #buildings or other structures#, or required on any #zoning lot# having a #shoreline# length of less than 150 feet, shall be improved pursuant to Section 62-62 (Design Requirements for Shore Public Walkways and Supplemental Public Access Areas), except that the circulation path as required in paragraph (a)(1) of such Section may be reduced to 10 feet and the amount of planting area as required in paragraph (c)(1) of such Section may be reduced to 40 percent.
- (4) Within any portion of a #shore public walkway# having a width of less than 10 feet, the minimum width of the circulation path shall be six feet and all planting requirements shall be waived.
- (d) Special public access provisions by parcel

The provisions of Sections 62-52 and 62-60 (DESIGN REQUIREMENTS FOR WATERFRONT PUBLIC ACCESS AREAS), inclusive, are modified at the following designated locations which are shown on Map Q-1b in paragraph (f) of this Section:

- (1) Parcel 1

No #upland connection# shall be required within Parcel 1; however, a direct connection shall be provided between the #shore public walkway# and Queensbridge Park.

- (2) Parcel 2

An #upland connection# shall be located between Vernon Boulevard and the #shore public walkway# within the flexible location zone shown on Map Q-1b in paragraph (f) of this Section, which is the westerly prolongation of Queens Plaza South, either:

- (i) along the northerly tax lot line of Block 477, Lot 15, and its extension to Vernon Boulevard, if such tax lot is

#developed# as a #zoning lot# separate from Block 477, Lot 13; or

- (ii) continuously adjoining the boundary between Parcels 1 and 2.

(3) Parcel 3

No #upland connection# shall be required within Parcel 3; however, a direct connection shall be provided between the #shore public walkway# and the public access area provided on Parcel 4.

(4) Parcel 4

- (i) A continuous public access area shall be provided across the westerly termination of 43rd Avenue adjoining the East River and connecting without interruption to the #shore public walkways# on Parcels 3 and 5. Such #waterfront public access area# shall have a minimum width of 40 feet and be improved consistent with the design standards set forth in Section 62-62, paragraphs (a) and (c)(1), for a #shore public walkway#. A screening buffer, pursuant to Section 62-655, shall be provided along any open or enclosed storage areas, maintenance vehicle parking or similar uses adjoining the #waterfront public access area#. Fencing may be provided to assure physical control of non-publicly accessible upland areas.
- (ii) The remaining portion of Parcel 4 shall provide pedestrian access from Vernon Boulevard to the #waterfront public access area# designated in paragraph (d)(4)(i) of this Section. The New York City Waterfront Symbol with the words "Public Waterfront" shall be installed at the intersection of any pedestrian access area with Vernon Boulevard.
- (iii) In the event that 43rd Avenue is demapped as a #street# within Parcel 4, a #shore public walkway# and #upland connection# shall be provided on Parcel 4, pursuant to Sections 62-50 and 62-60, within the westerly prolongation of 43rd Avenue.

Except as otherwise provided in this paragraph (d)(4), Section 62-60 shall be inapplicable.

(5) Parcel 5

- (i) #Upland connection#

An #upland connection# shall be provided through Parcel 5 between Vernon Boulevard and the #shore public walkway#. The #upland connection# shall be located within either:

- (a) the flexible location zone indicated on Map Q-1b in paragraph (f) of this Section, having as its southerly boundary a line 500 feet south of 43rd Avenue and as its northerly boundary a line 200 feet north of such southerly boundary; or
- (b) a raised pedestrian sidewalk immediately adjoining a #building# provided both the sidewalk and #building# were existing on October 14, 1997.

The requirements of Sections 62-561 (Types of upland connections) and 62-64 (Design Requirements for Upland Connections) shall be inapplicable; however, any vehicular way traversing the pedestrian sidewalk shall be at the same level as such raised pedestrian sidewalk.

A direct connection shall be provided between the #shore public walkway# and the public access areas on Parcels 4 and 6.

- (ii) #Supplemental public access area#

Notwithstanding paragraph (b)(1) of this Section, a #supplemental public access area# shall be provided pursuant to Sections 62-57 and 62-62, and shall be located within the flexible location zone described in paragraph (d)(5)(i) of this Section, immediately adjacent to the intersection of the #shore public walkway# and any #upland connection#, if the #upland connection# is located therein.

(6) Parcel 6

Sections 62-50 and 62-60 shall be inapplicable if public access is provided pursuant to restrictive declaration, number D-138, executed by the RAK Tennis Corporation on July 29,

1991, and as such may be modified pursuant to the terms of the declaration and in accordance with Section 62-12 (Applicability to Developments in the Waterfront Area). If public access is not provided pursuant to the declaration, as such may be modified, then a #waterfront public access area# shall be provided in accordance with Sections 62-50, as modified by paragraph (b) of this Section, and Section 62-60.

(7) Parcel 7

- (i) #Shore public walkway#

The #shore public walkway# shall be located within the flexible location zone shown on Map Q-1b in paragraph (f) of this Section, having as its westerly boundary the seaward edge of the #waterfront yard# and as its easterly boundary a line perpendicular to the northerly #street line# of 44th Drive, 600 feet westerly of Vernon Boulevard. The area between the seaward edge of the #waterfront yard# and the #shore public walkway# shall be subject to the provisions of Section 62-332 (Rear yards and waterfront yards).

For #developments# on a #zoning lot# having a #building or other structure#, existing on October 14, 1997, and which #developments# would retain the existing #building or other structure#, any portion of which is located within the #waterfront yard#, the #shore public walkway# may be improved pursuant to Section 62, except that the circulation path as required in paragraph (a)(1) of such Section may be reduced to 10 feet and the planting area as required in paragraph (c)(1) of such Section may be reduced to 40 percent. In addition, any portion of the #shore public walkway# located on a #platform# existing on October 14, 1997, shall be exempt from the planting requirements of such Section, except that trees shall be required; however, such trees may be located off the #platform# anywhere within or immediately adjoining the #shore public walkway#.

- (ii) #Upland connection#

No #upland connection# shall be required within Parcel 7.

(8) Parcel 8

An #upland connection# shall be provided through Parcel 8 and shall be located within the flexible location zone shown on Map Q-1b in paragraph (f) of this Section, having as its westerly boundary the westerly #street line# of 5th Street and as its easterly boundary a line 250 feet east of such #street line#. In the event that a #building or other structure#, existing at the time an #upland connection# is required, is located within the southerly prolongation of 5th Street, the #upland connection# may be located anywhere within the flexible location zone; otherwise, the #upland connection# shall be located within the southerly prolongation of 5th Street.

(9) Parcels 9, 10 and 11

- (i) #Shore public walkway#

Except as provided in paragraph (c) of this Section, a #shore public walkway# shall be required across each parcel; however, on any #zoning lot# existing on October 14, 1997, having a #shoreline# length of less than 150 feet, the width of the #shore public walkway# may be reduced to 16 feet, consisting of a 10 foot wide circulation path and six foot wide screening buffer, pursuant to Section 62-655. In addition, the width may be further reduced as permitted pursuant to paragraph (c)(1) of this Section.

- (ii) #Upland connection#

Except as provided in paragraph (c) of this Section and on any #zoning lot# with a #shoreline# length less than 100 feet, an #upland connection# shall be provided between Vernon Boulevard and the #shore public walkway# within the flexible location zone shown on Map Q-1b, having as its northerly boundary the westerly prolongation of the southerly #street line# of 45th Avenue and as its southerly boundary the westerly prolongation of the southerly #street line# of 45th Road. In the event that Parcels 10 and 11 are #developed# as a single #zoning lot# and the #upland connection# has not

been provided prior to such #development# of Parcels 10 and 11, the #upland connection# shall be located within the westerly prolongation of 45th Road. Notwithstanding the requirements of Section 62-56 (Requirements for Upland Connections), on any #zoning lot# having a #shoreline# length of less than 150 feet, the required width of an #upland connection# may be reduced to 16 feet consisting of a 10 foot wide circulation path with the remaining area to be planted. In addition, the width may be further reduced, as permitted pursuant to paragraph (c)(1) of this Section.

(10) Parcel 12

No #upland connection# shall be required within Parcel 12; however, a direct connection shall be provided between the #shore public walkway# and 5th Street.

(e) Special #visual corridor# provisions by parcel

The designated locations for #visual corridors# pursuant to this Plan shall be as follows and are shown on Map Q-1c in paragraph (f) of this Section:

(1) Parcels 1 and 2

A #visual corridor# shall be provided through Parcels 1 and 2 to the pierhead line as the westerly prolongation of Queens Plaza South. In the event that Block 477, Lot 13, is #developed# as a single #zoning lot#, all #visual corridor# requirements on that lot shall be waived.

(2) Parcel 3

The requirement for #visual corridors# on Parcel 3 is waived.

(3) Parcel 4

43rd Avenue shall be provided as a #visual corridor#.

(4) Parcel 5

A #visual corridor# shall be provided through Parcel 5 to the pierhead line within the flexible location zone described in paragraph (d)(5)(ii) of this Section and coincident with any #upland connection# provided therein.

(5) Parcel 6

Sections 62-51 (Applicability of Visual Corridor Requirements) and 62-513 (Permitted obstructions in visual corridors) shall be inapplicable if a #visual corridor# is provided pursuant to restrictive declaration, number D-138, executed by the RAK Tennis Corporation on July 29, 1991, and as may subsequently be modified pursuant to the terms of the declaration and in accordance with Section 62-12 (Applicability to Developments in the Waterfront Area). If the #visual corridor# is not provided pursuant to the declaration, as such may be modified, then a #visual corridor# shall be provided in accordance with Section 62-51.

(6) Parcel 7

The requirement for #visual corridors# on Parcel 7 is waived.

(7) Parcel 8

A #visual corridor# shall be provided through Parcel 8 as the southerly prolongation of 5th Street.

(8) Parcels 9, 10 and 11

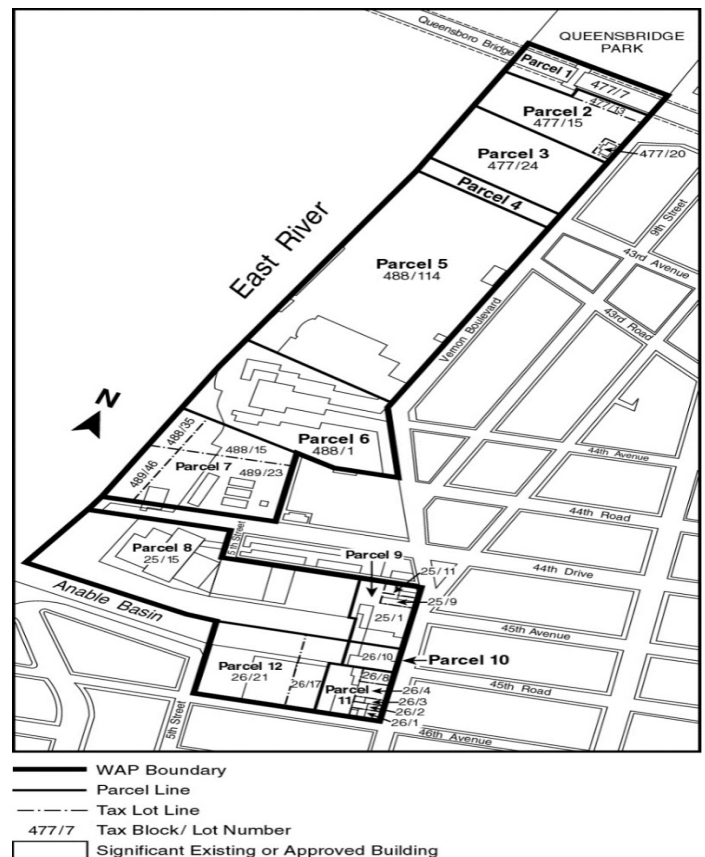
A #visual corridor#, if required pursuant to Section 62-51, shall be located through Parcel 9, 10 or 11 from Vernon Boulevard using the locational criteria for, and coincident with, the #upland connection# required pursuant to paragraph (d)(9)(ii) of this Section.

(9) Parcel 12

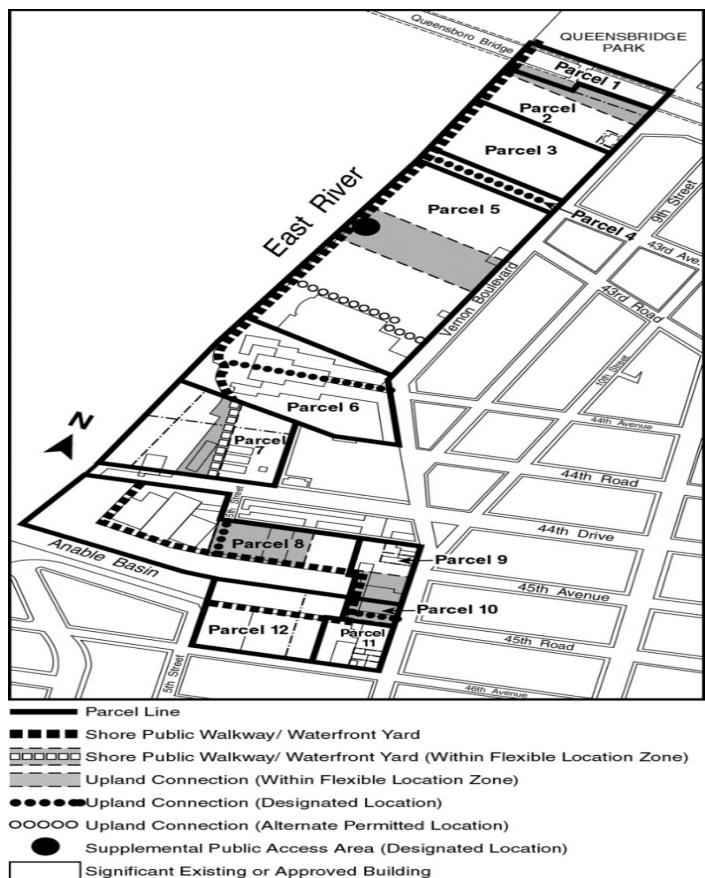
The requirement for #visual corridors# on Parcel 12 is waived.

(f) Northern Hunters Point Waterfront Access Plan Maps

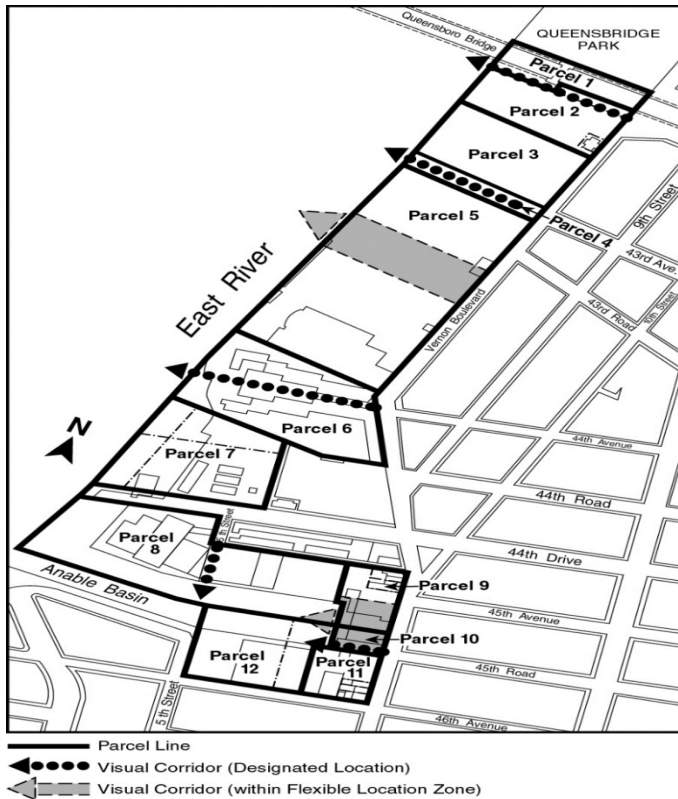
Q-1a: Parcel Designation (62-951f.1)



Q-1b: Public Access Elements Designation (62-951f.2)



Q-1c: Designated Visual Corridors Designation (62-951f.3)



* * *

ARTICLE XI SPECIAL PURPOSE DISTRICTS

Chapter 7 Long Island City Mixed Use District

117-00 GENERAL PURPOSES

[UPDATING TO REFLECT BROADER APPLICABILITY]

The "Special Long Island City Mixed Use District" established in this Resolution is designed to promote and protect the public health, safety and general welfare of the Long Island City community. These general goals include, among others, the following specific purposes:

- a. to support the continuing growth of a mixed residential, commercial and industrial neighborhoods by permitting expansion and development of residential, commercial, community facility and light manufacturing uses where adequate environmental standards are assured;
- b. to encourage the development of moderate to high density commercial uses within a compact transit-oriented area;
- c. to strengthen traditional retail streets in Hunters Point by allowing the development of new residential and retail uses to establish and maintain walkable retail corridors in the neighborhood;
- d. to encourage the development of affordable housing to enhance neighborhood economic diversity by broadening the range of housing choices for residents of varied incomes;
- e. to promote the opportunity for people to work in the vicinity of their residences;
- (f) to maintain and establish physical and visual public access to and along the waterfront;
- (f)(g) to retain jobs within New York City;
- (g)(h) to provide an opportunity for the improvement of Long Island City; and
- (h)(i) to promote the most desirable use of land and thus conserve the value of land and buildings and thereby protect City tax revenues.

117-01 Definitions

[ADDING SECTION 66-11 APPLICABILITY HERE]

Definitions specifically applicable to this Chapter are set forth in this Section. Other defined terms are set forth in Section 12-10 (DEFINITIONS), Section 32-301 (Definitions) and Section 66-11 (Definitions).

Mixed use building or development

For the purposes of this Chapter, a "mixed use building" or a "mixed use development" shall be any #building# or #development# used partly for #residential use# and partly for #community facility#, #commercial# or #manufacturing use#.

117-02 General Provisions

[REMOVING REFERENCE TO SECTION 66-11]

In harmony with the general purposes and content of this Resolution and the general purposes of the #Special Long Island City Mixed Use District#, the regulations of this Chapter shall apply within the #Special Long Island City Mixed Use District#. The regulations of all other Chapters of this Resolution are applicable, except as modified, supplemented or superseded by the provisions of this Chapter. In the event of a conflict between the provisions of this Chapter and other regulations of this Resolution, the provisions of this Chapter shall control. However, in #flood zones#, or for #transit-adjacent sites# or #qualifying transit improvement sites#, as defined in Section 66-11 (Definitions); in the event of a conflict between the provisions of this Chapter and the provisions of Article VI, Chapter 4 (Special Regulations Applying in Flood Hazard Areas), or Article VI, Chapter 6 (Special Regulations Applying Around Mass Transit Stations), the provisions of Article VI shall control.

* * *

117-03 District Plan and Maps

[ADDING NEW APPENDICES AND MAPS]

The regulations of this Chapter implement the #Special Long Island City Mixed Use District# Plan.

The District Plan includes the following maps in Appendices A, B and C, D, and E:

- | | |
|------------|---|
| Appendix A | Special Long Island City Mixed Use District and Subdistricts Plan Map |
| Appendix B | Court Square Subdistrict Plan Map and Description of Improvements Queens Plaza West Subdistrict Plan Maps |
| Appendix C | Queens Plaza Subdistrict Plan Maps:
Map 1 - Designated Districts within the Queens Plaza Subdistrict
Map 2 - Ground Floor Use and Frontage
Map 3 - Sidewalk Widening and Street Wall Location: Northern Hunters Point Waterfront Subdistrict Plan Maps |
| Appendix D | Court Square Subdistrict Plan Map and Description of Improvements |
| Appendix E | Queens Plaza Subdistrict Plan Maps:
Map 1 - Designated Districts within the Queens Plaza Subdistrict
Map 2 - Ground Floor Use and Frontage
Map 3 - Sidewalk Widening and Street Wall Location. |

The maps are hereby incorporated and made part of this Resolution for the purpose of specifying locations where the special regulations and requirements set forth in the text of this Chapter apply.

117-04 Subdistricts

[UPDATING AND ADDING NEW SUBDISTRICTS]

In order to carry out the purposes and provisions of this Chapter, four subdistricts are established within the #Special Long Island City Mixed Use District#, as follows: In each of these subdistricts, special regulations apply that do not apply elsewhere within the #Special Long Island City Mixed Use District# and supplement or supersede the provisions of Sections 117-00 through 117-03, inclusive:

Court Square Subdistrict, as set forth in Section 117-40, inclusive;

Dutch Kills Subdistrict, as set forth in Section 117-60, inclusive;

Hunters Point Subdistrict, as set forth in Section 117-10, inclusive;

Northern Hunters Point Waterfront Subdistrict, as set forth in Section 117-30, inclusive;

Queens Plaza Subdistrict, as set forth in Section 117-50, inclusive; and

Queens Plaza West Subdistrict, as set forth in Section 117-20, inclusive

Sections 117-10 through 117-30, inclusive, shall apply to the Hunters Point Subdistrict.

Sections 117-40 through 117-45, inclusive, shall apply to the Court Square Subdistrict.

Sections 117-50 through 117-57, inclusive, shall apply to the Queens Plaza Subdistrict.

Sections 117-60 through 117-64, inclusive, shall apply to the Dutch Kills Subdistrict.

In each of these subdistricts, certain special regulations apply which do not apply within the remainder of the #Special Long Island City Mixed Use District#. The subdistricts are outlined on Map 1 in Appendix A of this Chapter.

117-06

117-05

Applicability of the Mandatory Inclusionary Housing Program

* * *

117-06

Applicability of Article XII, Chapter 3

In the #Special Long Island City Mixed Use District#, M1 Districts are paired with a #Residence District#. In paired districts, the special #use#, #bulk#, and parking and loading provisions of Article XII, Chapter 3 (Special Mixed Use District) shall apply, except where modified by the provisions of this Chapter. For the purposes of applying the provisions of this Chapter, such provisions shall be considered the underlying district regulations.

Notwithstanding the provisions of Section 123-10 (GENERAL PROVISIONS), in the event of a conflict between the provisions of this Chapter and the provisions of Article XII, Chapter 3, the provisions of this Chapter shall control.

117-10

HUNTERS POINT SUBDISTRICT

[CONSOLIDATING EXISTING HUNTERS POINT SUBDISTRICT PROVISIONS INTO SECTION 117-10, INCLUSIVE]

In the #Special Long Island City Mixed Use District#, the special regulations of Sections Section 117-10 through 117-30, inclusive, shall apply within the Hunters Point Subdistrict and, where noted in Sections 117-40 through 117-45, inclusive, shall also apply within the Court Square Subdistrict.

117-11

General Provisions

[CONSOLIDATING PROVISIONS FROM SECTIONS 117-11 AND 117-21 AND REVISING TO GIVE DISTRICT-WIDE APPLICABILITY]

In special areas of the Hunters Point Subdistrict of the #Special Long Island City Mixed Use District#, an M1 District is paired with a #Residence District#. For the purposes of this Chapter, such #Residence# and M1 Districts are referred to as the “designated districts”. The designated districts within the Hunters Point Subdistrict are indicated on the #zoning map# and are as follows:

M1-4/R6A
M1-4/R6B
M1-4/R7A
M1-5/R7X
M1-5/R8A

The #use#, #bulk# and parking regulations of the underlying districts shall apply, except as modified by the provisions of Section 117-10 (HUNTERS POINT SUBDISTRICT), inclusive.

117-20

SPECIAL PROVISIONS IN THE DESIGNATED DISTRICTS

117-21

Special Provisions for Use, Bulk and Parking

M1-4/R6A M1-4/R6B M1-4/R7A M1-5/R7X M1-5/R8A

The special #use#, #bulk# and parking provisions of Article XII, Chapter 3, of the #Special Mixed Use District# shall apply to the designated districts within the Hunters Point Subdistrict, except where modified by the provisions of this Section, and shall supplement or supersede the provisions of the designated #Residence# or M1 District, as applicable.

117-22

117-12

Modification of Use Group VI

M1-4/R6A M1-4/R6B M1-4/R7A M1-5/R7X M1-5/R8A

In the districts indicated, #uses# listed under Food and Beverage Retailers in Use Group VI shall be permitted without a size limitation.

117-23

117-13

Street Wall Location in Certain Designated Districts- Modifications

[CONSOLIDATING STREET WALL LOCATION PROVISIONS FROM FORMER SECTIONS 117-23 AND 117-31 INTO ONE SECTION]

R6B M1-4/R6A M1-4/R7A M1-5/R8A M1-4/R6B M1-5/R7X

(a) In certain districts

In the districts indicated, the #street wall# location provisions of paragraph (a) Section 23-431 shall apply. However, the #street wall# of a #building# need not be located further from a #street line# than 15 feet.

117-30

SPECIAL PROVISIONS FOR C1 AND C2 DISTRICTS

117-31

Special Bulk Regulations

(b) In C1 and C2 Districts

For C1 or C2 Districts, the #street wall# location provisions of paragraph (a) Section 35-631 shall apply.

* * *

117-20

QUEENS PLAZA WEST SUBDISTRICT

[ADDING NEW SUBDISTRICT]

In the #Special Long Island City Mixed Use District#, the special regulations of Section 117-20, inclusive, shall apply in the Queens Plaza West Subdistrict.

117-201

General provisions

In the Queens Plaza West Subdistrict, the #use#, #bulk#, and parking regulations of the underlying districts shall apply, except as modified by the provisions of Section 117-20 (QUEENS PLAZA WEST SUBDISTRICT), inclusive.

117-202

Queens Plaza West subdistrict plan

The regulations of this Section are designed to implement the Queens Plaza West subdistrict plan as set forth in Appendix B to this Chapter.

117-21

Special Use Regulations

The #use# regulations of the underlying districts shall apply, except as modified by the provisions of this Section, inclusive.

117-211

Retail and service establishments

The underlying M1 District #use# regulations shall be modified such that #uses# listed under Use Group VI with a size limitation, as denoted with an “S” in the Use Group tables set forth in Section 42-16 (Use Group VI – Retail and Services), inclusive, shall be permitted without a size limitation.

117-212

Streetscape regulations

The underlying #ground floor level# streetscape provisions set forth in Section 32-30 (STREETSCAPE REGULATIONS), inclusive, shall apply, except that:

(a) #ground floor level# #street# frontages along #streets#, or portions thereof, designated on Map 1 (Subdistrict Plan Map and Streetscape Regulations) in Appendix B of this Chapter, shall be considered #Tier C street frontages#;

- (b) all other frontages in applicable #Commercial Districts# or in M1 Districts paired with a #Residence District# shall be considered #Tier B street frontages#; and
- (c) In #Manufacturing Districts#, Type 1 and Type 2 #streets# designated below shall be subject to the alternate provisions for #Tier B street frontages# set forth in Section 31-322. In addition, where a #zoning lot# has frontage along a Type 1 #street# and a frontage along another #street#, no curb cuts accessing off-street parking spaces or loading spaces shall be permitted on such Type 1 #street# frontage.

For the purposes of this paragraph, Type 1 frontages shall include: Vernon Boulevard; 11th Street; 21st Street; 23rd Street; and Queens Plaza South.

For the purposes of this paragraph, Type 2 frontages shall include: 43rd Avenue and 44th Avenue.

117-22

Special Floor Area Regulations

The #floor area# regulations of the underlying districts shall apply, except as modified by the provisions of this Section, inclusive.

117-221

Special floor area regulations in certain paired districts

In M1 Districts paired with an R9 or R10 District, the following maximum #floor area ratios# shall apply:

MAXIMUM FLOOR AREA RATIO FOR ALL USES

	<u>#Residential# #Floor Area Ratio# for Standard #Residences#</u>	<u>#Residential Floor Area Ratio# for #Qualifying Affordable Housing# or #Qualifying Senior Housing#</u>	<u>#Community Facility# #Floor Area Ratio#</u>	<u>#Commercial# or #Manufacturing# #Floor Area Ratio#</u>
<u>M1-6/R9</u>	<u>8.0</u>	<u>9.6</u>	<u>10.0</u>	<u>15.0</u>
<u>M1-6/ R10</u>	<u>10.0</u>	<u>12.0</u>	<u>12.0</u>	<u>12.0</u>

Such maximum #floor area# may be increased where a #public plaza# is provided pursuant to 117-223.

117-222

Special floor area provisions for zoning lots containing schools

#Zoning lots# with a #lot area# of at least 20,000 square feet, and with up to 150,000 square feet of floor space within a public #school# constructed in whole or in part pursuant to a written agreement with the New York City School Construction Authority and subject to the jurisdiction of the Department of Education, shall be exempt from the definition of #floor area#.

117-223

Authorization for a public plaza

In M1 Districts paired with an R9 or R10 District, for #zoning lots# with a #lot area# of at least 25,000 square feet, the City Planning Commission may authorize an increase in the maximum #floor area ratio# where a #public plaza# is provided on the #zoning lot# in accordance with the provisions of Section 37-70 (PUBLIC PLAZAS), inclusive.

In conjunction with such #floor area# bonus, the Commission may authorize modifications to the applicable #bulk# regulations of this Resolution, or to the regulations governing #public plazas# in Section 37-70, inclusive.

In order to grant such authorization, the Commission shall determine that the conditions and limitations of paragraph (a) and the findings of paragraph (b) are met.

(a) Conditions and limitations

The following conditions and limitations shall apply:

- (1) for the purposes of determining the bonus ratio to follow:
 - (i) for M1 Districts paired with an R9 District, the underlying bonus ratio for a C6-3 District shall apply; and
 - (ii) for M1 Districts paired with an R10 District, the underlying bonus ratio for a C6- 4 District shall apply; andthe #floor area# bonus resulting from applying such ratio shall not exceed 20 percent of the maximum #floor

area ratio# otherwise permitted by the applicable district regulations;

- (2) modifications to the maximum permitted #building# height shall not result in an increase that exceeds 25 percent of the maximum #building# height otherwise permitted by the applicable district regulations; and
- (3) modifications to the regulations governing #public plazas# shall be limited to:
 - (i) the basic design criteria set forth in Section 37-71, inclusive, other than the area dimensions provisions of Section 37-712;
 - (ii) the access and circulation provisions set forth in Section 37-72, inclusive, other than hours of access set forth in Section 37-727; and
 - (iii) the types and standards for amenities set forth in Section 37-74, inclusive.

(b) Findings

The Commission shall find that:

- (1) the public benefit derived from the #public plaza# merits the amount of additional #floor area# being granted pursuant to this Section;
- (2) the #public plaza# will be well-integrated with the overall pedestrian circulation network and will contribute to an enhanced streetscape;
- (3) any modification to #bulk# regulations are the minimum extent necessary to reasonably accommodate the #public plaza# and the additional #floor area# granted pursuant to this Section and will not unduly obstruct access to light and air to surrounding #streets# and properties; and
- (4) any modification to #public plaza# regulations are the minimum extent necessary, and will better align such #public plaza# regulations with unique site configurations or with the mixed-use character of the neighborhood.

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

117-224

Special floor area provisions for off-street parking

Floor space used for #accessory# off-street parking spaces provided in any #story# located not more than 33 feet above #curb level# shall be exempt from the definition of #floor area#.

117-23

Special Yard Regulations

The #yard# regulations of the underlying districts shall apply, except that in all M1 Districts paired with a #Residence District#, the #yard# regulations applicable to an M1 District with an A suffix shall apply to portions of #buildings# allocated to #manufacturing#, #commercial#, or #community facility# #uses#.

117-24

Special Height and Setback Regulations

The height and setback regulations of the underlying districts shall apply, except as modified by the provisions this Section, inclusive.

117-241

Street wall location

In M1 Districts paired with a #Residence District#, the #street wall# location provisions of paragraph (a) of Section 123-651 shall apply, except that:

- (a) along the portion of Vernon Boulevard south of 45th Avenue, the #street line# shall be considered a line within the #zoning lot# that is parallel to, and five feet beyond, the Vernon Boulevard #street line#; and
- (b) for #developments# with #building# widths exceeding 150 feet along designated frontages, a minimum of 20 percent of the surface area of such #street walls# above the level of the #second story#, or a height of 30 feet, whichever is lower, shall either recess or project a minimum of three feet from the remaining surface of the #street wall#. Such provisions shall apply along the following #streets#:
 - (1) 46th Avenue;
 - (2) 45th Road; and
 - (3) 44th Drive.

117-242**Height and setback**

In M1 Districts paired with an R9 or R10 District, the following height and setback modifications shall apply:

- (a) the maximum base height for both districts shall be 155 feet; and
- (b) no maximum height limit shall apply, except that for #zoning lots# located north of Queens Plaza North, the maximum height limit for #residential# #buildings#, or portions thereof, shall be 750 feet.

117-25**Modifications to Bulk Regulations****117-251****Certification to modify height restrictions**

In M1 Districts paired with an R9 or R10 District, the special permit provisions of Section 73-66 (Height Regulations Around Airports) shall not apply. In lieu thereof, the height restrictions of Sections 61-21 (Restriction on Highest Projection of Building or Structure) or 61-22 (Permitted Projection within any Flight Obstruction Area), may be modified where the Chairperson of the City Planning Commission has certified to the Department of Buildings that the Federal Aviation Administration and the Port Authority of New York and New Jersey have determined that such #building or other structure#, including the location of temporary structures such as construction cranes, will not constitute a danger to the safety of air passengers or disrupt established airways or runway operations, respectively. An application for such certification shall include separate verification letters from such agencies.

117-252**Authorization for sites containing schools**

For #zoning lots# containing #schools#, the City Planning Commission may authorize the modification of any #bulk# regulation, other than #floor area ratio#, provided that the conditions in paragraph (a) and the findings in paragraph (b) are met.

(a) Conditions

Where maximum height limitations apply, modifications to maximum #building# height limits shall not exceed 30 feet.

(b) Findings

The Commission shall find that:

- (1) such #bulk# modifications are the minimum extent necessary to reasonably accommodate the #school# and #buildings or other structures# on the #zoning lot#;
- (2) the proposed modification does not impair the essential character of the surrounding area; and
- (3) the proposed modification will not unduly obstruct access to light and air to surrounding #streets# or properties.

* * *

117-30**NORTHERN HUNTERS POINT WATERFRONT SUBDISTRICT**

[ADDING NEW SUBDISTRICT]

In the #Special Long Island City Mixed Use District#, the special regulations of Section 117-30, inclusive, shall apply in the Northern Hunters Point Waterfront Subdistrict.

117-301**General provisions**

In the Northern Hunters Point Waterfront Subdistrict, the #use#, #bulk, and parking regulations of the underlying districts shall apply, except as modified by the provisions of Section 117-30 (NORTHERN HUNTERS POINT WATERFRONT SUBDISTRICT), inclusive.

117-302**Northern Hunters Point Waterfront Subdistrict Plan**

The regulations of this Section are designed to implement the Northern Hunters Point Waterfront Subdistrict Plan as set forth in Appendix C to this Chapter.

117-303**Applicability of Article VI, Chapter 2**

In the Northern Hunters Point Waterfront Subdistrict, all #zoning lots# in M1 Districts paired with a #Residence District# without a letter suffix shall be considered #waterfront zoning lots# for the purposes of applying the height and setback regulations of Section 62-343 (Height and setback regulations in other medium- and high-density districts), as modified by the provisions of Section 117-34 (Special Height and Setback Regulations), inclusive. Such height and setback provisions, along with other applicable #bulk# regulations,

may be modified by special permit of the City Planning Commission on such #waterfront zoning lots# pursuant to Section 62-837 (Bulk modifications on waterfront blocks).

In addition, all #zoning lots# under common ownership that are contiguous or would be contiguous but for a #street# established after [date of adoption] shall be considered #waterfront zoning lots# for the purposes of applying the provisions of Section 62-50 (GENERAL REQUIREMENTS FOR VISUAL CORRIDORS AND WATERFRONT PUBLIC ACCESS AREAS), inclusive, as modified by Section 117-36 (Northern Hunters Point Waterfront Access Plan), inclusive.

117-304**Applicability of Article VII, Chapter 7**

In the Northern Hunters Point Waterfront Subdistrict, for #zoning lots# divided by district boundaries, the provisions of Section 77-22 (Floor Area Ratio) shall be modified such that the #floor area# resulting from the application of adjusted maximum #floor area ratio# may be located anywhere on the #zoning lot#, subject to the height and setback regulations for each portion of the #zoning lot#.

117-31**Special Use Regulations**

The #use# regulations of the underlying districts shall apply, except as modified by the provisions of this Section, inclusive.

117-311**Retail and service establishments**

The underlying M1 District #use# regulations shall be modified such that #uses# listed under Use Group VI with a size limitation, as denoted with an "S" in the Use Group tables set forth in Section 42-16 (Use Group VI – Retail and Services), shall be permitted without a size limitation.

117-312**Streetscape regulations**

The underlying #ground floor level# streetscape provisions set forth in Section 32-30 (STREETSCAPE REGULATIONS), inclusive, shall apply, except that #ground floor level# #street frontage# locations as designated on Map 2 (Streetscape Regulations) in Appendix C to this Chapter, shall be considered #Tier C street frontages#, and all other frontages in applicable #Commercial Districts# or in M1 Districts paired with a #Residence District# shall be considered #Tier B street frontages#. In certain locations designated on Map 2, such #Tier C street frontages# are designated in 50-foot increments.

117-32**Special Floor Area Regulations**

The #floor area# regulations of the underlying districts shall apply, except as modified by the provisions of this Section, inclusive.

For the purpose of applying the special #floor area ratio# provisions of this Subdistrict, six Subareas are designated. The locations of these subareas are shown on Map 1 (Subdistrict Plan Map and Designated Subareas) in the Appendix C to this Chapter. Outside of a Subarea, the underlying #floor area# regulations shall apply.

117-321**Maximum floor area ratio**

The maximum #floor area ratio# permitted for #commercial#, #community facility#, #manufacturing#, or #residential uses# in Subareas A through F is specified in the following table:

MAXIMUM FLOOR AREA RATIO FOR ALL USES

Subarea	#Residential# #Floor Area Ratio# for Standard #Residences#	#Residential# #Floor Area Ratio# for #Qualifying Affordable Housing# or #Qualifying Senior Housing#	#Community Facility# #Floor Area Ratio#	#Commercial# or #Manufacturing# #Floor Area Ratio#
A	8.42	10.10	10.0	8.0
B	6.00	7.20	7.2	6.5
C1	6.45	7.74	7.2	4.0
C2	6.50	7.80	7.2	4.0
D	7.02	8.42	8.0	8.0
E	6.00	7.20	4.0	6.5
F	5.00	6.00	4.0	4.0

117-322**Floor area bonus for active recreation space**

For #zoning lots# with a minimum #lot area# of 40,000 square feet or more, in R9 Districts and in M1 Districts paired with an R9 District, for each square foot of publicly accessible, supplemental open area provided in accordance with Section 17-365 (Requirements for supplemental open spaces and amenities), inclusive, the maximum #floor area# permitted on the #zoning lot# may be increased by six square feet, provided that the resulting bonus #floor area ratio# shall not exceed 0.6.

117-323**Special floor area provisions for zoning lots containing schools**

For #zoning lots# with a #lot area# of at least 20,000 square feet, up to 150,000 square feet of floor space within a public #school# constructed in whole or in part pursuant to a written agreement with the New York City School Construction Authority and subject to the jurisdiction of the Department of Education shall be exempt from the definition of #floor area# in Section 12-10 (DEFINITIONS).

117-324**Special floor area provisions for off-street parking**

Floor space used for #accessory# off-street parking spaces provided in any #story# located not more than 33 feet above #curb level# shall be exempt from the definition of #floor area#.

117-325**Certification for transfer of floor area**

The Chairperson of the City Planning Commission shall allow, by certification, a transfer of #floor area# between contiguous #zoning lots# in common ownership otherwise separated by mapped #streets#. Such certification for a transfer of #floor area# shall be subject to the conditions of paragraph (a) and application requirements of paragraph (b) of this Section.

For the purposes of this Section, the “granting site” shall mean the #zoning lot# that transfers #floor area# pursuant to this Section, and a “receiving site” shall mean a #zoning lot# that receives additional #floor area# pursuant to this Section.

(a) Conditions

The maximum amount of #floor area# that may be transferred from the granting site shall be the maximum #floor area ratio# permitted pursuant to the applicable provisions of Section 117-32, inclusive, less the total #floor area# of all existing #buildings#. Each transfer, once completed, shall irrevocably reduce the amount of #floor area# that may be transferred.

(b) Application requirements

An application filed with the Chairperson for certification pursuant to this Section shall be made jointly by the owners of the granting site and the receiving site. Such application shall include site plans and zoning calculations for the granting site and receiving site showing the additional #floor area# associated with the transfer.

Additionally, at the time of certification, the owners of the granting site and of the receiving site shall submit to the Chairperson a copy of the transfer instrument legally sufficient in both form and content to effect such a transfer. Notice of the restrictions upon further #development# or #enlargement# of the granting site and the receiving site shall be filed by the owners of the respective lots in the Office of the Register of the City of New York (County of New York). Proof of recordation shall be submitted to the Chairperson. Both the transfer instrument and the notices of restrictions shall specify the total amount of #floor area# transferred and shall specify, by #block# and lot numbers, the granting site and the receiving site that are a party to such transfer.

The Chairperson shall certify to the Department of Buildings that #development# or #enlargement# is in compliance with the provisions of this Section only after the transfer instrument and notice of restrictions required by this paragraph have been executed and recorded with proof of recordation provided to the Chairperson. Such certification shall be a precondition to the filing for or issuing of any building permit allowing more than the basic maximum #floor area ratio# for such #development#.

A separate application shall be filed for each transfer of #floor area# to any receiving site pursuant to this Section.

117-33**Special Yard Regulations**

The underlying #yard# regulations of Section 62-33 (Special Yard and Lot Regulations on Waterfront Blocks), inclusive, shall apply. In addition, where a #waterfront yard# is not required pursuant to Section

62-33, #yards# meeting the dimensional requirements of Section 62-332 (Rear yards and waterfront yards) shall be provided in connection with any #development#, in accordance with the provisions of paragraph (f) of Section 62-912 (Elements of a Waterfront Access Plan).

117-34**Special Height and Setback Regulations**

In #Manufacturing Districts#, the underlying height and setback regulations shall apply.

In M1 Districts paired with a #Residence District# with a letter suffix, the provisions of Section 123-65 (Special Height and Setback Regulations in Special Mixed Use Districts With R6 Through R12 District Designations), inclusive, shall apply, except as modified by the provisions of this Section, inclusive.

In other districts, the underlying height and setback regulations shall apply, except as modified by the provisions of this Section, inclusive.

117-341**Street wall location**

In #Residence Districts#, and M1 Districts paired with #Residence Districts#, the #street wall# location provisions of paragraph (a) of Section 123-651 (Street wall location for all buildings) shall apply, except that:

- (a) along the portion of Vernon Boulevard south of 44th Drive, the #street line# shall be considered a line within the #zoning lot# that is parallel to, and five feet beyond, the Vernon Boulevard #street line#;
- (b) along the southerly #street line# of 45th Avenue, beyond 100 feet of Vernon Boulevard, a sidewalk widening, with a depth of five feet, as measured perpendicular to the #street line#, shall be provided in accordance with Department of Transportation standards, and shall be accessible to the public. The southerly edge of such sidewalk widening shall be considered the #street line# for the purposes of applying the #street wall# location provisions;
- (c) no minimum percentage of #street wall# need be located within a set distance of the #street line#:
 - (1) along #shore public walkways#;
 - (2) along the portion of Vernon Boulevard north of 44th Avenue and south of 43rd Road; and
 - (3) within the following distances of #street lines# intersecting at 5th Street and 44th Drive:
 - (i) 150 feet, as measured in a northerly or southerly direction from such intersection; and
 - (ii) 250 feet, as measured in an easterly direction; and
- (d) such #street walls# shall extend to a minimum base of at least 40 feet, or the height of the #building#, whichever is less.

117-342**Base heights, minimum setbacks and articulation**

In #Residence Districts# and in M1 Districts paired with #Residence Districts#, the maximum base heights, required minimum setback and required #street wall# articulation shall be as follows:

- (a) The maximum base height before a required setback shall be:
 - (1) 85 feet in the following locations:
 - (i) along the #shore public walkways# located along Anable Basin; and
 - (ii) along the portion of 44th Avenue that is beyond 100 feet of both Vernon Boulevard and 5th Street;
 - (2) 125 feet in the following locations:
 - (i) within 100 feet of the #street line# along the portion of Vernon Boulevard that is located north of 45th Avenue;
 - (ii) within 100 feet of the #street line# along the portion of 44th Drive that is beyond 100 feet from the easterly #street line# of 5th Street; and
 - (iii) along the remaining northerly portion of 44th Avenue; and
 - (3) 105 feet along all other #streets#, or portions thereof.
- (b) At a height not lower than the minimum base height or higher than the maximum base height, setbacks shall be provided in accordance with the provisions of Section 23-433 (Standard setback regulations), except that:

- (1) along a #shore public walkway#, a setback of 30 feet shall be required, as measured from the upland boundary of the #shore public walkway#;
- (2) no setback need be provided along the #visual corridor# located at the prolongation of 45th Avenue;
- (3) for the purposes of applying such setback regulations, the following may be considered #wide streets#:
 - (i) #streets# that adjoin a #waterfront public access area#;
 - (ii) #upland connections# or #visual corridors# at the prolongation of #streets# on #blocks# surrounding Anable Basin; and
 - (iii) other #upland connections# or #visual corridors# along the northerly side of Anable Basin.

Dormers provided in accordance with paragraph (b) of Section 23-413 (Permitted obstructions in certain districts) shall be permitted within any setback area, provided that the depth of encroachment of a dormer facing the #shore public walkway# shall not exceed 15 feet.

- (c) For #developments# with #building# widths exceeding 150 feet along designated frontages, a minimum of 20 percent of the surface area of such #street walls# shall either recess or project a minimum of three feet from the remaining surface of the #street wall#. Such surface area shall be measured:
 - (1) above the level of adjoining grade, for #street walls# facing #shore public walkways# along Anable Basin; and
 - (2) above the level of the #second story#, or a height of 30 feet, whichever is lower, along the following #streets# and portions of #waterfront public access areas#:
 - (i) 46th Avenue;
 - (ii) the southerly side of 45th Avenue;
 - (iii) 44th Drive and the #upland connection# or #visual corridor# at the prolongation of 44th Drive; and
 - (iv) the portion of 44th Avenue located east of 5th Street.
- (d) In M1 Districts paired with a #Residence District# with a letter suffix, after the required setback the maximum height limits set forth in paragraph (a) of Section 123-652 (Special base and building heights) shall apply. In #Residence Districts# without a letter suffix, and in M1 Districts paired with #Residence Districts# without a letter suffix, after the required setback a #building# may rise to the maximum transition height, in accordance with Section 117-343 (Transition heights), and may provide towers in accordance with Section 117-344 (Towers).

117-343 Transition heights

In M1 Districts paired with #Residence Districts# without a letter suffix, after the required setback provided in accordance with paragraph (b) of Section 117-342 (Base heights, minimum setbacks and articulation), a #building# may rise to a maximum transition height of 350 feet, provided that:

- (a) within 100 feet of the easterly #street line# of 5th Street, north of Anable Basin, the footprint of a #building#, or portion thereof, within the transition heights shall be limited to that of a tower provided above such transition height in accordance with Section 117-344 (Towers);
- (b) along any single #street# frontage, the #aggregate width of street walls# above the required setback and below the maximum transition height shall not exceed 300 feet, and the maximum #street wall# width of any individual, contiguous #street wall#, shall not exceed 200 feet; and
- (c) south of Anable Basin, portions of #buildings# utilizing transition heights shall only be permitted in the following locations:
 - (1) within 150 feet of 5th Street; and
 - (2) east of an #upland connection# or #visual corridor#, where applicable.

117-344 Towers

In M1 Districts paired with #Residence Districts# without a letter suffix, any portion of a #building# that exceeds the maximum transition height shall be subject to the following tower regulations:

- (a) For #residential# #stories#, each tower footprint shall not exceed a gross area of 10,000 square feet.

- (b) The provisions for maximum width of towers facing a #shoreline# set forth in paragraph (d)(1) of Section 62-343 (Height and setback regulations in other medium- and high-density districts) shall apply, except that:

- (1) beyond 200 feet east of 5th Street, north of Anable Basin, such maximum widths need not apply;
- (2) for towers with a single face along a #shoreline# the following modifications shall apply:
 - (i) where such #shoreline# is the northerly portion of Anable Basin, the maximum width of such tower face may be increased to 115 feet; and
 - (ii) where no setbacks are required pursuant to Section 117-342 (Base heights, minimum setbacks and articulation), the maximum width of such tower may be increased to 130 feet.

For the purposes of this Section, where a tower faces a #shoreline# but has a separate #building# located between a tower face and the #shoreline#, such tower face shall not be considered to be facing the #shoreline# along that frontage.

- (c) The minimum distance between any two towers on the same or an adjoining #zoning lot# shall be as follows:
 - (1) for towers facing the northerly or southerly #shoreline# of Anable Basin east of 5th Street, there shall be a minimum of 100 feet between any two towers; and
 - (2) in other locations, the regulations governing underlying distance between #buildings# shall apply, except that the maximum length of overlap between any two tower faces that are located within 100 feet of another tower face on the same or an adjacent #zoning lot#, as measured perpendicular to each tower face, shall not exceed:
 - (i) 100 feet, at or below a height of 500 feet; or
 - (ii) 75 feet, for portions of towers that exceed a height of 500 feet.
- (d) There shall be at least 50 feet in height difference between any two immediately adjacent towers on the same or an adjacent #zoning lot#. For #zoning lots# separated by Anable Basin, this provision shall apply only to immediately adjacent towers on the same upland portion of the Basin.
- (e) In M1 Districts paired with R8 Districts, tower heights and locations shall be limited in the following locations:
 - (1) where located north of Anable Basin, the maximum tower height south of 44th Drive shall not exceed 500 feet; and
 - (2) where located south of Anable Basin, towers shall only be permitted within 100 feet of 5th Street, and the maximum tower height shall not exceed 500 feet.
- (f) In other locations, no maximum height limits shall apply. However, for towers that exceed a height of 500 feet, the gross area of any #story# within the highest 15 percent of the #building# shall not exceed 90 percent of the gross area of that #story# located directly below the highest 15 percent of the #building#.
- (g) The penthouse allowances set forth in paragraph (c)(1) of Section 62-34 (Height and Setback Regulations on Waterfront Blocks) shall not apply.

117-35 Modification to Bulk Regulations

117-351 Certification to modify height restrictions

In M1 Districts paired with a #Residence District# without a letter suffix, the special permit provisions of Section 73-66 (Height, Regulations Around Airports) shall not apply. In lieu thereof, the height restrictions of Sections 61-21 (Restriction on Highest Projection of Building or Structure) or 61-22 (Permitted Projection within any Flight Obstruction Area), may be modified where the Chairperson of the City Planning Commission has certified to the Department of Buildings that the Federal Aviation Administration and the Port Authority of New York and New Jersey have determined that such #building# or other structure#, including the location of temporary structures such as construction cranes, will not constitute a danger to the safety of air passengers or disrupt established airways or runway operations, respectively. An application for such certification shall include separate verification letters from such agencies.

117-352 Authorization for sites containing schools

For #zoning lots# containing #schools#, the City Planning Commission may authorize the modification of any #bulk# regulation, other than #floor area ratio#, provided that the conditions in paragraph (a) and the findings in paragraph (b) are met.

(a) Conditions

Where maximum height limitations apply, modifications to maximum #building# height limits shall not exceed 30 feet.

(b) Findings

The Commission shall find that:

- (1) such #bulk# modifications are the minimum extent necessary to reasonably accommodate the #school# and #buildings or other structures# on the #zoning lot#;
- (2) the proposed modification does not impair the essential character of the surrounding area; and
- (3) the proposed modification will not unduly obstruct access to light and air to surrounding #streets# or properties.

117-36

Northern Hunters Point Waterfront Access Plan

[RELOCATING SECTION 62-951 AND MODIFYING PER PROPOSAL]

The boundaries of the area comprising the Northern Hunters Point Waterfront Access Plan and the location of certain features mandated or permitted by the Plan are shown in Maps 3 through 5 through located in Appendix C to this Chapter. The plan area has been divided into parcels consisting of tax #blocks# and lots and other lands existing on [date of adoption], as follows:

Parcel 1: Block 477, Lots 13, 15, 20

Parcel 2: Block 477, Lot 24

Parcel 3: Block 488, Lot 114

Parcel 4: Block 488, Lot 1, 2, 3

Parcel 5: Block 488, Lots 11, 15, 35
Block 489, Lots 1, 23, 46

Parcel 6: Beginning at the intersection of 44th Drive and 5th Street extending westerly to the U.S. Pierhead and Bulkhead line #abutting# Parcel 5 on the northern edge and Parcel 7 on the southern edge

Parcel 7: Block 25, Lot 15

Parcel 8: Block 25, Lots 1, 9, 10, 11
Block 26, Lot 10

Parcel 9: Block 26, Lots 1, 2, 3, 4

Parcel 10: Block 26, Lots 17 and 21

117-361

Definitions

Definitions specifically applicable to the Northern Hunters Point Waterfront Access Plan are set forth in this Section. Other defined terms are set forth in Section 117-01 and Section 12-10. In addition, for the purposes of Section 117-36, inclusive, the definition of #development# shall be as set forth in Section 62-11 (Definitions).

Active recreation space

For the purposes of this Chapter, "active recreation space" shall mean a designated area outdoors designed and equipped for recreational activities that involve physical movement, exercise, sports or play. These spaces accommodate a wide range of dynamic uses and may include, but are not limited to:

- (a) sports courts, such as tennis, basketball, volleyball, pickleball or ping pong courts;
- (b) athletic fields, such as baseball, football, soccer, cricket, rugby or lacrosse fields;
- (c) water-based recreation, such as splash parks, sprinkler parks or swimming pools;
- (d) water access and interaction space, such as boat and kayak launches or urban beaches;
- (e) adventure and skill-based activities, such as skate parks, climbing walls or obstacle courses;
- (f) social and leisure games, such as bocce, shuffleboard, mini golf or horseshoe pits;
- (g) fitness facilities, such as outdoor gyms or yoga areas, exercise circuits or jogging tracks;

(h) play spaces, such as playgrounds, tot lots or adventure playgrounds; or

(i) community and cultural spaces, such as open-air amphitheaters, performance stages or gathering lawns.

117-362

Area-wide modifications

The provisions of Article VI, Chapter 2 (Special Regulations Applying in the Waterfront Area) shall be modified in the area comprising the Northern Hunters Point Waterfront Access Plan by the provisions of this Section.

(a) All waterfront public access areas

(1) Gates

The provisions of paragraph (d) of Section 62-651 (Guardrails, gates and other protective barriers) shall not apply.

(2) Fences and walls

The provisions of paragraph (c) of Section 62-651 shall apply, except that fences around the perimeter of areas designated as #active recreation space# may exceed 36 inches in height.

(3) Kiosks and boathouses

Section 62-611 (Permitted obstructions) shall be modified to permit the following in all areas:

(i) kiosks and boathouses which comply with the special design guidelines of Section 117-364 (Special design standards); and

(ii) storage areas and structures, which are #accessory# to water-dependent #uses# and have an area of 150 square feet or less.

(4) Permitted obstructions

The location requirements of paragraph (c) of Section 62-611 shall not apply to tot-lots and playgrounds.

(b) Shore public walkways

The circulation and access provisions of paragraph (a) of Section 62-62 (Design Requirements for Shore Public Walkways and Supplemental Public Access Areas) shall be modified as follows:

(1) Location of circulation paths

The required primary circulation path within a #shore public walkway# shall be provided within 10 feet of the #shoreline# for at least 15 percent of the length of such shoreline, and the remainder of the path may be located anywhere within the #shore public walkway# or #supplemental public access area#. Where secondary circulation paths are provided, such paths may count as a part of the required circulation path for satisfying the locational requirement of being within 10 feet of the #shoreline# for at least 20 percent of the length of such #shoreline# and may utilize the permitted paving materials pursuant to paragraph (a)(1) and (a)(2) of Section 62-656.

(2) Level of circulation paths

At least 70 percent of a required primary circulation path shall be located at a level not less than six feet above the shoreline.

(3) Width of secondary circulation path

Secondary paths, where provided, shall have a minimum clear width of at least 4 feet, 6 inches.

(4) Connection between circulation paths

Stairs and ramps shall be permitted to connect primary and secondary path.

(c) #Supplemental public access areas#

(1) Configuration requirements

The area of #supplemental public access area# may utilize width to depth ratios other than the minimum width to depth ratio requirements of paragraph (a)(1) of Section 62-571 (Location and area requirements for supplemental public access areas) for not more than 20 percent of such area.

(2) Lawns

The provisions of paragraph (c)(1) of Section 62-62 (Design Requirements for Shore Public Walkways and Supplemental Public Access Areas) shall be modified so that a lawn shall only be required where a #supplemental public access area# is greater than 15,000 square feet. In addition, a lawn may

be substituted for an #active recreation space# of equivalent size.

(d) Screening

Wherever a screening buffer is required to be provided, the minimum width of such buffer shall be four feet.

In addition to the waiver allowances of paragraph (c)(2)(iii) of Section 62-62, no screening buffer shall be required along the upland boundary, or portion thereof, which is adjacent to an unenclosed seating area #accessory# to a #use# listed in Use Group VI. Where a screening buffer is waived, design features shall be utilized to demarcate the #shore public walkway# or #supplemental public access area# from the non-publicly accessible area, which may include, but shall not be limited to, railings, fences, planting boxes, and distinct paving materials.

117-363

Special public access and visual corridor provisions by parcel

The provisions of Sections 62-52 (Applicability of Waterfront Public Access Area Requirements) and 62-60 (DESIGN REQUIREMENTS FOR WATERFRONT PUBLIC ACCESS AREAS), inclusive, are modified at the designated locations along with #visual corridors# as shown on Map 4 (Public Access Elements Designation) and Map 5 (Visual Corridors Designation) of Appendix C to the Chapter:

(a) Parcel 1

An #upland connection# and #visual corridor# shall be located between Vernon Boulevard and the #shore public walkway# within the designated flexible location zone on Parcel 1. The #upland connection# shall intersect Vernon Boulevard at its intersection with Queens Plaza South.

(b) Parcel 2

No #upland connection# shall be required within Parcel 2. However, a direct connection shall be provided between the #shore public walkway# and the public access area at the prolongation of 43rd Avenue.

(c) Parcel 3

(1) #Upland connections# and #visual corridors#

#Upland connections# and #visual corridors# shall be provided through Parcel 3 between Vernon Boulevard and the #shore public walkway#:

- (i) at the prolongation of 43rd Road; and
- (ii) in the flexible zone that begins 200 feet south of the prolongation of 43rd Road and ends at the southern boundary of Parcel 3.

(2) #Supplemental public access area#

The #supplemental public access area# shall #abut# the #shore public walkway# continuously along its longest side, and shall also #abut# the southern boundary of required #upland connection# as described in paragraph (c)(1) of this Section where it meets the #shore public walkway#. The #upland connection# may cut across the #supplemental public access area#, provided that any resulting #supplemental public access area# shall measure at least 5,000 square feet.

As an alternative, a required #supplemental public access area# of at least 5,000 square feet may #abut# the entire length of the prolongation of 43rd Avenue provided that it also #abuts# both the #shore public walkway# and Vernon Boulevard.

In addition, where a #development# is comprised exclusively of new public-accessible open areas provided along the #shoreline#, only the provisions applicable to a #shore public walkways# set forth in Sections 62-50 and 62-60, inclusive, as modified by Section 117-362, shall apply in conjunction with such #development#.

(d) Parcel 4

A Type 1 #upland connection# pursuant to paragraph (a)(1) of Section 62-561 (Types of upland connections) and a #visual corridor# coincident with such #upland connection# shall be provided through Parcel 4 at the prolongation of 44th Avenue to the #shore public walkway#.

However, the provisions of Sections 62-50 and Section 62-60, inclusive, as modified by Section 117-36, inclusive, relating to required #waterfront public access areas# and #visual corridors#, shall be inapplicable if public access and #visual corridors# are provided pursuant to restrictive declaration, number D-138,

executed by the RAK Tennis Corporation on July 29, 1991, and as such may be modified pursuant to the terms of the declaration and in accordance with Section 62-12 (Applicability to Developments in the Waterfront Area).

(e) Parcel 5

(1) #Supplemental public access area#

The requirements of Section 62-57 (Requirements for Supplemental Public Access Areas) shall not apply to #supplemental public access areas# on Parcel 5.

(2) #Shore public walkway#

The #shore public walkway# on Parcel 5 shall have a seaward edge that is contiguous with the seaward edge of the #waterfront yard# established pursuant to Section 62-332. (Rear yards and waterfront yards), and shall extend to the western boundary of 5th Street.

(f) Parcel 6

A Type 1 #upland connection# pursuant to paragraph (a)(1) of Section 62-561 and a #visual corridor# coincident with such #upland connection# shall be provided through Parcel 6 at prolongation of 44th Drive between 5th Street and the #shore public walkway#. However, the reduction provisions of paragraph (a)(1) of Section 62-561 shall not apply to #upland connections# in Parcel 6.

(g) Parcel 7

(1) #Upland connection#

A Type 1 #upland connection# pursuant to paragraph (a)(1) of Section 62-561 shall be provided through Parcel 7 and shall be located on the southerly prolongation of 5th Street.

(2) #Visual corridors#

#Visual corridors# shall be provided in the following locations:

- (i) coincident with the #upland connection# required pursuant to paragraph (g)(1) of this Section;
- (ii) within the flexible zone at the westerly prolongation of 45th Avenue to the #shore public walkway#; and
- (iii) along the boundary between Parcel 7 and Parcel 8 with a width of not less than 25 feet on each Parcel.

(3) #Supplemental public access area#

The #supplemental public access area# shall #abut# the #shore public walkway# continuously along its longest side and shall be located in the area designated on Map 4 (Public Access Elements Designation) and Map 5 (Visual Corridors Designation) of Appendix C to this Chapter.

(h) Parcel 8

(1) #Upland connection# and #visual corridor#

A Type 1 #upland connection# pursuant to paragraph (a)(1) of Section 62-561 shall be provided through Parcel 8 on the westerly prolongation of 45th Road, at the #abutting# boundary of Parcel 8 and Parcel 9. Such #upland connection# shall have a width of not less than 30 feet on each Parcel. Where portions of the #abutting# #upland connection# located outside of either Parcel will not be constructed concurrently, the applicant shall follow the provisions of paragraph (b) of Section 117-366 (Special review provisions).

A #visual corridor# coincident with such #upland connection# shall be provided.

(2) #Supplemental public access area#

The #supplemental public access area# shall #abut# the #shore public walkway#, the #upland connection# as described in paragraph (h)(1) of this Section, and Vernon Boulevard. However, the longest side of the #supplemental public access area# need not #abut# the #upland connection#.

(i) Parcel 9

(1) #Shore public walkway#

The underlying requirements for #shore public walkway# apply, except that the reduction provisions of paragraph (a)(3)(i) of Section 62-53 (Requirements for Shore Public Walkways) shall not apply.

(2) #Upland connection# and #visual corridor#

An #upland connection# and #visual corridor# shall be provided in accordance with paragraph (h)(1) of this Section.

(j) Parcel 10

A Type 1 #upland connection# pursuant to paragraph (a)(1) of Section 62-561 and a #visual corridor# coincident with such #upland connection# shall be provided through Parcel 10 within the flexible location zone located 150 feet east of 5th Street from 46th Avenue to the #shore public walkway#.

117-364

Special design standards

The design requirements of Section 62-60 (DESIGN REQUIREMENTS FOR WATERFRONT PUBLIC ACCESS AREAS), inclusive, are modified by the provisions of this Section.

(a) Special design standards for seating

(1) Seating depth

The minimum seating depth requirements of paragraph (b) of Section 62-652 shall be modified to 16 inches.

(2) Armrests

At least 50 percent of all required seating shall include armrests.

(3) Design feature seating

Along Anable Basin, planter ledges, seating walls, and seating steps may qualify towards required seating provided that they constitute no more than 40 percent of the required seating. Walls and planter ledges shall be flat and smooth with at least one inch radius rounded edges.

(b) Special design standards for lighting

Along Anable Basin, the lighting requirements of Section 62-653 (Lighting) shall be modified such that an average maintained level of illumination not less than 0.5 horizontal foot candle (lumens per foot) shall be provided throughout all walkable areas, and the average illumination to minimum foot candle uniformity ratio shall be no greater than 6:1 within any #waterfront public access area#.

(c) Special design standards for planting

Reduction in planting requirement

(1) #Shore public walkway# and #supplemental public access areas#

An area equal to at least 35 percent of the area of the #shore public walkway# and #supplemental public access area# shall be planted. Such planting area may be reduced to 30 percent if an amenity is provided in accordance with the following tables:

TABLE 1

<u>Amenity</u>	<u>Reduction per feature (in square feet)</u>
<u>Historic interpretation elements</u>	<u>20</u>
<u>Public art pieces</u>	<u>100</u>

TABLE 2

<u>Amenity</u>	<u>Ratio of reduction to size of feature</u>
<u>#Active recreation space#</u>	<u>1:1</u>
<u>Dog runs</u>	<u>1:1</u>
<u>Comfort stations</u>	<u>1:1</u>
<u>Kiosks</u>	<u>1:1</u>

Such planting requirements may be further reduced to 20 percent along Anable Basin.

(2) #Upland connection#

For Type 1 #upland connections#, at least 30 percent of the area of the #upland connection# may be planted in accordance with the provisions set forth in Section 62-655 (Planting and trees).

(d) Special design standards for paving

The maximum area for unit pavers and concrete slabs specified in paragraphs (b)(1) and (b)(3) of Section 62-656 shall not apply.

(e) Special design standards for kiosks and boathouses

The standards of this Section shall be applicable for sites providing greater than 20,000 square feet of #waterfront public access areas#.

(1) Maximum size

Kiosks permitted under this Section shall have an area no greater than 400 square feet. Boathouses permitted under this Section shall have an area no greater than 800 square feet.

(2) Location

A kiosk or boathouse may be located within a #shore public walkway#, provided that any portion of a kiosk or boathouse located within the area comprising an upper level of such #shore public walkway# shall be located below the walking surface of such upper level. Kiosks and boathouses shall not reduce compliance with other requirements, including planting or circulation, except as modified by the provisions of paragraph (c) of this Section.

(3) Minimum design requirements

A minimum of 25 percent of any wall facing a circulation path, as measured from the level of the adjoining circulation path to the roof of the kiosk or boathouse, shall be provided as transparent material.

Blank walls on kiosks and boathouses that exceed five feet in height and 10 feet in width shall be treated with one or more of the following visual mitigation elements:

(i) additional transparency consisting of an additional 25 percent of the wall facing a circulation path, as measured from the level of the adjoining circulation path to the roof of the kiosk or boathouse;

(ii) plantings in planting beds or planter boxes at least two feet in height, at least six feet in width and at least two feet in depth when measured perpendicular to the wall of the kiosk or boathouse;

(iii) fixed benches with or without backs of at least 6 linear feet; or

(iv) wall treatments in the form of permitted #signs#, graphic or sculptural art or decorative screening. Such wall treatments must be at least six feet in height and have a minimum width of six feet.

(f) Special design modifications for #upland connections#

The Chairperson of the City Planning Commission may modify the design requirements for #upland connections# where the Chairperson certifies to the Commissioner of the Department of Buildings that such a change is the minimum necessary to accommodate subsurface sewer infrastructure. Any application for such change shall include a site plan from a licensed architect or engineer that conveys the extent of the needs and required modifications, as well as a letter from the Department of Environmental Protection describing the needs for such modifications.

117-365

Requirements for supplemental open spaces and amenities

For all #zoning lots# utilizing bonus #floor area# set forth in Section 117-322 (Floor area bonus for active recreation space), the supplemental open area provisions of paragraph (a) of this Section and the supplemental amenities of paragraph (b) of this Section shall be met.

(a) Supplemental open area

An area equivalent to the #floor area# generated pursuant to Section 117-322, which shall in no instance be less than 4,000 square feet, shall be allocated to publicly accessible, supplemental open area. Such open area shall be in addition to any area allocated to a #waterfront public access area#, as applicable, and shall connect directly to either #waterfront public access areas# or adjoining #streets#. Supplemental open areas shall be subject to the design requirements for #supplemental public access areas# set forth in Section 62-60 (DESIGN REQUIREMENTS FOR WATERFRONT PUBLIC ACCESS AREAS), inclusive, as such provisions are modified by the provisions of Section 117-364 (Special design standards), inclusive. All amenities provided in supplemental open areas shall either match or shall be comparable with amenities in a #waterfront public access area# on the same #zoning lot# with regard to quality, materials,

finishes and form. In addition, supplemental open areas shall be subject to the maintenance and operation requirements of Section 62-70, inclusive, and the review procedures of Section 62-80, inclusive.

(b) **Supplemental amenities**

Supplemental amenities, in the form of #active recreation space# or public restrooms, shall be provided in accordance with the following regulations with regards to the minimum points required for the size of supplemental open area. Such amenities may be provided either in the supplemental open area or in #waterfront public access areas# on the same #zoning lot#. No amenity included pursuant to this Section may count towards meeting a requirement of a #waterfront public access area#.

(1) **Minimum points required**

The minimum required amount of points on a #zoning lot# shall be equivalent to one point per every additional 2,000 square feet of supplemental open space, except that the maximum points of amenity for any #zoning lot# need not exceed ten. Fractions equal to or greater than one-half resulting from this calculation shall be considered to be one point.

(2) **Calculating points for amenities**

For every 1,000 square feet of #active recreation space# provided, one point shall be generated. However, where such #active recreation space# involves open and flexible areas with no permanent infrastructure or equipment, one point shall be generated for every 2,000 square feet of amenity.

The area allocated to the #active recreation space# shall include those areas bounded by the physical equipment associated with such space, as applicable, as well as the additional space around the equipment for access, circulation and buffering. Where an amenity involves water access, the area may include areas associated with the amenity both upland of and seaward of the shoreline, as applicable, and where watercraft launches are provided, may include temporary storage facilities.

No more than two points shall be permitted for multiple courts, leisure games or other facilities allocated to the same type of active recreation. For example, no more than two points may be generated by ping pong courts; however, further points may be generated from other types of courts such as volleyball courts.

For every 200 square feet of public restroom, one point shall be generated and the maximum points permitted for public restrooms shall not exceed four.

(3) **Additional requirements for large #zoning lots#**

Where the size of a supplemental open area exceeds 5,000 square feet, a singular #active open amenity equivalent to at least two points shall be provided. Where a supplemental open area exceeds 10,000 square feet, either a singular amenity equivalent to at least three points shall be provided, or two amenities each equivalent to at least two points shall be provided.

117-366

Special review provisions

The Chairperson of the City Planning Commission shall, by certification pursuant to Section 62-811 (Waterfront public access and visual corridors), further certify the following provisions as applicable:

(a) **#Waterfront public access area# phasing**

Where more than one #building# is #developed# in phases, the mandatory public access area may be constructed in phases, provided that the Chairperson certifies the following criteria are met:

- (1) a plan has been submitted that provides for an amount of public access area proportionate to the amount of #floor area# being #developed# in each phase;
- (2) the square footage of public access area provided in any phase is in proportion to the total public access area requirement based on the area being developed. Any public access area provided in an earlier phase in excess of the amount required for such phase may be applied to a later phase;
- (3) the public access area being proposed in any phase shall not prevent the total amount of public access area required for such area from being achieved;

- (4) any phased portion of the required public access area shall comply with the minimum widths and other dimensions required for the public access areas;
- (5) any phased portion of the required public access area shall connect directly to either a #street# or an improved public access area; and
- (6) a proportionate amount of planting and seating shall be included within each phase.

(b) **#Upland connection# phasing**

Where an #upland connection# is designated on two or more parcels, and the portion of such #upland connection# located outside of the applicant's parcel has previously been certified as part of a #waterfront public access area#, the Chairperson shall certify that the proposed #upland connection# on the applicant's parcel is consistent with that of the prior certification, including with respect to the proposed amenities and design elements therein.

117-40

COURT SQUARE SUBDISTRICT

In the #Special Long Island City Mixed Use District#, the special regulations of Section 117-40, inclusive, shall apply in the Court Square Subdistrict.

117-401

General provisions

The regulations governing the Court Square Subdistrict of the #Special Long Island City Mixed Use District# are contained within Sections 117-40 through 117-45, inclusive. These regulations supplement the provisions of Sections 117-01 through 117-03, inclusive, of the #Special Long Island City Mixed Use District# and supersede the underlying districts.

In the Court Square Subdistrict, the #use#, #bulk#, and parking regulations of the underlying districts shall apply, except as modified by the provisions of Section 117-40 (COURT SQUARE SUBDISTRICT), inclusive.

Mandatory subway improvements are elements of the Subdistrict Plan, which shall be built by the developer of the #zoning lot# to which they apply.

117-41

Court Square Subdistrict Plan

[UPDATING CROSS-REFERENCE]

The Subdistrict Plan for the Court Square Subdistrict specifies the location of Blocks 1, 2 and 3 and identifies the improvements to be provided in the District under the provisions of this Chapter. The elements of the Subdistrict Plan are set forth in Appendix B Appendix D of this Chapter, which consists of the Subdistrict Plan Map and Description of Improvements, and is incorporated into the provisions of this Chapter.

117-42

Special Bulk and Use Regulations in the Court Square Subdistrict

#Zoning lots# of at least 10,000 square feet with #buildings# containing at least 70,000 square feet of #floor area# are subject to the provisions of the underlying C5-3 District, as modified by Sections 117-40 through 117-45, inclusive.

All other #zoning lots# are subject to the #use# provisions of the underlying C5-3 District and the #bulk# provisions of an M1-4/R6B district designated district, pursuant to the regulations of Article XII, Chapter 3 (Special Mixed Use District), as modified by Sections 117-00 through 117-22, inclusive.

117-421

Special bulk regulations

* * *

117-44

Mandatory Subway Improvements

[UPDATING CROSS-REFERENCE]

For the purposes of mandatory subway improvements, any tract of land consisting of two or more contiguous lots of record under single ownership or control as of March 1, 1986, shall be considered a single #zoning lot#.

Subway improvements are required for qualifying #developments# or #enlargements#, as follows:

- (a) #Zoning lots# with at least 5,000 square feet of #lot area#

* * *

- (b) #Zoning lots# with at least 10,000 square feet of #lot area#

For the purposes of this paragraph (b), the #floor area# of the #development# or #enlargement# shall be the total amount of #floor area# constructed after August 14, 1986.

#Developments# or #enlargements# on Blocks 1, 2 or 3, identified in Appendix B Appendix D (Court Square Subdistrict Plan Map and Description of Improvements) of this Chapter, containing at least 70,000 square feet of #floor area# on #zoning lots# of at least 10,000 square feet of #lot area# shall provide mandatory subway improvements as described, in Appendix B Appendix D, in paragraph (a) for Block 1, paragraph (b) for Block 2 and paragraph (c)(1) for Block 3.

* * *

117-50 QUEENS PLAZA SUBDISTRICT

In the #Special Long Island City Mixed Use District#, the special regulations of Section 117-50, inclusive, shall apply within the Queens Plaza Subdistrict.

117-501 General provisions

[UPDATING AREA OF APPLICABILITY AND CROSS-REFERENCE]

In Areas A-1, A-2, B, C and D of the Queens Plaza Subdistrict of the #Special Long Island City Mixed Use District#, an M1 District is paired with a #Residence District#, as indicated on Map 1 in Appendix C of this Chapter. For the purposes of this Chapter, such #Residence# and M1 Districts are referred to as the “designated districts.”

In the Queens Plaza Subdistrict, the #use#, #bulk, and parking regulations of the underlying districts shall apply, except as modified by the provisions of Section 117-50 (QUEENS PLAZA SUBDISTRICT), inclusive.

For the purposes of this Chapter, in the Queens Plaza Subdistrict, the area referred to as the “Sunnyside Yard” shall include: Yard A, the Arch Street Yard and the Sunnyside Yard, which are located generally between Crane Street, Jackson Avenue, 21st Street, 49th Avenue, Skillman Avenue, 43rd Street and the North Railroad property line.

117-502 Queens Plaza Subdistrict Plan

[UPDATING AREA OF APPLICABILITY AND CROSS-REFERENCE]

The Queens Plaza Subdistrict Plan partly consists of the following three maps located within Appendix C Appendix E of this Chapter:

Map 1 (Designated Districts within the Queens Plaza Subdistrict) of the Queens Plaza Subdistrict Plan identifies special areas comprising the Queens Plaza Subdistrict in which an M1 District is paired with a #Residence District# as indicated on the Subdistrict Map. These areas are as follows:

Area	Designated Districts
A-1 A-2	M1-6/R10
B	M1-5/R9
C	M1-5/R7-3
D	M1-6/R9

* * *

117-503 Definitions

[MOVING COMMERCIAL DEFINITIONS CROSS-REFERENCE TO SECTION 117-01 FOR BROADER APPLICABILITY]

Definitions specifically applicable to the Queens Plaza Subdistrict of the #Special Long Island City Mixed Use District# are set forth in this Section. Other defined terms are set forth in Section 117-01 (Definitions) of the #Special Long Island City Mixed Use District#, and Section 12-10 (DEFINITIONS) and Section 32-301 (Definitions).

* * *

117-51 Queens Plaza Subdistrict Special Use Regulations

The special #use# provisions of Sections 123-20 through 123-50, inclusive, of the #Special Mixed Use District# shall apply in the Queens Plaza Subdistrict except where modified by the provisions of this Section and shall supplement or supersede the provisions of the designated #Residence# or M1 District, as applicable:

The #use# regulations of the underlying districts shall apply, except as modified by the provisions this Section, inclusive.

* * *

117-512 Streetscape regulations

[UPDATING CROSS-REFERENCE]

The underlying #ground floor level# streetscape provisions set forth in Section 32-30 (STREETSCAPE REGULATIONS), inclusive, shall apply, except that #ground floor level# #street# frontages along #streets#, or portions thereof, designated on Map 2 in Appendix C Appendix E of this Chapter shall be considered #Tier C street frontages#.

* * *

117-52 Queens Plaza Subdistrict Special Bulk Regulations

[UPDATING AREA OF APPLICABILITY]

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

117-521 General provisions

In Areas A-1, A-2, B, C and D of the Queens Plaza Subdistrict, the provisions of Article XII, Chapter 3 (Special Mixed Use District) shall apply, except as modified in Section 117-52 (Queens Plaza Subdistrict Special Bulk Regulations), inclusive:

* * *

117-522 Floor area regulations

[UPDATING AREA OF APPLICABILITY]

The maximum #floor area ratio# permitted for #commercial#, #community facility#, #manufacturing# and #residential-uses# in accordance with the applicable designated district shall not apply. In lieu thereof, the maximum #floor area ratio# permitted for #commercial#, #community facility#, #manufacturing# or #residential-uses#, separately or in combination, is specified in the following table:

MAXIMUM FLOOR AREA RATIO FOR ALL #USES# IN THE
QUEENS PLAZA SUBDISTRICT

Area	Maximum #Floor Area Ratio#
A-1 A-2	12.0 C, M, CF or R
B	8.0 C, M, CF or R
C	5.0 C, M, CF or R
D	15.0 C or M10.0 CF8.0 R

C = Commercial
M = Manufacturing
CF = Community Facility
R = Residential

However, for #qualifying affordable housing# or #qualifying senior housing#, the maximum #residential# #floor area ratio# shall be 9.6 in Areas Area B and D, and 6.0 in Area C.

117-523 Floor area bonuses

* * *

117-53 Height and Setback and Street Wall Location Regulations

* * *

117-531 Street wall location

[UPDATING AREA OF APPLICABILITY AND CROSS-REFERENCE]

- (c) In the locations specified on Map 3 (Sidewalk Widening and Street Wall Location) in Appendix C Appendix E of this Chapter, a #building# shall comply with the provisions of paragraphs (a) and (b) of this Section, as applicable, except that #street walls# shall be located as specified on Map 3. The #street wall# of a #building# may be set back only in the areas indicated on Map 3 as “Permitted #Street Wall# Setback Locations,” provided that the additional sidewalk widening resulting from such setback is accessible to the public, in accordance with the provisions of Section 117-553 (Mandatory sidewalk widening design

requirements), and located adjacent to a public sidewalk or mandatory sidewalk widening.

- (d) For any #building# fronting on Queens Plaza South in Area A-1, or Area B or Area D, as shown on Map 1 (Designated Districts within the Queens Plaza Subdistrict) of ~~Appendix C~~ Appendix E, any #street wall# along Queens Plaza South shall be set back five feet from the #street line#, except as otherwise specified on Map 3.

* * *

117-532

Setback regulations for buildings that exceed the maximum base height

[UPDATING AREA OF APPLICABILITY]

All portions of #buildings or other structures# that exceed the maximum base height specified in the table in this Section shall comply with the following provisions:

- (a) At a height not lower than the minimum base height or higher than the maximum base height specified in the table for the applicable area, a setback with a depth of at least 10 feet shall be provided from any #street wall# fronting on a #wide street# and a setback with a depth of at least 15 feet shall be provided from any #street wall# fronting on a #narrow street#. Such setback may be modified in accordance with the provisions of Section 23-433 (Standard setback regulations).

Area	Minimum Base Height	Maximum Base Height
A-1	60	—
A-2	60	150
B and D	100	150
C*	60	100

* * *

117-55

Mandatory Plan Elements for the Queens Plaza Subdistrict

117-551

General provisions

[UPDATING CROSS-REFERENCE]

The provisions of Sections 117-552 (Mandatory sidewalk widening) and 117-553 (Mandatory sidewalk widening design requirements) apply to those locations identified on Map 3 in ~~Appendix C~~ Appendix E of this Chapter.

117-552

Mandatory sidewalk widening

[UPDATING CROSS-REFERENCE]

The sidewalk widening provisions of this Section shall apply to all #developments# or #enlargements# with ground floor #street walls# with a ratio of #floor area# to #lot area# of 3.0 or more.

Sidewalk widening accessible to the public must be provided in the locations specified on Map 3 (Sidewalk Widening and Street Wall Location) in ~~Appendix C~~ Appendix E of this Chapter. Such mandatory sidewalk widening is subject to the design requirements of Section ~~117-554~~ 117-553 (Mandatory sidewalk widening design requirements).

117-553

Mandatory sidewalk widening design requirements

* * *

117-56

Special Permit for Bulk Modifications on Blocks 86/72 and 403

[UPDATING CROSS-REFERENCE]

For any #development# or #enlargement# on a #zoning lot# that has at least 50,000 square feet of #lot area# located on #Block# 86/72 or #Block# 403 in Area C as shown on Map 1 (Designated Districts within the Queens Plaza Subdistrict) in ~~Appendix C~~ Appendix E of this Chapter, the City Planning Commission may increase the #floor area ratio# up to a maximum of 8.0 and may modify the #street wall# regulations of paragraphs (a) and (b) of Section 117-531 (Street wall location) and paragraph (a) of Section 117-532 (Setback regulations for buildings that exceed the maximum base height), provided that:

* * *

117-60

DUTCH KILLS SUBDISTRICT

In the #Special Long Island City Mixed Use District#, the special regulations of ~~Sections Section 117-60 through 117-64~~, inclusive, shall apply within the Dutch Kills Subdistrict.

117-61

General Provisions

In specified areas of the Dutch Kills Subdistrict of the #Special Long Island City Mixed Use District#, an M1 District is paired with a #Residence District#. For the purposes of Section 117-60, inclusive, regulating the Dutch Kills Subdistrict, such #Residence# and M1 #Districts# are referred to as the “designated districts.” The designated districts within the Dutch Kills Subdistrict are indicated on the #zoning map# and are as follows:

M1-2/R5B

M1-2/R5D

M1-2/R6A

M1-3/R7X.

The special provisions of Article XX, Chapter 3, of the #Special Mixed Use District# shall apply to the designated districts within the Dutch Kills Subdistrict except where modified by the provisions of the Subdistrict, and shall supplement or supersede the provisions of the underlying designated #Residence# or M1 #District#, as applicable.

In the Dutch Kills Subdistrict, the #use#, #bulk, and parking regulations of the underlying districts shall apply, except as modified by the provisions of Section 117-60, inclusive.

117-62

Special Use Regulations

* * *

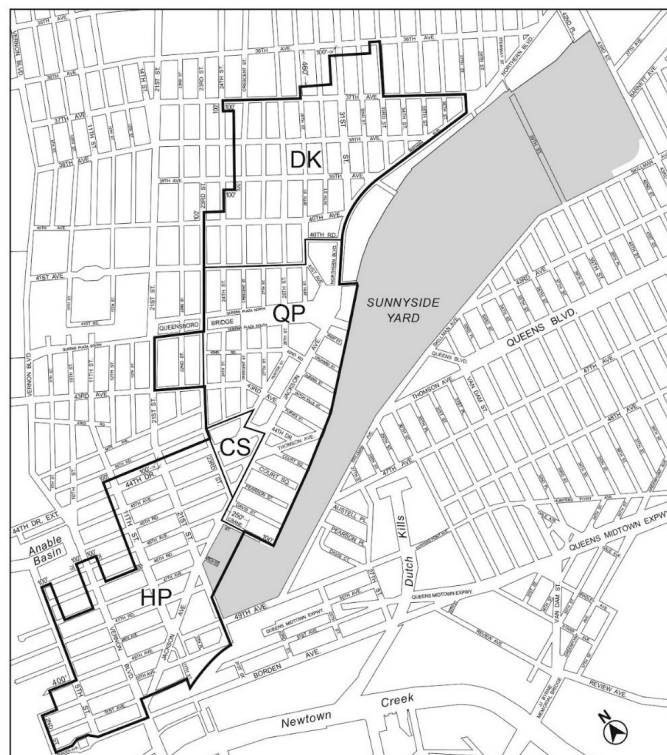
Appendix A

Special Long Island City Mixed Use District and Subdistricts

[UPDATING MAP TO INCLUDE TWO NEW SUBDISTRICTS]

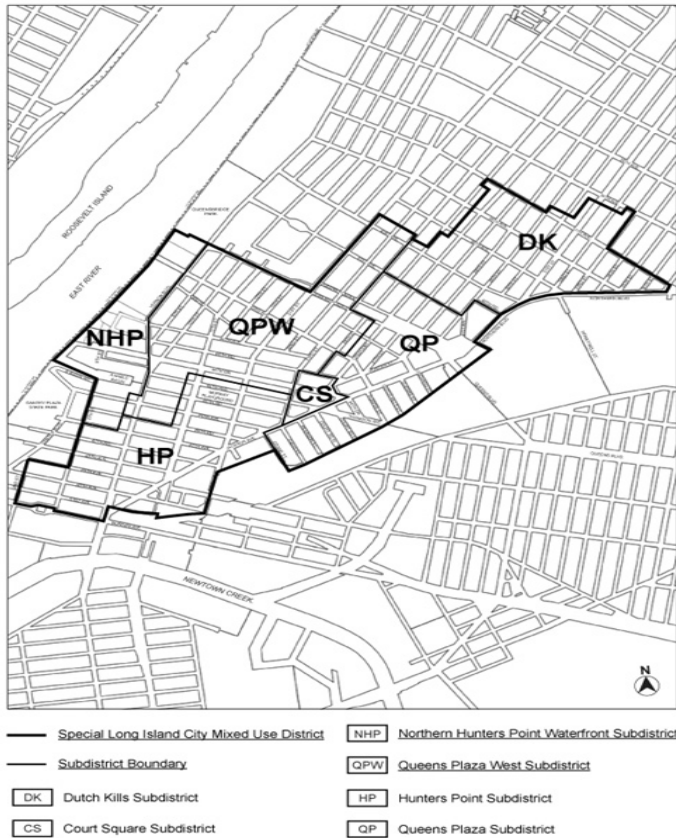
District and Subdistricts

[EXISTING MAP]



— Special Long Island City Mixed Use District
 — Subdistrict Boundary
 ■ Sunnyside Yard
 [CS] Court Square Subdistrict
 [DK] Dutch Kills Subdistrict
 [QP] Queens Plaza Subdistrict
 [HP] Hunters Point Subdistrict

[PROPOSED MAP]



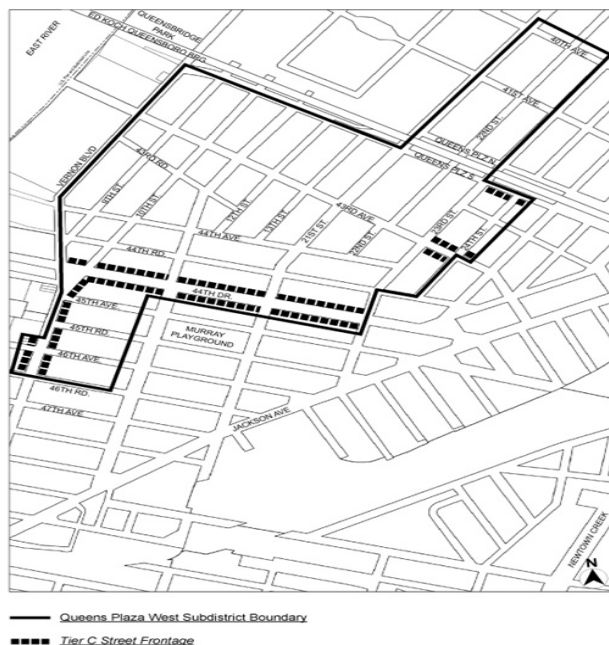
Appendix B

Court Square Subdistrict Plan Map and Description of Improvements

Queens Plaza West Subdistrict Plan Map

[PROPOSED MAP]

Map 1: Subdistrict Plan Map and Streetscape Regulations



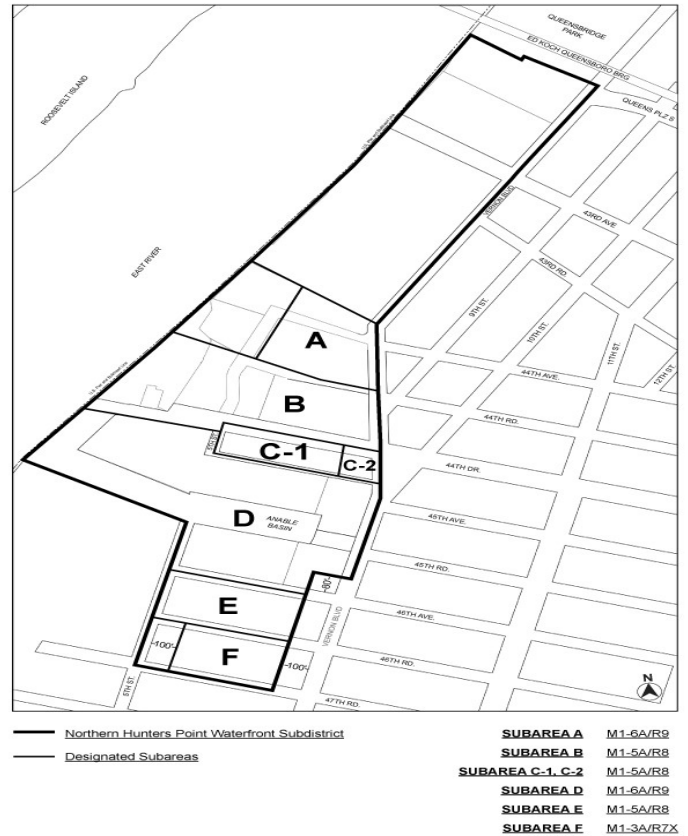
Appendix C

Queens Plaza Subdistrict Plan Maps

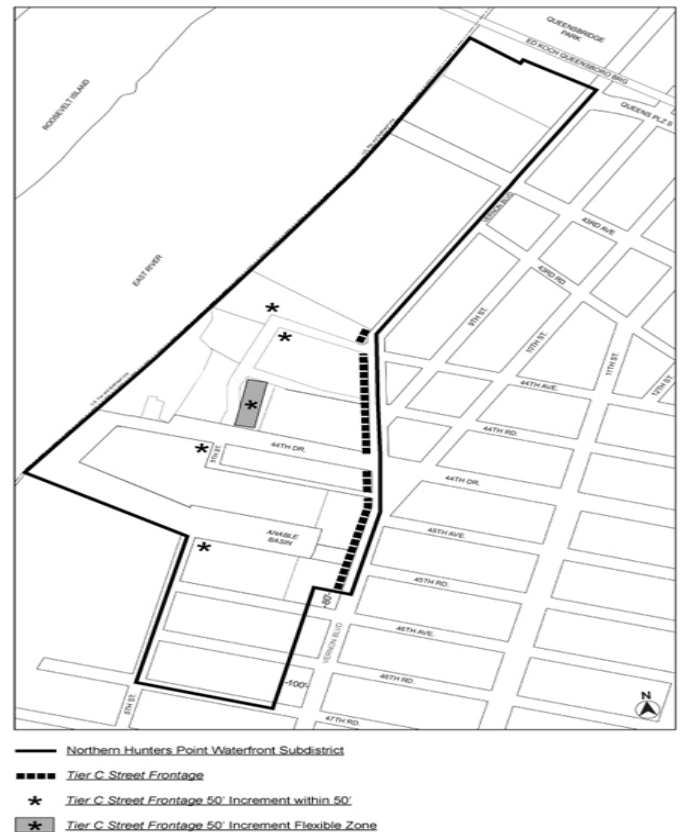
Northern Hunters Point Waterfront Subdistrict Plan Maps

[PROPOSED MAPS]

Map 1: Subdistrict Plan Map and Designated Subareas



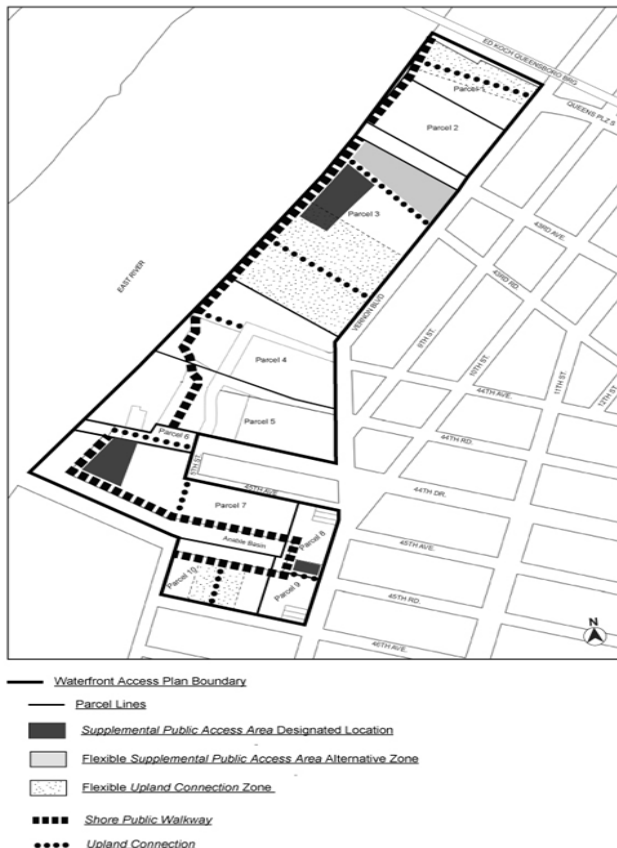
Map 2: Streetscape Regulations



Map 3: Waterfront Access Plan Parcel Designation



Map 4: Public Access Elements Designation



Map 5: Visual Corridors Designation

**Appendix B****Appendix D****Court Square Subdistrict Plan Map and Description of Improvements**

* * *

[MOVING MAP HERE AND UPDATING CROSS-REFERENCE]

Description of Improvements

This Appendix describes the mandatory lot improvements that are designated on the District Plan Map in **Appendix B** **Appendix D** for the Court Square Subdistrict. Descriptions refer to the text for requirements and standards for the following improvements.

* * *

Appendix C**Appendix E****Queens Plaza Subdistrict Plan Maps**

[MOVING MAPS HERE AND UPDATING AREA OF APPLICABILITY]

Map 1: Designated Districts within the Queens Plaza Subdistrict

* * *

APPENDIX F**Mandatory Inclusionary Housing Areas and former Inclusionary Housing Designated Areas****QUEENS****Queens Community Districts 1 and 2**

[PROPOSED MAP]



Mandatory Inclusionary Housing Area
Area # - [date of adoption] MIH Option 1, Option 2 and Option 3

* * *

CD 2 **C 250175 HAQ**
IN THE MATTER OF an application submitted by the Department of
Housing Preservation and Development (HPD)

1. pursuant to Article 16 of the General Municipal Law of New York State for:
 - a. the designation of property located at Block 24, Lot 7, on a block bounded by Vernon Boulevard, 45th Avenue, 5th Street, and 44th Drive (Block 24, Lot 7) as an Urban Development Action Area; and
 - b. an Urban Development Action Area Project for such area; and
2. pursuant to Section 197-c of the New York City Charter for the disposition of such property to a developer to be selected by HPD:

to facilitate the development of a mixed-use building containing approximately 320 income-restricted units, community facility and commercial space, Borough of Queens, Community District 2.

CD 2 **C 250178 PCQ**
IN THE MATTER OF an application submitted by the Department of Citywide Administrative Services (DCAS) and the New York City Economic Development Corporation (EDC) pursuant to Section 197-c of the New York City Charter, for the acquisition of property located on the east side of Vernon Boulevard between 43rd and 44th avenues (Block 488, p/o Lot 114) Borough of Queens, Community District 2, and for site selection of such property for use as publicly accessible open space.

CD 2 **C 250179 PPQ**
IN THE MATTER OF an application submitted by the Department of
 Citywide Administrative Services (DCAS) pursuant to Section 197-c of
 the New York City Charter, for the disposition of City-owned property
 located on the east side of Vernon Boulevard between 44th Drive and
 44th Avenue Block 488, Lots 11 and 15 and)Block 489, Lots 1 and 23)
 pursuant to zoning, Borough of Queens, Community District 2.

CD 2 **C 250180 PPQ**
IN THE MATTER OF an application submitted by the Department of Citywide Administrative Services (DCAS) pursuant to Section 197-c of the New York City Charter, for the disposition of City-owned property generally bounded by 42nd Road to the north, 24th Street to the east, 43rd Avenue to the south and 23rd Street to the west. (Block 428, Lots 12, 13, and 16) and generally bounded by 42nd Road to the north, Crescent Street to the east, 43rd Avenue to the south and 24th Street to the west (Block 429, Lots 13, 15 and 29), Borough of Queens, Community District 2, pursuant to zoning.

CD 2 **C 250224 MMQ**
IN THE MATTER OF an application submitted by the New York City
 Department of City Planning pursuant to Sections 197-c and 199 of the
 New York City Charter and Section 5-430 et seq. of the New York City
 Administrative Code for an amendment to the City Map involving:

1. the elimination, discontinuance and closing of portions of 44th Drive between Vernon Boulevard and the East River; and
2. the widening of 45th Avenue between Vernon Boulevard and 5th Street; and
3. the elimination, discontinuance, and closing of 44th Drive between 5th Street and the East River; and
4. the elimination of 44th Road between Vernon Boulevard and the East River; and
5. the elimination, discontinuance, and closing of a portion of 44th Avenue between Vernon Boulevard and the East River; and
6. the establishment of 5th Street between 44th Drive and 44th Avenue; and
7. the establishment of a portion of 44th Avenue between Vernon Boulevard and 5th Street; and
8. the establishment of 44th Road between Vernon Boulevard and 5th Street; and
9. the adjustment of grades and block dimensions necessitated thereby; including authorization for any acquisition or disposition of real property related thereto.

in Community District 2, Borough of Queens, in accordance with Maps No. 5049, 5050, 5051, 5052, 5053, and 5054 dated April 18, 2025 and signed by the Borough President.

NOTICE

On Wednesday, July 30, 2025, a public hearing is being held by the City Planning Commission (CPC), accessible in-person and remotely, in conjunction with the above ULURP hearing to receive comments related to a Draft Environmental Impact Statement (DEIS) concerning an application by The City of New York. The City of New York, acting through the Department of City Planning (DCP), is proposing a series of land use actions – including zoning map amendments, zoning text amendments, City Map amendments, designations of Urban Development Action Areas (UDAA), approval of an Urban Development Action Area Project (UDAAP), disposition of city-owned properties, changes to the City Map, and combination acquisition and site selection of property by the city – to implement land use and zoning recommendations in the Long Island City neighborhood. The Proposed Actions cover an approximately 54-block area (the Project Area) and focus on Long Island City's East River Waterfront and manufacturing zoned areas. The Project Area is generally bounded by the midblock between 39th and 40th Avenues between 21st and 23rd Streets to the north; the East River, Anable Basin, and 5th Street to the west; 47th Avenue, 46th Road, and the midblock between 44th Drive and 45th Avenue to the south; and 11th, 23rd, and 24th Streets and the midblock between 24th and Crescent Streets to the east. The majority of the study area is located in Queens Community District 2, with the northern portion (north of Queens Plaza

North to the midblock between 39th Street and 40th Street, between 21st Street and 23rd Street) located in Community District 1. Overall, the Proposed Actions are expected to facilitate development on 52 projected development sites, resulting in a net incremental increase of approximately 14,699 dwelling units, including approximately 3,245-4,867 permanently income-restricted homes, 3,427,450 gross square feet (gsf) of commercial space, 291,784 gsf of community facility space, 42,383 gsf of manufacturing, and net decreases of 821,932 gsf of warehouse space and 14,936 gsf of auto-related space. It is expected that the projected development included in the Reasonable Worst Case Development Scenario (RWCDs) would be built by 2035, following approval of the proposed actions.

Written comments on the DEIS are requested and will be received and considered by the Lead Agency through 5:00 P.M. on Monday, August 11, 2025.

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

This hearing is being held pursuant to the State Environmental Quality Review Act (SEQRA) and City Environmental Quality Review (CEQR), CEQR No. 25DCP001Q.

Sara Avila, Calendar Officer
City Planning Commission
120 Broadway, 31st Floor, New York, N.Y. 10271
Telephone (212) 720-3366

Accessibility questions: AccessibilityInfo@planning.nyc.gov, 212-720-3366, by: Wednesday, July 23, 2025, 5:00 P.M.



jy16-30

BOARD OF EDUCATION RETIREMENT SYSTEM

■ MEETING

The Board of Education Retirement System Board of Trustees Meeting will be held in-person at our 55 Water Street office, 50th Floor on Thursday, July 24, 2025 from 4:00 P.M. - 6:00 P.M. If you would like to attend this meeting, please contact BERS Executive Director, Sanford Rich, at Srich4@bers.nyc.gov.

jy16-24

Our next Disability Committee Meeting will be held in-person at our 55 Water Street office location on Thursday, July 24, 2025, from 2:00 P.M. to 3:30 P.M. If you would like to attend this meeting, please contact Dallas Chiles at DChiles@bers.nyc.gov, Caroline Charles-Marc at cpierre18@bers.nyc.gov or Maria Cepin at MCepin@bers.nyc.gov.

jy16-24

HOUSING AUTHORITY

■ MEETING

The next Board Meeting of the New York City Housing Authority is scheduled for Wednesday, July 30, 2025 at 10:00 A.M. in the Ceremonial Room on the 5th Floor of 90 Church Street, New York, NY 10007 (unless otherwise noted).

Copies of the Calendar will be available on NYCHA's Website at <https://www.nyc.gov/site/nycha/about/board-meetings.page> or may be picked up at the Office of the Corporate Secretary at 90 Church Street, 5th Floor, New York, NY 10007, no earlier than 24 hours before the upcoming Board Meeting. Copies of the Draft Minutes will also be available on NYCHA's Website at <https://www.nyc.gov/site/nycha/about/board-meetings.page> or may be picked up at the Office of the Corporate Secretary no earlier than 3:00 P.M. on the Tuesday following the Board Meeting.

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

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

Any person requiring a reasonable accommodation in order to participate in the Board Meeting, should contact the Office of the Corporate Secretary by phone at (212) 306-6088 or by e-mail at corporate.secretary@nycha.nyc.gov no later than Wednesday, July 23, 2025, by 5:00 P.M.

For additional information, please visit NYCHA's Website at <https://www.nyc.gov/site/nycha/about/board-meetings.page> or contact the Office of the Corporate Secretary at (212) 306-6088.

Accessibility questions: (212) 306-6088, by: Wednesday, July 23, 2025, 5:00 P.M.



jy17-30

HOUSING PRESERVATION AND DEVELOPMENT

■ PUBLIC HEARINGS

PLEASE TAKE NOTICE that a public hearing will be held on August 20, 2025 at the Hunts Point Library, 877 Southern Blvd at 10:30 A.M., or as soon thereafter as the matter may be reached on the calendar, at which time and place those wishing to be heard will be given an opportunity to be heard concerning the proposed amendment to the terms of the disposition of the real property identified below.

Pursuant to Section 695(2)(b) of the General Municipal Law and Section 1802(6)(j) of the Charter, the Department of Housing Preservation and Development ("HPD") of the City of New York ("City") has proposed an amendment to the terms of the sale of the following City-owned property (collectively, "Disposition Area") in the Borough of The Bronx:

<u>Address</u>	<u>Block/Lot(s)</u>
993 Union Avenue	Block 2669, Lot 41
995 Union Avenue	Block 2669, Lot 40
774 Union Avenue	Block 2676, Lot 36
1042 Longfellow Avenue	Block 2756, Lot 71

Under HPD's Affordable Neighborhood Cooperative Program, occupied City-owned residential buildings are purchased by Restoring Communities Housing Development Fund Corporation ("Sponsor") and then rehabilitated by a private developer selected through a request for qualifications. Upon conveyance to the Sponsor, buildings will be managed by the private developers. Following completion of rehabilitation, the Sponsor conveys the building to a cooperative housing development fund corporation formed by the building's tenants. The cooperative interests attributable to occupied apartments will be sold to the existing tenants for \$2,500 per apartment. The cooperative interests attributable to vacant apartments will be sold for a price affordable to families earning no more than 165% of the area median income.

This submission is a proposed amendment ("Amended Project") to a project previously approved by the Mayor on July 15, 2020 (Cal. No. 3) ("Original Project"). Under the Original Project, the City sold the Disposition Area to Restoring Communities Housing Development Fund Corporation ("Sponsor"), for the nominal price of \$1.00 per tax lot. The Sponsor also delivered an enforcement note and mortgage for the remainder of the appraised value. The Sponsor was then required to rehabilitate one building on each lot, resulting in a total of 69 cooperative units and two super's units across the project. In 2023, since none of the tenants at 1042 Longfellow Avenue had chosen to relocate back into the building or expressed interest in conversion, it was determined that the building should operate as a rental to ensure financial and operational feasibility. The Amended Project provides an additional rental option for 1042 Longfellow Avenue to address this condition, but is otherwise the same as the Original Project.

A public file containing copies of the calendar document and other public documents will be made available to Bronx Community Board 2 for public review at the office of Community Board 2 no later than twenty (20) days prior to the public hearing. The public documents are available for public examination by emailing Margaret Carey at careym@hpd.nyc.gov on business days during business hours.

The hearing location is accessible to individuals using wheelchairs or other mobility devices. For further information on accessibility or to make a request for accommodation, 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) 788-0010. TDD users should call Verizon relay services. 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.



jy22-30

LANDMARKS PRESERVATION COMMISSION

■ PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN that pursuant to the provisions of Title 25, Chapter 3 of the Administrative Code of the City of New York (Sections 25-303, 25-307, 25-308, 25-309, 25-313, 25-318, 25-320) on Tuesday, August 5, 2025, at 9:30 A.M., a public hearing will be held in the public hearing room at 253 Broadway, 2nd 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 Steven Thomson, Director of Community and Intergovernmental Affairs, at sthomson@lpc.nyc.gov or (212) 669-7923 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.

604 Shore Road - Douglaston Historic District

LPC-25-09193 - Block 8025 - Lot 1 - **Zoning:** R1-1

CERTIFICATE OF APPROPRIATENESS

A Colonial Revival style free-standing house designed by J.H. Cornell and built in 1919. Application is to modify paving and garden walls.

Fieldston Historic District - Fieldston Historic District

LPC-25-12401 - Block - Lot - **Zoning:**

CERTIFICATE OF APPROPRIATENESS

An early 20th century planned suburban community characterized by an eclectic variety of residential styles set amidst a varied topography of winding tree-lined streets and dramatic rock outcroppings. Application is to install street signage throughout the district.

449 12th Street - Park Slope Historic District Extension

LPC-25-08899 - Block 1096 - Lot 48 - **Zoning:** R6B

CERTIFICATE OF APPROPRIATENESS

An altered Romanesque Revival style stable building designed by George W. Kenny and built c. 1903. Application is to install a new stucco system on secondary facades.

St. Mark's Playground - Crown Heights North III Historic District

LPC-25-12960 - Block - Lot - **Zoning:**

BINDING REPORT

A playground installed within a Superblock, designed by Paul Friedberg and built in 1969. Application is to replace pavers, walls and fencing.

2 Park Place - Individual and Interior Landmark

LPC-25-12136 - Block 123 - Lot 7501 - **Zoning:** R6A, C1-4

CERTIFICATE OF APPROPRIATENESS

A Neo-Gothic style office tower designed by Cass Gilbert and built in 1911-13. Application is to replace and modify windows, install louvers, and alter the tourelles.

155 Bleecker Street (aka 203-205 Thompson Street) - South Village Historic District

LPC-25-11714 - Block 539 - Lot 35 - **Zoning:** R7-2/C1-5

CERTIFICATE OF APPROPRIATENESS

An altered Federal/Greek Revival style rowhouse built in 1835. Application is to install artificial floral garlands and urns, and to legalize the installation of signage and light fixtures.

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

LPC-24-11367 - Block 459 - Lot 29 - **Zoning:** R7A/R8B/C2-5

CERTIFICATE OF APPROPRIATENESS

A Romanesque Revival style apartment building designed by Charles B. Meyers and built in 1926. Application is to install a marquee with signage and replace entrance infill.

601 West 26th Street - West Chelsea Historic District

LPC-26-00017 - Block 672 - Lot 1 - **Zoning:** M2-4; WCH

CERTIFICATE OF APPROPRIATENESS

An international style warehouse building with Art Deco style details, designed by Russell G. and Walter M. Cory with Yasuo Matsui and Purdy & Henderson and built in 1930-31. Application is to establish a master plan for the future installation of signage.

☛ jy23-a5

BOARD OF STANDARDS AND APPEALS

■ PUBLIC HEARINGS

**August 11th, 2025 and August 12th, 2025,
10:00 A.M. and 2:00 P.M.**

NOTICE IS HEREBY GIVEN of teleconference public hearings, Monday, August 11th, 2025, at 10:00 A.M. and 2:00 P.M., and Tuesday August 12th, 2025, at 10:00 A.M. and 2:00 P.M., to be streamed live through the Board's website (www.nyc.gov/bsa), with remote public participation and in-person portion, on the following matters:

SOC CALENDAR

1129-64-BZIII

APPLICANT – Sheldon Lobel, P.C., for Rosedale Auto Parts, Inc., owner.
SUBJECT – Application June 16, 2025 – Extension of Time to Complete Construction of a previously approved Variance (§72-21) to permit the development of a two-story plus attic & cellar Use which expired on May 2, 2018, Waiver of the Board's Rules of Practice and Procedures. R3-1 zoning district.
PREMISES AFFECTED – 147-36 Brookville Boulevard, Block 13729, Lot(s) 30 & 33, Borough of Queens.
COMMUNITY BOARD #13Q

460-77-BZ

APPLICANT – Fried, Frank, Harris, Shriver & Jacobson, for Touro University, owner.
SUBJECT – Application June 16, 2025 – Amendment of a previously approved Variance (§72-21) which permitted a second-floor enlargement of a then existing five-story "podiatric college and clinic building". The amendment seeks to amend the site plan to reflect a merger of the subject site and the adjacent lot to form a single combined zoning lot. C4-7 Special 125th Street District.
PREMISES AFFECTED – 55 East 124th Street, Block 1749, Lot 24, Borough of Manhattan.
COMMUNITY BOARD #11M

212-00-BZIII

APPLICANT – Cutrona Architecture PLLC, for Showraka, LLC, Esther Zernitsky, owner.
SUBJECT – Application June 19, 2025 – Extension of Time to Obtain a Certificate of Occupancy of a previously approved Variance (§72-21) permitting the operation of an automotive service station which expires on September 18, 2025. C1-2/R5 zoning district.
PREMISES AFFECTED – 640/666 South Conduit Boulevard, Block 4239, Lot 1, Borough of Brooklyn.
COMMUNITY BOARD #3BK

16-12-BZVI

APPLICANT – Law Office of Jay Goldstein, PLLC, for Bais Yaakov Dkhal Adas Yereim, owners.
SUBJECT – Application January 15, 2025 – Amendment of a previously approved Special Permit (§73-19) permitting a school (Congregation Adas Yereim) contrary to use regulations (§42-00). The amendment seeks changes to the previously approved design and Board conditions. M1-2 zoning district.
PREMISES AFFECTED – 184 Nostrand Avenue (184-198 Nostrand Avenue, 435-439 Willoughby Avenue) Block 1753, Lot 42, Borough of Brooklyn.
COMMUNITY BOARD #3BK

2018-142-BZII

APPLICANT – George Architect PLLC, for
SUBJECT – Application June 16, 2025 – Extension of Time to Complete Construction of a previously approved Variance (§72-21) to permit the development of a two-story plus attic & cellar Use which expires on July 14, 2025. R3-1 zoning district.
PREMISES AFFECTED – 204-23 46 Road, Block 7304, Lot 53, Borough of Queens.
COMMUNITY BOARD #11Q

2019-91-BZII

APPLICANT – Marvel Contracting LLC, for Umer Chaudhry, owner.
 SUBJECT – Application June 19, 2025 – Extension of Time to Complete Construction of a previously approved Variance (§72-21) to permit the development of a two-family residence which expires on December 11, 2025. R3X zoning district.
 PREMISES AFFECTED – 97-09 24th Avenue, Block 01091, Lot 0041, Borough of Queens.

COMMUNITY BOARD #3Q**APPEALS CALENDAR****2022-43-A**

APPLICANT – Steven Barshov, Sive, Paget & Riesel, P.C. for Sky East LLC, owner.
 SUBJECT – Application July 13, 2022 – Applicant seeks a variance, pursuant to BC Appendix G107.1 and BC Appendix G107.2, to permit the dry flood proofing as part of a conversion to a portion of the existing building's ground floor to residential use and a proposed enlargement infill at the cellar level for residential and commercial uses.
 PREMISES AFFECTED – 638 East 11th Street, Block 393, Lot(s) 25, 26, 27, Borough of Manhattan.

COMMUNITY BOARD #3M**2025-01-A**

APPLICANT – Greenberg Traurig, LLP, for Kew Gardens Hills 68th Road Block Association, Inc., owner.
 SUBJECT – Application January 7, 2025 – Appeal of a New York City Department of Buildings challenging the validity of a building permit. C4A zoning district.
 PREMISES AFFECTED – 68-15 Main Street, Block 6533, Lot 2, Borough of Queens.

COMMUNITY BOARD #8Q**ZONING CALENDAR****2024-52-BZ**

APPLICANT – Law Office of Lyra J. Altman, for The Robert Frastai 2013 Irrevocable Trust, By Claire Frastai, owner.
 SUBJECT – Application October 23, 2024 – Special Permit (§73-622) to permit the enlargement of a single-family semi-detached residence contrary to underlying bulk requirements. R4 zoning district.
 PREMISES AFFECTED – 1226 Avenue V, Block 7372, Lot 9, Borough of Brooklyn.

COMMUNITY BOARD #15BK**2024-58-BZ**

APPLICANT – Law Office of Lyra J. Altman, for The Robert Frastai 2013 Irrevocable Trust, By: Claire Frastai, owner.
 SUBJECT – Application October 28, 2024 – Special Permit (§73-622) to permit the enlargement of a single-family semi-detached residence contrary to underlying bulk requirements. R4 zoning district.
 PREMISES AFFECTED – 1228 Avenue V, Block 7372, Lot 10, Borough of Brooklyn.

COMMUNITY BOARD #15BK**2024-60-BZ**

APPLICANT – Law Office of Lyra J. Altman, for Chana Lustig and Nachi Lustig, owners.
 SUBJECT – Application December 4, 2024 – Special Permit (§73-622) to permit the enlargement of a single-family semi-detached residence contrary to underlying bulk requirements. R2 zoning district.
 PREMISES AFFECTED – 1358 East 24th Street, Block 7659, Lot 71, Borough of Brooklyn.

COMMUNITY BOARD #14BK**2024-62-BZ**

APPLICANT – Rampulla Associates Architects, for 78 Fort Place LLC, owner.
 SUBJECT – Application December 20, 2024 – Variance (§72-21) to permit the development of an apartment building contrary use and underlying bulk requirements. R3A Special Hillside Purpose District, Lower Growth Management Area.
 PREMISES AFFECTED – 78 Fort Place, Block 26, Lot 21, Borough of Staten Island.

COMMUNITY BOARD #1SI*Shampa Chanda, Chair/Commissioner*

jy22-23

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, July 30, 2025, at 11:00 A.M., via the WebEx platform and in person, on the following petitions for revocable consent.

WebEx: Meeting Number (access code): 2809 254 5157
Meeting Password: bXAeirrt272

#1 IN THE MATTER OF a proposed revocable consent authorizing Belasco Theatre Corporation to continue to maintain and use bollards on the north sidewalk of West 44th Street, west of Sixth Avenue, in the Borough of Manhattan. The Proposed revocable consent is for ten years from July 1, 2025 to June 30, 2035 and provides among other terms and conditions for -compensation payable to the City according to the following schedule: **R.P. # 1536**

For the period from July 1, 2025 to June 30, 2035 - \$175/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.

#2 IN THE MATTER OF a proposed revocable consent authorizing Lyceum Theatre Corporation to continue to maintain and use bollards on the north sidewalk of West 45th Street, east of Seventh Avenue, in the Borough of Manhattan. The revocable consent is for ten years from July 1, 2025 to June 30, 2035 and provides among other terms and conditions for -compensation payable to the City according to the following schedule: **R.P. # 1519**

For the period from July 1, 2025 to June 30, 2035 - \$150/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.

#3 IN THE MATTER OF a proposed revocable consent authorizing Episcopal Health Services, Inc. to continue to maintain and use a bridge over and diagonally cross Beach 19th Street, south of Brookhaven Avenue, in the Borough of Queens. 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. # 1141**

For the period July 1, 2020 to June 30, 2021 - \$16,473

For the period July 1, 2021 to June 30, 2022 - \$16,735

For the period July 1, 2022 to June 30, 2023 - \$16,997

For the period July 1, 2023 to June 30, 2024 - \$17,259

For the period July 1, 2024 to June 30, 2025 - \$17,521

For the period July 1, 2025 to June 30, 2026 - \$17,783

For the period July 1, 2026 to June 30, 2027 - \$18,045

For the period July 1, 2027 to June 30, 2028 - \$18,307

For the period July 1, 2028 to June 30, 2029 - \$18,569

For the period July 1, 2029 to June 30, 2030 - \$18,831

with the maintenance of a security deposit in the sum of \$30,000 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.

#4 IN THE MATTER OF a proposed revocable consent authorizing The Shubert Organization, Inc. to continue to maintain and use three (3) bollards on the south sidewalk of West 45th Street, between Eighth Avenue and Shubert Alley, in the Borough of Manhattan. The revocable consent is for a term of ten years from July 1, 2025 to June 30, 2035 and provides among other terms and conditions for compensation payable to the City according to the following schedule: **R.P. # 1520-A (Golden Theatre)**

For the period from July 1, 2025 to June 30, 2035 - \$75/per annum

with the maintenance of a security deposit in the sum of \$1,000 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 The Shubert Organization, Inc. to continue to maintain and use three (3) bollards on the south sidewalk of West 45th Street between Eighth Avenue and Shubert Alley, in the Borough of Manhattan. The revocable consent is for a term of ten years from July 1, 2025 to June 30, 2035 and provides among other terms and conditions for compensation payable to the City according to the following schedule: **R.P. # 1520-B (Jacobs Theatre)**

For the period from July 1, 2025 to June 30, 2035 - \$75/per annum

with the maintenance of a security deposit in the sum of \$1,000, 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.

#6 IN THE MATTER OF a proposed revocable consent authorizing The Shubert Organization, Inc. to continue to maintain and use three (3) bollards on the south sidewalk of West 45th Street, between Eighth Avenue and Shubert Alley, in the Borough of Manhattan. The revocable consent is for a term of ten years from July 1, 2025 to June 30, 2035 and provides among other terms and conditions for compensation payable to the City according to the following schedule: **R.P. # 1520-C (Schoenfeld Theatre)**

For the period from July 1, 2025 to June 30, 2035 - \$75/per annum

with the maintenance of a security deposit in the sum of \$1,000, 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 The Shubert Organization Inc. to continue to maintain and use seven (7) bollards on the south sidewalk of West 45th Street and five (5) bollards on the north sidewalk of West 44th Street between Eighth Avenue and Shubert Alley, in the Borough of Manhattan. The revocable consent is for a term of ten years from July 1, 2025 to June 30, 2035 and provides among other terms and conditions for compensation payable to the City according to the following schedule: **R.P. # 1520-D (Shubert & Booth Theatre)**

For the period from July 1, 2025 to June 30, 2035 - \$300/per annum

with the maintenance of a security deposit in the sum of \$1,000, 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 The Shubert Organization, Inc. to continue to maintain and use three (3) bollards on the north sidewalk of West 44th Street between Eighth Avenue and Shubert Alley, in the Borough of Manhattan. The revocable consent is for term of Ten years from July 1, 2025 to June 30, 2035 and provides among other terms and conditions for compensation payable to the City according to the following schedule: **R.P. # 1520-E (Majestic Theatre)**

For the period from July 1, 2025 to June 30, 2035 - \$75/per annum

with the maintenance of a security deposit in the sum of \$1,000 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 The Shubert Organization, Inc. to continue to maintain and use three (3) bollards on the north sidewalk of West 44th Street between Eighth Avenue and Shubert Alley, in the Borough of Manhattan. The revocable consent is for a term of ten years from July 1, 2025 to June 30, 2035 and provides among other terms and conditions for compensation payable to the City according to the following schedule: **R.P. # 1520-F (Broadhurst Theatre)**

For the period from July 1, 2025 to June 30, 2035 - \$75/per annum

with the maintenance of a security deposit in the sum of \$1,000 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.

#10 IN THE MATTER OF a proposed revocable consent authorizing The Shubert Organization, Inc. to continue to maintain and use bollards on the sidewalks of West 45th, West 46th, West 47th, West 48th, and West 49th Streets, between Eighth Avenue and Broadway, and also on the south sidewalk of West 48th Street, east of Seventh Avenue, all in the Borough of Manhattan. The proposed revocable consent is for a term of ten years from July 1, 2025 to June 30, 2035 and provides among other terms and conditions for compensation payable to the City according to the following schedule: **R.P. # 1522**

For the period from July 1, 2025 to June 30, 2035 - \$500/per annum

with the maintenance of a security deposit in the sum of \$6,000 and the insurance shall be in the amount of Two Million Dollars (\$2,000,000) per occurrence 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 The Shubert organization, Inc. to continue to maintain and use bollards on the north sidewalk of West 45th Street, east of Eighth Avenue, in the Borough of Manhattan. The revocable consent is for a term of ten years from July 1, 2025 to June 30, 2035 and provides among other terms and conditions for compensation payable to the City according to the following schedule: **R.P. # 1535**

For the period from July 1, 2025 to June 30, 2035 - \$100/per annum

with the maintenance of a security deposit in the sum of \$1,200 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 125 Maiden Lane Condominium to construct, maintain and use flood mitigation system components under the south sidewalk of Fletcher Street between Pearl Street and Water Street; under the west sidewalk of Water Street between Fletcher Street and Maiden Lane; under the north sidewalk of Maiden Lane between Pearl Street and Water Street; and under the east sidewalk of Pearl Street between Fletcher Street and Maiden Lane, in the Borough of Manhattan. 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. # 2658**

Pursuant to section 7-04(a)(37) of chapter 7 of title 34 of the RCNY, the Grantee shall make one payment of two thousand dollars (\$2,000) for the term. This fee shall not apply to renewal applications so long as the Structure has not changed.

with the maintenance of a security deposit in the sum of \$15,000 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.

#13 IN THE MATTER OF a proposed revocable consent authorizing 357 Henry St. LLC to continue to maintain and use a stoop a fenced-in area and an overhead cornice on the east sidewalk of Henry Street, between Congress Street and Amity Street, in the Borough of Brooklyn. The proposed revocable consent is for a term of ten years from July 1, 2019 to June 30, 2029 and provides among other terms and conditions for compensation payable to the City according to the following schedule: **R.P. # 2091**

For the period July 1, 2019 to June 30, 2029 - \$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.

#14 IN THE MATTER OF a proposed revocable consent authorizing New York Academy of Medicine to construct, maintain and use an accessible ramp on the south sidewalk of East 103rd Street, between Fifth Ave. and Madison Ave., in the Borough of Manhattan. 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. # 2685**

From the Approval Date to June 30, 2036 - \$25/per annum

with the maintenance of a security deposit in the sum of \$8,000 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 Petaluma LLC to construct, maintain and use a fenced-in area including planted area and steps on the south sidewalk of East 74th Street between Park and Lexington Avenues, in the Borough of Manhattan. 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. # 2684**

From the Approval Date to June 30, 2036 - \$25/per annum

with the maintenance of a security deposit in the sum of \$15,000 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 CR Sunflower Lessee LLC to construct, maintain and use security bollards along the south sidewalk of Hanover Square and the east sidewalk of Pearl Street, in the Borough of Manhattan. 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. # 2554

There shall be no compensation required for this Consent in accordance with Title 34 Section 7-04(a)(33) of the Rules of the City of New York.

with the maintenance of a security deposit in the sum of \$132,500 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.

#17 IN THE MATTER OF a proposed revocable consent authorizing Patrick Po Shun Ng and Nancy Ng, as trustees under the Patrick Po Shun Ng Revocable Trust Dated October 12, 2018 and under the Nancy Ng Revocable Trust Dated October 12, 2018 to continue to maintain and use a fenced-in area on the north sidewalk of Powells Cove Boulevard west of 158th Street, in the Borough of Queens. The proposed revocable consent is for a term of ten years from July 1, 2019 to June 30, 2029 and provides among other terms and conditions for compensation payable to the City according to the following schedule:
R.P. # 2075

For the period July 1, 2019 to June 30, 2029 - \$100/per annum

with the maintenance of a security deposit in the sum of \$2,800 and the insurance shall be in the amount of Two Million Dollars (\$2,000,000) per occurrence 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 The Brooklyn Union Gas Company d/b/a National Grid NY to continue to maintain and use operate, repair, replace, inspect, access, excavate and project a gas main-Brooklyn-Queens Interconnect -Phase II under and along Brooklyn Marine Park, parallel to Flatbush Avenue, 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. # 2247**

For the period July 1, 2024 to June 30, 2025 - \$44,406
For the period July 1, 2025 to June 30, 2026 - \$45,446
For the period July 1, 2026 to June 30, 2027 - \$46,486
For the period July 1, 2027 to June 30, 2028 - \$47,526
For the period July 1, 2028 to June 30, 2029 - \$48,566
For the period July 1, 2029 to June 30, 2030 - \$49,606
For the period July 1, 2030 to June 30, 2031 - \$50,646
For the period July 1, 2031 to June 30, 2032 - \$51,686
For the period July 1, 2032 to June 30, 2033 - \$52,726
For the period July 1, 2033 to June 30, 2034 - \$53,766

with the maintenance of a security deposit in the sum of \$103,500 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.

#19 IN THE MATTER OF a proposed revocable consent authorizing Promesa Residential Health Care Facility, Inc. to continue to maintain and use two communication conduits under and across East 175th Street, between Anthony Avenue and Clay Avenue, in the Borough of the Bronx. The proposed revocable consent is for a term of ten years from July 1, 2019 to June 30, 2029 and provides among other terms and conditions for compensation payable to the City according to the following schedule: **R.P. # 1738**

For the period from July 1, 2019 to June 30, 2029 - \$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.

#20 IN THE MATTER OF a proposed revocable consent authorizing Union Theological Seminary in the City of New York to continue to maintain and use a tunnel under and across Claremont Avenue, north of West 120th Street, 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. # 29

For the period July 1, 2024 to June 30, 2025 - \$9,528/per annum
For the period July 1, 2025 to June 30, 2026 - \$9,751
For the period July 1, 2026 to June 30, 2027 - \$9,974
For the period July 1, 2027 to June 30, 2028 - \$10,197
For the period July 1, 2028 to June 30, 2029 - \$10,420
For the period July 1, 2029 to June 30, 2030 - \$10,643
For the period July 1, 2030 to June 30, 2031 - \$10,866
For the period July 1, 2031 to June 30, 2032 - \$11,089
For the period July 1, 2032 to June 30, 2033 - \$11,312
For the period July 1, 2033 to June 30, 2034 - \$11,535

with the maintenance of a security deposit in the sum of \$11,600 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.

#21 IN THE MATTER OF a proposed revocable consent authorizing Montefiore Medical Center to continue to maintain and use a transformer vault in the south sidewalk of Gun Hill Road, west of Bainbridge Avenue, in the Borough of the Bronx. 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. # 1491

For the period July 1, 2024 to June 30, 2025 - \$6,354/per annum
For the period July 1, 2025 to June 30, 2026 - \$6,503
For the period July 1, 2026 to June 30, 2027 - \$6,652
For the period July 1, 2027 to June 30, 2028 - \$6,801
For the period July 1, 2028 to June 30, 2029 - \$6,950
For the period July 1, 2029 to June 30, 2030 - \$7,099
For the period July 1, 2030 to June 30, 2031 - \$7,248
For the period July 1, 2031 to June 30, 2032 - \$7,397
For the period July 1, 2032 to June 30, 2033 - \$7,546
For the period July 1, 2033 to June 30, 2034 - \$7,695

with the maintenance of a security deposit in the sum of \$15,000 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 Consulate General of the Federal Republic of Germany in New York to construct, maintain and use egress steps and a bench on the east sidewalk of Fifth Avenue, between East 82nd Street and East 83rd Street, in the Borough of Manhattan. 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. # 2672**

From the Approval Date to June 30, 2035 - \$25/per annum

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.

#23 IN THE MATTER OF a proposed revocable consent authorizing 20 Charles Street LLC to construct, maintain and use a stoop and fenced-in area, including steps on the south sidewalk of West 12th Street, between 5th and 6th Avenues, in the Borough of Manhattan. 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. # 2679

From the Approval Date to June 30, 2036 - \$25/per annum

with the maintenance of a security deposit in the sum of \$15,000 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.

#24 IN THE MATTER OF a proposed revocable consent authorizing Manhattan University to continue to maintain and use a pedestrian bridge over and across Manhattan College Parkway, southwest of West 242nd Street, 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. # 2040**

For the period July 1, 2019 to June 30, 2020 - \$7,805
 For the period July 1, 2020 to June 30, 2021 - \$7,947
 For the period July 1, 2021 to June 30, 2022 - \$8,089
 For the period July 1, 2022 to June 30, 2023 - \$8,231
 For the period July 1, 2023 to June 30, 2024 - \$8,373
 For the period July 1, 2024 to June 30, 2025 - \$8,515
 For the period July 1, 2025 to June 30, 2026 - \$8,657
 For the period July 1, 2026 to June 30, 2027 - \$8,799
 For the period July 1, 2027 to June 30, 2028 - \$8,941
 For the period July 1, 2028 to June 30, 2029 - \$9,083

with the maintenance of a security deposit in the sum of \$45,000 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.

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.

jy10-30

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_browser_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>

COMPTROLLER

BUREAU OF INFORMATION SERVICES

■ AWARD

Goods

ABSOLUTE RESILIENCE LICENSES - M/WBE Noncompetitive Small Purchase - PIN#01525BIST72493 - AMT: \$60,469.50 - TO: Quality and Assurance Technology Corp., PO Box 738, Mount Sinai, NY 11766-0738.

jy23

DESIGN AND CONSTRUCTION

■ AWARD

Construction / Construction Services

HW349TOUR STATE TOURING ROUTES RESURFACING CONTRACT - Competitive Sealed Bids - PIN# 85025B0026001 - AMT: \$16,815,000.00 - TO: H&L Contracting LLC, 140 Adams Avenue, Suite 14B, Hauppauge, NY 11788.

Including Roadway, Expressway Resurfacing, and Installation of Pedestrian Ramps. 545 Consecutive Calendar Days. Bronx CB's: 3, 6, 8 and 10. Queens CB's: 7, 8 and 10.

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

jy23

SOUTH BRONX EAST-WEST CROSSTOWN SELECT BUS SERVICE (BX6 SBS) - Competitive Sealed Bids - PIN# 85025B0022001 - AMT: \$56,661,683.00 - TO: Restani Construction Corp, 4204 Berrian Boulevard, Astoria, NY 11105.

Bronx CB's - 2, 3 and 4. Manhattan CB's - 9 and 12. 1,095 Consecutive Calendar Days.

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

jy23

DISTRICT ATTORNEY - NEW YORK COUNTY

PROCUREMENT AND CONTRACT MANAGEMENT

■ AWARD

Services (other than human services)

MAINTENANCE AND SUPPORT FOR NUIX INVESTIGATION AND RESPONSE SOFTWARE - M/WBE Noncompetitive Small Purchase - PIN#901NUIXSW26 - AMT: \$616,120.00 - TO: W. O'Donnell Consulting, Inc., 538 West 27th Street, Suite 903, New York, NY 10001.

jy23

ORACLE MISSION CRITICAL SERVICES - M/WBE Noncompetitive Small Purchase - PIN#901ORACLEMC26 - AMT: \$113,922.41 - TO: Compulink Technologies Inc., 260 West 39th Street, Room 302, New York, NY 10018-4434.

Configurable for 12 Months, 225 Units.

jy23

ENVIRONMENTAL PROTECTION**WASTEWATER TREATMENT****■ AWARD***Services (other than human services)*

BWT-1568-BRN: MAINT. REPAIR OF BOILER BURNERS, CONTROLS - Renewal - PIN#82622B0010001R001 - AMT: \$1,236,167.00 - TO: Control Systems Services Inc., 65 East Main Street, Washingtonville, NY 10992.

Maintenance and Repair of Boiler Burners, Controls at Various Wastewater Resource Recovery Facilities, Pump Stations and Associated Department of Environmental Protection-North Region.

☛ jy23

WATER SUPPLY**■ INTENT TO AWARD***Construction/Construction Services*

SWP-115 TO REPLACE THE BRIDGE STREET BRIDGE - Government to Government - PIN#82625T0012 - Due 7-30-25 at 8:30 P.M.

DEP intends to enter into a Government to Government agreement with the Ulster County Soil and Water Conservation District for SWP-115 to replace the Bridge Street Bridge and perform floodplain restoration to reduce flood inundation levels in Phoenicia. Completion of this project will assist DEP in meeting its 2017 Filtration Avoidance Determination deliverables. Any firm which believes it can also provide the required service IN THE FUTURE is invited to so, indicated by letter which must be received no later than July 30, 2025 4:30 P.M. at: Department of Environmental Protection, Agency Chief Contracting Officer, 59-17 Junction Boulevard, 17th Floor, Flushing, NY 11373, Attn: Glorivee Roman, glroman@dep.nyc.gov.

☛ jy23

FIRE DEPARTMENT**SUPPORT SERVICES****■ AWARD***Services (other than human services)*

NAE FOR OXYGEN CYLINDER FILLING, MAINTENANCE AND REPAIR - Negotiated Acquisition - Other - PIN#05725N0003001 - AMT: \$610,824.00 - TO: Virtair Inc., 101 Nassau Terminal Road, New Hyde Park, NY 11040.

The Fire Department's goal and objective for this negotiated acquisition extension is to continue services of a Contractor to inspect, hydrostatically test, repair, fill, label/barcode and deliver FDNY owned aluminum, carbon fiber and steel oxygen and nitrogen cylinders to all EMS stations and Fire Depots.

The FDNY has a need to extend the current services of inspection, hydrostatic testing, repair and labeling of cylinders contract for a term of one year as these services cannot be obtained via competitive sealed bid without the risk of a gap in services.

☛ jy23

HEALTH AND MENTAL HYGIENE**FAMILY AND CHILD HEALTH****■ AWARD***Services (other than human services)***EXECUTIVE COACHING AND LEADERSHIP DEVELOPMENT**

- M/WBE Noncompetitive Small Purchase - PIN#81623W0065001 - AMT: \$500,000.00 - TO: Contract Trainers Inc., 48 Eastcove Way, Oriental, NC 28571.

☛ jy23

HUMAN RESOURCES ADMINISTRATION**■ AWARD***Construction Related Services*

ENGINEERING DESIGN SERVICES - M/WBE Noncompetitive Small Purchase - PIN#06925W0032001 - AMT: \$405,730.00 - TO: Sabir Richardson & Weisberg Engineering & Architecture, 37 West 39th Street, 2nd Floor, New York, NY 10018.

☛ jy23

Human Services/Client Services

SINGLE ROOM OCCUPANCY (SRO) SERVICES - Required/Authorized Source - PIN#06925R0001008 - AMT: \$4,241,917.00 - TO: Muhlenberg Community Housing Development Fund Corp, 475 Riverside Drive, Suite 1244, New York, NY 10115-0046.

Muhlenberg Residence located at 510 Atlantic Avenue, Brooklyn, NY 11217 (201 units).

☛ jy23

MOIA LEGAL SUPPORT CENTER SERVICES IN CBOS-MODEL 3 - Renewal - PIN#06922X8001KXLR002 - AMT: \$1,111,421.00 - TO: Center for Family Life in Sunset Park Inc., 443 39th Street, Brooklyn, NY 11232.

☛ jy23

MOIA LEGAL SUPPORT CENTER SERVICES IN CBO - MODEL 1 FOR 18 MONTHS - Renewal - PIN#06921P8360KXLR002 - AMT: \$292,945.00 - TO: African Communities Together, Inc., 127 West 127th Street, Suite 221, New York, NY 10027.

☛ jy23

FY26 NAE - CAREER COMPASS, SERVICE AREA II, BROOKLYN - Negotiated Acquisition - Other - PIN#06925N0060001 - AMT: \$2,242,334.00 - TO: Goodwill Industries of Greater NY & Northern New Jersey, 25 Elm Place, 3rd Floor, Brooklyn, NY 11201.

Career Pathways Career Compass providers offer programs created to assist New York adult clients assess their skills and experience. The program helps clients find employment, training, or education programs as well as internship and community service opportunities that suit their skills and goals.

☛ jy23

Services (other than human services)

CONSULTING SERVICES - Renewal - PIN#06922G0033001R001 - AMT: \$1,217,720.00 - TO: Softek International, 242 Old New Brunswick Road, Suite 320, Piscataway, NJ 08854-3764.

DSS/ITS is requesting to utilize the two-year renewal option to the current contract with Softek International, Inc. (BID# DSS-ITS C-20211027-1 Amendment 1). The original contract expired on December 31st, 2024. The renewal period is from January 1st, 2025, to December 31st, 2026, in the amount of \$1,217,720.00. This contract is being renewed for the project mentioned below:

OCSS Strategic Modernization The project deals with Strategic Modernization of OCSS Web, Conversion of Mainframe processes into OCSS Web, Case Management System for CLU, Case Management for Enforcement, Monthly IREA Reverse File, Weekly ACS Data Exchange. These projects entail development of specifications for processes for fetching data from Court Messages and development of custom applications using the fetched data.

Track Reasonable Accommodation Cases System/TRACS Track Reasonable Accommodation Cases System (TRACS) is a web-based application that will support CAS's Office of Reasonable Accommodations in reviewing and making determinations related to DSS\HRA\DHHS clients who make formal requests for reasonable accommodations.

☛ jy23

CONSULTING SERVICES - Renewal - PIN#06922G0044001R001 - AMT: \$300,000.00 - TO: Msquare Systems Inc., 35 Journal Square, Suite 480, Jersey City, NJ 07306.

DSS/ITS is requesting to utilize the two-year renewal option to the current contract with Msquare Systems Inc. (BID# DSS-ITS C-20211027-1 Amendment 1). The original contract expired on December 31st, 2024. The renewal period is from January 1st, 2025, to December 31st, 2026, in the amount of \$300,000.00. This contract is being renewed for the project mentioned below:

Customized Assistance Services (CAS) Systems Development
Customized Assistance Services tracking systems streamline reporting and monitoring of programmatic and financial information and interface with existing HRA systems. This enables CAS to maximize the effectiveness and efficiency of the services it delivers and the programs it manages. It also contributes to meeting federal and state mandates and the realization of HRA's goals of helping the people it serves reach the maximum attainable level of self-sufficiency and to fulfill the agency's responsibilities under various city and state agreements.

☛ jy23

HEAVY DUTY CLEANING SERVICES, QUEENS - M/WBE
Noncompetitive Small Purchase - PIN# 06925W0033001 - AMT: \$250,000.00 - TO: Sparklean Janitorial Services Inc., 165 Broadway, 23rd Floor, New York, NY 10006.

The Adult Protective Services (APS) program arranges for needs assessments, care management and service delivery to impaired adults who have no one willing and able to help in a responsible manner. Heavy duty cleaning (HDC) services enable HRA/APS to prevent eviction and/or to place home care services into client's residence, enabling impaired adults to remain in a community setting as an alternative to premature or unnecessary costly institutionalization. HDC services includes – cleaning, garbage removal, disinfection and extermination to provide an orderly and hygienic environment. The selected vendor Sparklean Janitorial Services is currently providing heavy duty cleaning services to our Brooklyn and Staten Island borough clients. Their performance on level of service is good. They are responsive and responsible to provide the cleaning services per our contract requirements. Their bid prices for each level of service are reasonable to the market price and close to our estimates. They maintained adequate number of professional cleaning staff to manage and handle the most critical and challenging services to keep our clients safe and healthy environment in the communities. Contract Term: 10/1/2024 - 9/30/2025, Budget code: 9725-641-12, Budget Breakdown: FY 25 (10/1/24 - 6/30/25) - \$187,500, FY 26 (7/1/25 - 9/30/25) - \$62,500, Total \$250,000, Renewal option: None, PIN: 24BSEAP02201.

☛ jy23

CONSULTING SERVICES - Renewal - PIN# 06922G0032001R001
- AMT: \$676,000.00 - TO: Savant Financial Technologies Inc., 1441 Broadway, 6th Floor, New York, NY 10018.

DSS/ITS is requesting to utilize the two-year renewal option to the current contract with Savant Financial Technologies, Inc. (BID# DSS-ITS C-20211027-1 Amendment 1; PIN: 22GPMMI21410). The original contract expired on December 31, 2024. The renewal period is from January 1, 2025 to December 31, 2026 in the amount of \$676,000.00.

☛ jy23

IT CONSULTANT - Renewal - PIN# 06922G0056001R001 - AMT:
\$3,082,800.00 - TO: Enterprise People Inc., 14109 Chinkapin Drive, Rockville, MD 20850-7400.

DSS/ITS is requesting to utilize the two-year renewal option to the current contract with Enterprise People, Inc. (BID# DSS-ITS C-20211027-1 Amendment 1; PIN: 22GPMMI21423). The original contract expired on December 31, 2024. The renewal period is from January 1, 2025 to December 31, 2026 in the amount of \$3,082,800.00.

☛ jy23

SCHOOL CONSTRUCTION AUTHORITY

PROCUREMENT

■ SOLICITATION

Goods and Services

IT SOFTWARE AND HARDWARE - Competitive Sealed Bids -
PIN# SCA-2602P - Due 8-14-25 at 3:00 P.M.

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

School Construction Authority, 25-01 Jackson Avenue, Long Island City, NY 11101. Marlyne Pereira (718) 752-5434; mpereira@nycsca.org

☛ jy23

CONTRACT AWARD HEARINGS

ADMINISTRATION FOR CHILDREN'S SERVICES

■ PUBLIC COMMENT

This is a notice that Administration for Children's Services is seeking comments from the public about the proposed contract below.

Contract Type: Contract
Contractor: Link2consult Inc
Contractor Address: 1 Bridge Plaza, Suite 275, Fort Lee, NJ 07204.
Scope of Services: Senior Oracle Database Administrator
Maximum Value: \$199,500.00
Term (Start and End Dates): 9/1/2025 through 8/31/2026
E-PIN: 06826W0002001
Procurement Method: M/WBE Small Purchase procurement Method
Procurement Policy Board Rule: Section 3-08 (c)(1)(iv)

How can I comment on this proposed contract award?

Please submit your comment to https://forms.office.com/Pages/DesignPageV2.aspx?origin=ShareFormPage&subpage=design&m2=1&id=x2_1MoFfIk6pWxXaZIE778bZcMatIOJEn16RxBJVQu1UM0RYUzdGSTJE0VZTNTA0SEsxWFZEUKRVUy4u

Be sure to include the E-PIN above in your message.

Comments must be submitted before 12:00 P.M. on Tuesday, July 30, 2025.

☛ jy23

This is a notice that Administration for Children's Services is seeking comments from the public about the proposed contract below.

Contract Type: Contract
Contractor: TNT Staffing LLC
Contractor Address: 70 Kinderkamack Road, Suite 202, Emerson, NJ 07630.
Scope of Services: IT Security Specialist
Maximum Value: \$219,912.00
Term (Start and End Dates): 7/28/2025 through 7/24/2026
Renewal Clauses: Not Applicable
E-PIN: 06826W0003001
Procurement Method: M/WBE Small Purchase
Procurement Policy Board Rule: Section 3-08 (c)(1)(iv)

How can I comment on this proposed contract award?

Please submit your comment to https://forms.office.com/Pages/DesignPageV2.aspx?origin=ShareFormPage&subpage=design&m2=1&id=x2_1MoFfIk6pWxXaZIE778bZcMatIOJEn16RxBJVQu1URFdlNVkxOUVOVDZIWFRER11FOExRU02WRi4u

Be sure to include the E-PIN above in your message.

Comments must be submitted before 12:00 P.M. on Tuesday, July 30, 2025.

☛ jy23

DESIGN AND CONSTRUCTION

■ PUBLIC COMMENT

This is a notice that NYC Department of Design and Construction is seeking comments from the public about the proposed contract below.

Contract Type: Contract
Contractor: The Campaign Against Hunger, Inc.
Contractor Address: 2010 Fulton Street, Brooklyn, NY 11233
Project ID: PWDNTCAHV
Scope of Services: The purchase of 5 meal delivery vehicles for The Campaign Against Hunger, Inc.
Maximum Value: \$441,661.00
Term: 1825 consecutive calendar days from date of registration
E-PIN: 85025L0040001
Procurement Method: Line Item Appropriation/Discretionary
Procurement Policy Board Rule: Section 1-02 (e)

How can I comment on this proposed contract award?

Please submit your comment to: https://forms.office.com/Pages/ResponsePage.aspx?id=x2_1MoFfIk6pWxXaZIE7785hDCttXINNSpyZgs2xarVURVdDTjFZTk45TEJBRVlPNkNJRDE4NzAwUC4u

Be sure to include the E-PIN and Project ID on your Comment Submission Form.

Comments must be submitted before 4:00 P.M. on Monday, August 4th, 2025.

☛ jy23

This is a notice that NYC Department of Design and Construction is seeking comments from the public about the proposed contract below.

Contract Type: Contract

Contractor: Maimonides Medical Center

Contractor Address: 4802 10th Avenue, Brooklyn, NY 11219

Project ID: HLDNMAIMA & HLKNMAIM

Scope of Services: The purchase of a new hospital ambulance

Maximum Value: \$334,337.00

Term: 1825 consecutive calendar days from date of registration

E-PIN: 85025L0039001

Procurement Method: Line Item Appropriation/Discretionary Funding

Procurement Policy Board Rule: Section 1-02 (e)

How can I comment on this proposed contract award?

Please submit your comment to https://forms.office.com/Pages/ResponsePage.aspx?id=x2_1MoFfk6pWxXaZlE7785hDCttXINNSpyZgs2xarVURVdTjFZTk45TEJBRVIPNkNJRDE4NzAwUC4u

Be sure to include the E-PIN and Project ID on your Comment Submission Form.

Comments must be submitted before 4:00 P.M. on Monday, August 4th, 2025.

☛ jy23

This is a notice that NYC Department of Design and Construction is seeking comments from the public about the proposed contract below

Contract Type: Contract

Contractor: NYU Langone Hospitals.

Contractor Address: 550 1st Avenue, New York, NY 10016.

Project ID: HLMNYLNGN

Scope of Services: The purchase of 4 energy efficient ambulances for NYU Langone Hospitals.

Maximum Value: \$1,070,000.00

Term: 1,825 consecutive calendar days from date of registration

E-PIN: 85025L0014001

Procurement Method: Line Item Appropriation/Discretionary Funding

Procurement Policy Board Rule: Section 1-02 (e)

How can I comment on this proposed contract award?

Please submit your comment to https://forms.office.com/Pages/ResponsePage.aspx?id=x2_1MoFfk6pWxXaZlE7785hDCttXINNSpyZgs2xarVURVdTjFZTk45TEJBRVIPNkNJRDE4NzAwUC4u

Be sure to include the E-PIN and Project ID on your Comment Submission Form.

Comments must be submitted before 4:00 P.M. on Monday, August 4th, 2025.

☛ jy23

ENVIRONMENTAL PROTECTION

■ PUBLIC COMMENT

This is a notice that NYC Department of Environmental Protection is seeking comments from the public about the proposed contract below.

Contract Type: Supply Services Contract

Contractor: Stratis Contracting Corp.

Contractor Address: 7 Corporate Drive, Peekskill, NY 10566

Scope of Services: Repair and maintenance of electric actuators at various wastewater treatment plants, pumping stations and associated DEP facilities.

Maximum Value: \$1,732,245.00

Term (Start and End Dates): 1,095 consecutive calendar days

Renewal Clauses: 1 year renewal.

E-PIN: 82625B0036

Procurement Method: CSB Best Value

Procurement Policy Board Rule: Section 2-11

How can I comment on this proposed contract award?

Please submit your comment to <https://forms.office.com/g/8UQZyw4ab7>. Be sure to include the E-PIN above in your message.

Comments must be submitted before 12:00 P.M. on Tuesday, July 29, 2025.

☛ jy23

INFORMATION TECHNOLOGY AND TELECOMMUNICATIONS

■ PUBLIC COMMENT

This is a notice that the NYC Office of Technology & Innovation is seeking comments from the public about the proposed contract below.

Contract Type: CTA1

Contractor: Ammaluit Corp

Contractor Address: 31-00 47th Avenue, Suite 3100, Long Island City, NY 11101

Scope of Services: Consultant Services

Maximum Value: \$70,180.00

Term (Start and End Dates): 6/3/2025 - 9/30/2025

E-PIN: 8525W0151001

Procurement Method: M/WBE Non-Competitive Small Purchase ("NCSP")

Procurement Policy Board Rule: Section 3-08 (c)(1)(iv)

How can I comment on this proposed contract award?

Please submit your comments through the following: MWBECROLComments@oti.nyc.gov. Be sure to include the E-PIN above in your message.

Comments must be submitted before 5:00 P.M. EST on Monday, August 11, 2025.

☛ jy23

This is a notice that the NYC Office of Technology & Innovation is seeking comments from the public about the proposed contract below.

Contract Type: CTA1

Contractor: Optinet Communications, Inc.

Contractor Address: 33 South Wood Avenue, Suite 600, Iselin, NJ 08830

Scope of Services: Consultant Services

Maximum Value: \$348,530.00

Term (Start and End Dates): April 14, 2025 through April 12, 2026

E-PIN: 85825W0116001

Procurement Method: M/WBE Non-Competitive Small Purchase ("NCSP")

Procurement Policy Board Rule: Section 3-08 (c)(1)(iv)

How can I comment on this proposed contract award?

Please submit your comments through the following: MWBECROLComments@oti.nyc.gov. Be sure to include the E-PIN above in your message.

Comments must be submitted before 5:00 P.M. EST on Monday, August 11, 2025.

☛ jy23

PARKS AND RECREATION

■ PUBLIC COMMENT

This is a notice that NYC Parks is seeking comments from the public about the proposed contract below.

Contract Type: Contract

Contractor: CAG Construction Corp

Contractor Address: 3225 Victory Boulevard, Suite 1A, Staten Island, NY 10314

Scope of Services: M071-223M Riverside Park 91st Street Staircase Reconstruction

Award Amount: \$959,519.60

Term (Start and End Dates): September 2, 2025, to September 1, 2026.

E-PIN: 84626W0002001

Procurement Method: MWBE Small Purchase

Procurement Policy Board Rule: §3-08(c)(1)(iv)

How can I comment on this proposed contract award?

Please submit your comment to PublicComments.Capital@parks.nyc.gov.

Be sure to include the E-PIN above in your message.

Comments must be submitted before 2:00 P.M. on Wednesday, July 30, 2025.

• jy23

AGENCY RULES

HEALTH AND MENTAL HYGIENE

■ NOTICE

Notice of Adoption of Amendments to Chapter 12 of Title 24 of the Rules of the City New York Regarding Window Guards

A Notice of Public Hearing and Opportunity to Comment on a proposal by the Department of Health and Mental Hygiene ("Department") to repeal and replace Chapter 12 of Title 24 of the Rules of the City of New York, regarding window guards, was published in the City Record on April 24, 2025. A virtual public hearing was held on May 27, 2025. No one testified at the hearing. Two written comments were received. Following review of the written comments, the Department did not make changes in response to the comments submitted. However, upon further review, the Department decided to revise the rule in the following ways:

- 1) Section 12-03 is revised to provide that annual notice reminders may be transmitted to occupants by any means practical, which includes electronic messaging, or by posting a notice in building common areas, rather than requiring posting of notices in all instances.
- 2) Subdivision (h) of section 12-08 was revised to require that the permanent identification on window guards include only the die stamped Department registration number, and not the manufacturer's device model or fabrication date.
- 3) In consideration of the burden on building owners, subdivision (i) of section 12-09 was revised to remove the requirement that permanent installations of window air conditioning units include rigid side panels. In addition, the revised rule provides that owners are not responsible for arranging permanent installation of window air conditioning units, but rather must inspect and approve the installation to confirm that it is consistent with the installation requirements set forth in the rule.

The Department now adopts the rule as indicated below.

Statement of Basis and Purpose

Background

When the rules governing window guards, which are set forth in Chapter 12 of the Department's rules, were first adopted, the most common windows in multiple dwellings in the city were double hung windows. Therefore, the original rules primarily reflected the standards applicable to window guards for this type of windows. Since that time, many other types of windows, as well as other window opening limiting devices intended to prevent falls from windows, have been manufactured, marketed and installed in multiple dwellings and other buildings. However, the rules had not been updated to reflect these technical advances and developments. These proposed amendments update the rules to reflect these changes. They use the term "window guard" to encompass both traditional window guards (TWGs) used in double hung windows and limiting devices that prevent falls in newer window types.

Under the original rules, when a window fall prevention device manufacturer, window manufacturer or building owner sought to install any currently unapproved window fall prevention device, they needed to obtain the approval of the Department's Window Guard Policy and Acceptance Board. Maintaining such a board proved to be inefficient, and the Department has now eliminated it. As an alternative to the previous Board review process, the Department is implementing a new registration process. Under these rules, an applicant seeking approval of a new window fall prevention device is

required to apply to the Department for registration of the device and submit an affidavit of a professional engineer or professional architect, in a form approved or provided by the Department, demonstrating that the window fall prevention device complies with the Department's specifications and safely accomplishes its purpose.

In addition to the new registration requirements, the Department is now regulating use of air conditioners, which were not previously addressed under Chapter 12. During the past several years, there have been instances in which inappropriately installed or removed window air conditioner units have contributed to falls by children. Nearly all preventable falls occur because no window fall prevention device of any kind was installed, or because a window air conditioning unit was improperly installed in or removed from a window. The new rules also require installation of window fall prevention devices on windows that open onto balconies or terraces above the first or ground floor of a multiple dwelling.

Annual notices

The notice requirements of §17-123 of the Administrative Code are currently incorporated into Chapter 12. They require owners of multiple dwellings to provide a form (or "notice") for the occupants of rental units to complete upon leasing or initial occupancy and then yearly thereafter, indicating whether a child or children 10 years of age or under resides or will reside in the unit. An occupant who receives a notice in January is required to return the notice to the owner by February 15th. If the owner does not receive the occupant's completed notice by that date, the owner must inspect the unit before March 1st to determine whether such a child resides in the unit and, if so, whether there are approved window guards installed and maintained in the unit. Owners must install guards if an occupant's returned notice indicates that such a child resides in the unit or if the occupant requests installation of window guards.

The original Chapter 12 prescribed window guard notice forms in Appendix A (lease notice in English) and Appendix B (annual notice in English and Spanish). The Department has repealed these appendices, which contained outdated telephone numbers and addresses for the Department. The rules continue to require that the form and content of all window guard notices, including combined notices about the need for both window guards and lead-based paint inspections, be either provided by or approved by the Department. But instead of attaching forms to the rules, the Department will post approved notice forms on its website and provide paper versions to owners without internet access upon request to the City's 311 line. Owners may use window guard notices or forms which combine window guard and lead notices, as applicable.

Specifications for window fall prevention devices

The Department has simplified the specifications for window fall prevention devices without compromising the standards that have proved so effective at reducing children's injuries from window falls. All such devices must still be configured to limit window openings to no more than four and one-half (4 ½) inches on the bottom and sides of any open window sash, or between any grids or bars in a window guard. No opening may allow more than an additional half-inch of deflection, demonstrated in a manner that prevents the passage of a five-inch diameter solid sphere through the opening. All such devices must be tested to withstand the impact of a 150-pound weight and maintain structural integrity post-testing. An engineer's or architect's certification must verify compliance with standards and successful testing and specify the size(s) of windows in which the guards or limiting devices may be installed.

Because these changes required extensive amendments, the Department repealed the Chapter in its entirety and replaced it with new rules. The following is a description of the restated rule sections.

- **§ 12-01 Introduction, scope and applicability.** This section provides that this chapter applies to installation of window guards in multiple dwellings and that only Department-approved devices may be used when window guards are required by applicable law.
- **§ 12-02 Definitions.** This section defines terms used in the rules, including several new terms.
- **§ 12-03 Distribution of window guard and lead paint notices.** This section replaces previous section 12-02 (Annual Notice) and subdivisions a and b of section 12-03 (Lease Notice), and sets forth the requirements for notices, including the content of notices. It requires that forms be approved or provided by the Department; allows lease and annual notices on window guards to be combined with notices required for the purpose of lead poisoning prevention pursuant to Administrative Code §27-2056.4; requires notices to be in English, Spanish and other languages as may be necessary; requires owners to remind occupants about returning annual notices; and authorizes inspection of notice records by agents and employees of the Department. Owners are required to

keep proof of delivery of notices and returned notices on file and available for inspection for at least two years after receipt, and failure to maintain such proof is prima facie evidence of a failure to send notices to occupants.

- **§12-04 Owner's duty to inspect.** This section replaces subdivision c of previous section 12-03 and sets forth the owner's obligation, in the absence of a response from an occupant, to timely inspect the unit to determine whether window guards are needed.
- **§12-05 Prohibited communications with occupants.** This section replaces previous section 12-05 (Notice that Installation is Optional or That There is a Tie-in between Installation and Tenant Payment Prohibited), and provides that owners may not impose pre-conditions on installation of window guards or advise occupants that such installation is optional.
- **§12-06 Occupant obligation to return notices and provide information and access to owners.** This section, which sets forth the obligations of occupants, is substantively similar to previous section 12-06 (Tenant Obligation to Provide Information and Access).
- **§12-07 Requirement to install window guard.** In this section, which replaces previous section 12-07, the Department provides detail regarding the windows in which window guards must be installed.
- **§12-08 Specifications, testing and installation of all window guards.** This section is new and sets forth the technical requirements that apply to all window guards.
- **§12-09 Specifications for traditional window guards (TWGs) installed in double hung windows; permanent installation of window air conditioners.** This section updates current section 12-10 (Specifications for Window Guards for Double Hung Windows) to include new terminology and to specify how window air conditioning units must be installed if they will serve as a substitute for window guards.
- **§12-10 Installation of limiting devices.** This section replaces previous section 12-11 and addresses the use of stops that may be installed in windows or as attachments to window sashes and window frames, in order to prevent window sashes from opening more than four and one-half (4½) inches in any direction.
- **§12-11 Registration of window guards.** This section replaces both previous section 12-08 (Procedures for Manufacturers Applying for Approval of Window Guards) and previous section 12-09 (Procedures for Requesting Window Guard Variances) to provide a new registration process for device approval. The Department now requires registration of all new window fall prevention devices that are incorporated into a window or will be added to a window after installation.
- **§12-12 Modification by Commissioner.** This section is substantially similar to previous section 12-12, and provides that the Commissioner may modify provisions of these rules in certain circumstances.
- **§12-13 Civil Penalties.** This section sets forth the penalties for specific violations of Chapter 12, and replaces current section 12-13, which incorporates by reference the penalty provisions set forth in Administrative Code §17-123. This section now includes a penalty of \$1000 for a manufacturer's failure to register an installed window fall prevention device.

Statutory Authority

The amendment of Chapter 12 of Title 24 of the RCNY ("Chapter 12") is authorized by sections 389(b) and 1043 of the New York City Charter ("Charter"), Section 17-123 of the Administrative Code of the City of New York ("Administrative Code") and subdivision (b) of section 3.11 of the Health Code of the City of New York. Charter section 389(b) provides that "heads of mayoral agencies shall have the power to adopt rules to carry out the powers and duties delegated to the agency head or the agency by or pursuant to federal, state or local law." Charter section 1043(a) authorizes each agency to "adopt rules necessary to carry out the powers and duties delegated to it by or pursuant to federal, state or local law." Subdivision (c) of section 17-123 of the Administrative Code provides that "the department of health [and mental hygiene] shall promulgate such regulations as it deems necessary to comply with the provisions of this section, with respect to the annual notice to tenants, and the notice requirement in all multiple dwelling leases." Subdivision (b) of section 3.11 of the Health Code authorizes a penalty for engaging in activity without a registration required by the Code.

The amendment is as follows.

Note: Matter to be deleted is in [brackets]

Matter underlined is new.

"Must" and "shall" are used interchangeably for mandatory requirements.

Section 1. Chapter 12 of Title 24 of the Rules of the City of New York, relating to requirements for window guards, is REPEALED.

§2. Title 24 of the Rules of the City of New York is amended by adding a new Chapter 12, to read as follows:

CHAPTER 12 WINDOW FALLS PREVENTION

§12-01 Introduction, scope and applicability.

§12-02 Definitions.

§12-03 Distribution of window guard and lead paint notices.

§12-04 Owner's duty to inspect.

§12-05 Prohibited communications with occupants.

§12-06 Occupant obligation to return notices, provide information and access to owners.

§12-07 Requirement to install window guard.

§12-08 Specifications, testing and installation of all window guards.

§12-09 Specifications for traditional window guards (TWGs) installed in double hung windows; permanent installation of window air conditioners.

§12-10 Installation of other window opening limiting devices.

§12-11 Registration of window guards.

§12-12 Modification by Commissioner.

§12-13 Penalties.

§12-01 Introduction, scope and applicability.
When any law, regulation, or order, including, but not limited to, section 27-2043.1 of the Administrative Code of the City of New York ("Administrative Code") and section 131.15 of the Health Code of the City of New York, requires the installation of "window guards" in certain dwelling units and public areas of multiple dwellings, window fall prevention devices that are constructed and installed in accordance with the specifications set forth in this Chapter, and that are registered with the Department of Health and Mental Hygiene, must be used.

§12-02 Definitions.
When used in this Chapter, the following terms have the following meanings:
(a) *Balcony window* means a window opening from an apartment or public area onto a balcony or terrace, including an opening onto a balcony that does not have a walking surface. This term does not include a door opening onto a balcony or a window opening onto a fire escape.
(b) *Child* means a person 10 years of age or under.
(c) *Department* means the New York City Department of Health and Mental Hygiene.
(d) *Dwelling unit* means an apartment or other single unit consisting of one or more legally habitable rooms in a multiple dwelling, which is occupied or intended to be occupied by one or more persons.
(e) *Fire escape* means a combination of exterior stairs and landing platforms providing unobstructed means of egress from rooms or spaces in a building, constructed in accordance with Administrative Code §27-380, or its successor law(s).
(f) *First floor* means the first story of a multiple dwelling that is at or above street or ground level, regardless of how the floors are numbered or otherwise identified.
(g) *Independent testing laboratory* means a laboratory that is (1) not owned, operated, managed or controlled by a manufacturer of windows or window guards, or by an owner of a multiple dwelling in which window guards must be installed pursuant to applicable law, (2) accredited in accordance with the International Standards Organization ("ISO"), International Standard ISO/IEC 17025: General requirements for the competence of testing and calibration laboratories, 3rd edition (2017) or a successor standard, and (3) able to test window fall prevention devices pursuant to ASTM International, F2006-10, Standard Safety Specification for Window Fall Prevention Devices for Non-Emergency Escape (Egress) and Rescue (Ingress) Windows, or a successor published standard.
(h) *Lead-based paint* has the meaning set forth in Article 173 of the New York City Health Code.
(i) *Limiting device* means a window fall prevention device registered with the Department, other than a traditional window guard (TWG) as defined in this section, that prevents a window sash from opening more than four and one-half (4 ½) inches in any direction and that prevents the passage of a five-inch solid sphere through any opening. A limiting device consists of a device built into a window during a window's manufacture or a device designed and constructed to be attached to the exterior of the building or to a window or window frame after the window is manufactured.
(j) *Multiple dwelling* means a residential building consisting of three or more dwelling units or apartments.

(k) Occupant means a tenant or other person residing in a dwelling unit in a multiple dwelling regardless of whether such person is a party to a lease agreement.

(l) Owner means an owner, landlord, lessor, managing agent, mortgagor, receiver, condominium unit owner, cooperative board, and any person who is an agent of the owner or who is otherwise responsible for the management or control of a multiple dwelling or unit in a multiple dwelling.

(m) Professional architect means a New York State Licensed Registered Architect (RA) whose professional license, training and experience demonstrate competence to evaluate performance and testing results for window fall prevention devices in accordance with this Chapter and who is independent of and not affiliated with the testing laboratory, window fall prevention device manufacturer, or building owner associated with the window fall prevention devices that such individual is evaluating.

(n) Professional engineer means a New York State Licensed Professional Engineer (PE) whose professional license, training and experience demonstrate competence to evaluate performance and testing results for window fall prevention devices in accordance with this Chapter and who is independent of and not affiliated with the testing laboratory, window fall prevention device manufacturer, or building owner associated with the window fall prevention devices that such individual is evaluating.

(o) Public areas means the staircases, landings, lobbies, hallways, community rooms, laundry rooms, and other areas within a multiple dwelling building to which all dwelling occupants have access.

(p) Resides has the meaning set forth in section 27-2056.2 of the Administrative Code or a successor law.

(q) Secondary egress window means a window in a first floor unit in a multiple dwelling equipped with fire escapes that has been designated as a means of escape for the occupants of such unit in a fire or other emergency.

(r) Traditional window guard or TWG means a window fall prevention device registered with the Department consisting of a reinforced metal grid and stops installed in a double hung or other window to form a barrier to prevent a window sash from opening more than four and one-half (4 ½) inches in any direction and that prevents the passage of a five-inch solid sphere through any opening.

(s) Window means an opening in a building, other than a door, that (i) allows light and/or air to enter the building's interior spaces, (ii) is lined with a frame made of wood, metal or other rigid durable materials, and (iii) is fitted with one or more sashes. A window consists of the following components:

(1) The frame is the framework within the window opening that surrounds and supports the window components.

(2) The jambs are the main vertical parts forming the sides of the window frame, containing channels into which window sashes are fitted.

(3) The sash is the moveable part of a window consisting of a frame of vertical stiles and horizontal rails holding one or more glass panes fitting within the window jamb. In a double hung window there are two sashes, an upper and a lower sash that may be raised and lowered; in a sliding window, there are one or more sashes that move sideways; in a casement window one rail or stile of the sash is attached by hinges to the window jamb and the opposite rail or stile usually has a locking mechanism that attaches the sash to the jamb, to another casement sash, or to a stationary stile attached to the window jamb.

(4) The stool is the portion of the horizontal window ledge that protrudes into the interior of the room, adjacent to the window sash when the window is closed; it is sometimes called the interior windowsill.

(t) Window guard means a traditional window guard (TWG) or a limiting device.

§12-03 Distribution of window guard and lead paint notices.

Owners must deliver a notice, in hard copy or electronically, in a form provided or approved by the Department, to the occupant of each dwelling unit in a multiple dwelling. Forms are available on the Department website and by calling 311 for hard copies.

(a) Notices must be distributed as follows:

(1) New lease. All new leases offered to prospective or current tenants or occupants in multiple dwellings must contain a notice regarding window guards.

(2) At commencement of occupancy if no lease. If no lease is offered or required, the notice required by this section must be provided to each new occupant of a unit upon commencement of occupancy.

(3) Annually after leasing or commencing occupancy. Between January 1 and January 16 of each year, every owner must send an annual notice to each dwelling unit, to be delivered as follows:

(i) By first class mail addressed to the occupant at the dwelling unit; or

(ii) By hand delivery to the occupant at the dwelling unit; or

(iii) By electronic delivery to an e-mail account or telephone number provided by the occupant, if the owner has obtained the occupant's written consent to such delivery; or

(iv) By enclosure with the January rent bill, provided that the January bill is delivered between December 15 and January 16.

(b) Owners to issue annual notice reminder. Between January 1 and February 15 each year, each owner must transmit a notice reminder by any means practical, including by electronic messaging to all occupants, or by posting such notices in the common areas of the multiple dwelling. Such notices must advise occupants that (i) occupants must return the completed notices provided to them by February 15, (ii) the owner must inspect a dwelling unit if the completed notice is not returned, and (iii) the owner has an obligation to install and maintain window guards.

(c) Combined notices regarding window guards and lead paint are permitted. Owners of multiple dwellings constructed prior to January 1, 1960 may combine, in a form provided or approved by the Department, the window guard notice required by this Chapter with the notice regarding lead paint required pursuant to section 11-03 of title 28.

(d) Notice content must conform to the following:

(1) Language. Notices must be printed in English, Spanish, and such other languages as an owner knows or reasonably should know are commonly spoken in the community in which the dwelling unit is located.

(2) Wording. The wording and form of notices provided or approved by the Department must not be altered or varied in any manner, except as may be modified by the Commissioner in response to an application for modification made in accordance with §12-12 of this Chapter.

(e) Notices to be retained and made available for inspection.

(1) Owners must maintain proof of mailing or delivery of notices to occupants, completed notice forms returned to owners, and occupants' agreements to receive notice by specific means of communication until at least April 1st of the second year following the year that the notice was required to be sent. Such records must be made available for inspection by the Department upon request.

(2) Failure to make proof of mailing or delivery of a required notice available for inspection within five (5) business days of receipt of a written or oral request by the Department shall be prima facie evidence that such notice was not provided.

§12-04 Owner's duty to inspect.

(a) If an owner has not received a completed annual notice form from an occupant by February 15 of any given year, the owner must at a reasonable time, consistent with applicable law, inspect the occupant's dwelling unit to ascertain whether a child resides or will reside in the dwelling unit and, if so, whether window guards and air conditioners are installed in accordance with this Chapter and in good condition.

(b) Owners must also annually inspect and test any permanently installed metal ornamental or security window bars that are intended to serve as window guards to determine whether they comply with the requirements of this Chapter and other applicable law.

(c) If an occupant refuses to give access to the owner to perform an inspection, the owner must maintain records of such refusal for no less than two (2) years and may report such refusal by calling 311.

§12-05 Prohibited communications with occupants.

(a) No pre-conditions. An owner must not impose any type of pre-condition on installation of a required window guard, including, but not limited to, requiring the pre-payment of any fees prior to installation.

(b) Installation not optional. An owner must not communicate to a occupant that the installation of window guards where a child resides is optional, or that such installation is in any manner dependent upon payments by the occupant, except that tenants or occupants in certain units may be required to reimburse owners for the actual costs of a window guard after such a device is installed, subject to regulations and guidance issued by the State Division of Housing and Community Renewal.

§12-06 Occupant obligation to return notices and provide information and access to owners.

(a) An occupant of a dwelling unit in a multiple dwelling who receives a notice provided pursuant to section 12-03 must accurately fill in the required information, sign and date the notice, and return it to the owner. An occupant who receives a notice upon entry into a lease or upon commencement of occupancy must return the notice immediately. An occupant who receives an annual notice between January 1 and January 16 of a given year must return such notice by February 15 of such year.

(b) An occupant of a dwelling unit who fails to return a completed notice form as required under subdivision (a) must allow an owner access to such dwelling unit at a reasonable time to inspect the dwelling unit to ascertain whether a child resides or will reside in the dwelling unit.

(c) An occupant of a dwelling unit in which a child resides or will reside and an occupant who has requested the installation of window guards in a dwelling unit must allow the owner access to such dwelling unit at reasonable times to install and maintain window guards the.

(d) An occupant of a dwelling unit in which a child resides or will reside must not obstruct or interfere with the installation of window

guards, remove any such device, or install temporary window air conditioning units instead of window guards.

§12-07 Requirement to install window guard.

An owner must install window guards in each window in a dwelling unit for which the owner knows or reasonably should know that there is a child in residence or the occupant requested window guards, including balcony windows, except in the following circumstances:

- (a) Windows opening on fire escapes and secondary egress windows. Window guards must not be installed in (1) windows accessing fire escapes or (2) secondary egress windows. In a first floor dwelling unit in a multiple dwelling equipped with fire escapes, the owner may select the window that will serve as the secondary egress window.
- (b) Window openings at or below ground level. Where exterior window sills of windows in a dwelling unit are located at or below ground level with less than six inches of drop, window guards are not required.
- (c) Emergency escape and rescue openings. Windows defined as required emergency escape and rescue openings in the New York City Building Code and New York City Fire Code must be equipped with devices compliant with ASTM International, F2090-21, Standard specification for Window Fall Prevention Devices With Emergency Escape (Egress) Release Mechanisms, or successor published standard, instead of the window guards otherwise described in this chapter.

§12-08 Specifications, testing and installation of window guards.

All window guards installed in a window or window frame must meet the following specifications:

- (a) Construction. Construction must be of rigid metal or of other equally durable rigid materials, without sharp projections, edges or rough surfaces.
- (b) Coatings. Coatings must not contain lead in excess of the limits prescribed in Article 173 of the New York City Health Code.
- (c) Weather resistance. Metals and coated metals must be weather and corrosion resistant.
- (d) Restrict window openings. Window guards must allow no opening greater than four and one-half (4½) inches between the window jamb, frame, sill, and any moveable sash. Although the size of the opening above the upper sash of a double hung window is not restricted, a stop must be installed in the window frame so that there is no more than a four and one-half (4½) inch opening between the top of the highest horizontal bar of the installed window guard and the bottom rail of the upper sash.
- (e) Tested to withstand at least 150 pounds impact. Each window guard must be tested by an independent testing laboratory and must demonstrate the ability to withstand the impact of at least a 150-pound load when a guard is extended to its maximum width or a window with an installed limiting device is opened, without increasing any opening in the guard grid or in a window that is more than four and one-half (4½) inches in any direction. A window guard that in testing shows any degree of deflection creating an opening exceeding four and one-half (4½) inches must be further tested to demonstrate that such opening does not permit passage of a five-inch solid sphere. When a window guard will be used in window openings of different sizes, tests must validate use with each size.
- (f) Installation. Window guards must be installed only in window frames that are structurally sound and intact or that have been reinforced to permit correct permanent installation of window guards. Window frames that are not intact must be repaired or replaced.
- (g) Screws. All screws used to secure window guards must be counter-sunk so as to be flush with the jamb or other window frame component.

(1) One-way or other metal screws supplied by the manufacturer must be used to mount window guards. Screws used must be types not readily removable by standard flat-blade slotted or Phillips-head screwdrivers.

(2) Screws must be either (i) minimum size #10 and long enough to penetrate one inch into a wooden window frame, or (ii) of an adequate type, size and length to be securely fastened to window frames made of other materials.

(h) Permanent identification. All window guards must bear a Department registration number die stamped on the window with a built-in limiting device, separately installed limiting device or on one of the end bars of the window guard so as to be readily visible when viewed from within the room where the window or guard has been installed.

(i) Installation kits. Each window guard or window with a built-in window guard sold by a manufacturer must be packaged and sold with all hardware necessary for installation and instructions, including:

- (1) Stops. "L" shaped or other stops.
- (2) Screws. Specified screws for installation of window guard. If wood screws are supplied by the manufacturer, a warning label must be printed on the package containing the screws stating that for installation in frames made of other materials, appropriate type, size, and length screws must be substituted.

(3) Installation and maintenance instructions and warnings. The manufacturer's written instructions for safe installation and maintenance must be supplied in the manufacturer's packaging with each window guard or window with a built-in window guard, in

English, specifying the types and dimensions of the windows in which the device may be used and must contain the following warnings regarding limitations for use, prominently displayed on instruction sheets:

WARNING

USE OF THIS GUARD OR DEVICE TO ALLOW A WINDOW TO BE OPENED MORE THAN FOUR AND ONE-HALF (4½) INCHES IS DANGEROUS AND ILLEGAL.

THIS GUARD OR DEVICE MUST BE INSTALLED IN A STRUCTURALLY SOUND WINDOW FRAME.

NO WINDOW GUARD MAY BE INSTALLED IN WINDOWS PROVIDING ACCESS TO FIRE ESCAPES OR OTHER MEANS OF EMERGENCY ESCAPE AND RESCUE.

§12-09 Specifications for traditional window guards (TWGs) installed in double hung windows; permanent installation of window air conditioners.

TWGs installed in double hung windows must meet the following specifications:

- (a) Window and grid openings. There must be no openings greater than four and one-half (4½) inches (i) between the vertical bars of the installed TWG and the sides of the window frame, (ii) between the lowest horizontal bar of the installed TWG and the window stool, (iii) between any horizontal or vertical bars in the TWG grid, or (iv) between the top of the highest horizontal bar of the installed TWG and the bottom rail of the upper sash.
- (b) Tested to withstand at least 150 pounds impact. All TWGs must be tested by an independent testing laboratory to show that they are able to withstand the impact of a 150-pound load at center span when the guard is extended to maximum width without increasing any opening in the grid more than four and one-half (4½) inches. A test with the TWG attached in accordance with the manufacturer's installation instructions must be performed and the results, including information as to temporary or permanent distortion, certified by an independent laboratory or a professional engineer or professional architect when the TWG is registered. When a TWG is manufactured in more than one size, each size must be tested, and all test results must be submitted to the Department with the manufacturer's application for registration.
- (c) Height. TWGs must be a minimum of 15 inches high measured along the vertical bars.
- (d) Mounting holes. The outer vertical bars must each have at least two holes for permanent mounting in the window opening frame or window jamb. If TWGs are more than 15 inches high, additional mounting holes are required to provide no more than a maximum interval of 18 inches between mounting holes.
- (e) Non-telescoping bars. TWGs with non-telescoping bars must have a permanent spot weld on at least two of the horizontal bars to provide a minimum of two inches overlap when the guard is fully extended.
- (f) Telescoping bars. A TWG with telescoping bars extended to their maximum allowable width must have:
- (1) A minimum overlap of five inches or one-third of the length of each horizontal bar, whichever is greater;
 - (2) An additional rigid vertical support at the telescopic opening of the outer tubing of the bars, that prevents spreading of the bars; and
 - (3) The following permanent label must be affixed on at least one horizontal bar on each facing surface where the (*) indicates the number of inches appropriate to the specific model:

WARNING

EXTENSION OF THIS BAR BEYOND (*) INCHES IS DANGEROUS AND ILLEGAL

(g) Stops.

(1) In double hung windows, rigid metal "L" shaped stops that are at least one-half the width of the window track and each leg of which measures at least two inches must be installed securely with two screws in the upper tracks of each side of the bottom window to prevent the lower window from being raised more than four and one-half (4½) inches above the lowest section of the top horizontal bar of the TWG.

(2) Where "L" shaped stops cannot be placed in the window track without interfering with the normal operation of the window, a rigid metal strip may be securely fastened across the track of the bottom window to prevent the lower window from being raised more than four and one-half (4½) inches above the lowest section of the top horizontal bar of the TWG. Strips must be mounted on each of the windows and secured by two screws on each side of the window track.

(3) Where neither of the stops described in paragraphs (1) and (2) above can be used, such as in ballast balanced windows, rigid metal "L" shaped stops may be securely fastened to the frame of the window to prevent the lower window from being raised more than four and one-half (4½) inches above the lowest part of the top horizontal bar of the TWG. A stop must be mounted on each side of the exterior lower window frame and secured by two screws in each stop.

(4) Stops are not required where TWGs are installed that are of sufficient height to prevent an opening of more than four and one-half (4½) inches above the lowest section of the top horizontal bar of the TWG when the lower window is raised to its maximum open position.

(h) *Instructions.* In addition to the instructions required for all window guards set forth in §12-08, instructions for installation of TWGs must specify that:

(1) TWGs must be installed so that the bottom horizontal bars are mounted no more than four and one-half (4½) inches above the window stool; and

(2) "L" shaped stops supplied by the device manufacturer, or alternative stopping devices, must be installed with the screws provided to limit movement of the bottom sash so it cannot be raised more than four and one-half (4½) inches above the highest horizontal bar of the TWG.

(i) *Window air conditioning units.* Additional window guards are not required for windows in which air conditioning units have been permanently installed in double hung windows as follows:

(1) The air conditioning unit is securely bolted into the window stool or sill using tamper-resistant one-way screws without leaving any open space greater than four and one-half (4½) inches;

(2) Two metal "L" shaped stops or brackets are installed in the window frame (one on each side of the bottom sash) to prevent the lower window sash from opening more than four and one-half (4½) inches above the air conditioner unit; and

(3) The building owner has inspected and approved the permanent installation and verified that the requirements of paragraphs (1) and (2) of this subdivision are satisfied.

(j) *Ornamental and security bars.* When a child resides or will reside in a dwelling unit in which windows are equipped with permanently affixed exterior metal ornamental or security bars, an owner who wishes to allow such bars to serve as window guards must test such bars and apply to have them registered in accordance with §12-11 of this Chapter.

§12-10 Installation of limiting devices.

Limiting devices may be used alone only as follows:

(a) *Sliding windows.* A solid metal block, measuring at least one-half the depth of the window jamb track and one-half the width of the track, must be securely fastened by two screws into the bottom window jamb track, and a solid metal block or an "L" shaped metal stop must be securely fastened by two screws into the upper jamb window track, to prevent the window from opening more than four and one-half (4½) inches.

(b) *Vertical pivoting windows.* Metal stopping devices must be securely fastened to the upper and lower window frames by two screws so as to prevent the window from pivoting open more than four and one-half (4½) inches. The height of the stopping devices must extend no less than one inch nor more than two inches beyond the window frame as needed to stop the window. The protruding edge of the stopping device must be smooth and rounded.

(c) *Upper sash of double hung windows.* Limiting devices may be installed to the upper sash of a double hung window to prevent the sash from being opened by more than four and one-half (4½) inches from the top rail of the window opening, provided that a TWG or air conditioner is installed in the lower sash of the window in accordance with section 12-09.

§12-11 Registration of window guards.

(a) *Registration required.* The manufacturer of a window fall prevention device that such manufacturer intends to sell in or for use in New York City must register such device with the Department using the Department website prior to its installation for use as a window guard.

(b) *Required submissions.* Applications for registration must be submitted on forms provided by the Department and include the following:

(1) *Certification.* A signed certification from a New York state licensed professional engineer or professional architect registered in the state of New York stating that the guard, device or window has been tested by an independent testing laboratory and complies with the standards specified in section 12-08.

(2) *Applicable window types.* Detailed descriptions and drawings of the types and sizes of windows in which the guard or device is to be installed.

(3) *Installation instructions, warnings and hardware.* Copies of instructions for installation, warnings about limitations and mounting hardware for each specific type of window, including screws to be used.

(4) *Testing results.* Proposed window guards must be tested using simulated installation conditions showing that they limit window openings and withstand the weight stress specified by this Chapter and that the guard or device or window complies with all other applicable provisions. Laboratory certified test results must demonstrate the integrity of each size of guard or device after impact with a 150-pound weight and the guard or device's ability to maintain no more than four and one-half (4½) inch opening in any direction. "L-shaped" stops used with TWGs do not require testing. "L-shaped" and other stops or devices used alone must be tested as required by this section.

(5) *Schematic drawings.* Schematic drawings of the guard, limiting device or window with built-in limiting device, indicating adherence to specifications in section 12-08 and specifying the range of sizes of

windows in which such guard, device or window may be used. If the Department determines that the drawings submitted are not sufficient to demonstrate safety and efficacy, it shall require the applicant to submit more detailed information and/or sample prototypes.

(6) *Lead content and corrosion resistance.* A letter from the paint manufacturer stating that the paint used to coat the guard, device or window, if any, is not lead-based paint and is corrosion resistant.

(7) *Permanent identification.* Manufacturer's identification number, coding symbol and dating code for each size and model.

(c) *Method of application.*

(d) *Requests for additional information or materials.* When deemed necessary by the Department, submission of additional reports or tests may be required prior to granting approval for registration.

(e) *Completion of registration.* Once the Department has received all of the information it deems necessary to approve the proposed window guard, it will notify the applicant of such approval and assign a registration number to the window guard. Registration is not complete, and a product is not registered, until the Department has designated a registration number.

§12-12 Modification by Commissioner.

When the Department determines that the strict application of any provision of this Chapter presents practical difficulties, the Commissioner or their designee may, in a specific instance, modify the application of such provision consistent with the general purpose of this Chapter and upon such condition(s) as are necessary to protect life and health. Failure to comply with the terms of a modification may render such modification null and void and result in enforcement by the Department. The denial of a request for modification by the Commissioner shall be deemed a final agency determination.

§12-13 Civil Penalties.

(a) Failure of an owner to provide a notice required pursuant to section 12-03(a) to any occupant of a multiple dwelling is punishable by a civil penalty of five hundred dollars per dwelling unit, per year.

(b) Failure of an owner to post a notice required pursuant to section 12-03(b) is punishable by a civil penalty of five hundred dollars per violation, per year.

(c) An owner's use of a notice form that was not provided or approved by the Department pursuant to section 12-03 is punishable by a civil penalty of five hundred dollars per dwelling unit per year.

(d) Failure of an owner of a multiple dwelling to provide copies of completed notices received from occupants to the Department pursuant to section 12-03(e), is punishable by a civil penalty of five hundred dollars per multiple dwelling per year.

(e) Failure of a manufacturer to register a window fall prevention device as required pursuant to section 12-11(a) is punishable by a civil penalty of one thousand dollars per violation.

§ 3. This rule takes effect January 1, 2026.

• jy23

HUMAN RESOURCES ADMINISTRATION

■ PUBLIC HEARINGS

Notice of Public Hearing and Opportunity to Comment on Proposed Amendments to Chapter 12 of Title 68 of the Rules of the City of New York Regarding the Fair Fares NYC Program

What are we proposing? The New York City Human Resources Administration ("HRA") proposes to amend the Fair Fares program by increasing the income eligibility standard from 145 percent of the federal poverty level to 150 percent.

The public hearing will take place remotely via Zoom on August 25, 2025, at 10:00 A.M. Those wishing to attend the hearing may join by:

Zoom (video and audio): <https://www.zoomgov.com/j/1602116862>

Or go to www.zoom.us, click on "join a meeting" and enter Meeting ID: 160 211 6862

Phone (audio only): 1-646-828-7666

When prompted, enter meeting ID: 160 211 6862

How do I comment on the proposed rules? Anyone can comment on the proposed rules by:

- **Website.** You can submit comments to HRA through the NYC rules website at <http://rules.cityofnewyork.us>.
- **Email.** You can email comments to NYCRules@hra.nyc.gov. Please include "Fair Fares Amendments" in the subject line.
- **Mail.** You can mail comments to:
HRA Rules

c/o Office of Legal Affairs
150 Greenwich Street, 38th Floor
New York, NY 10007

Please make clear that you are commenting on the Fair Fares Amendments.

- **Fax.** You can fax comments to 917-639-0413. Please include "Fair Fares Amendments" in the subject line.
- **By speaking at the hearing.** You may sign up to speak at the hearing by calling 929-221-7220 or emailing NYCRules@hra.nyc.gov on or before the start of the hearing on August 25th. Speakers will be called in the order that they signed up and will be able to speak for up to three minutes. Please note that the hearing is for accepting oral testimony only and is not held in a "Question and Answer" format.

Is there a deadline to submit comments? The deadline to submit comments is midnight on August 25, 2025. Comments, including those sent by mail, must be received by HRA on or before August 25th.

What if I need assistance to participate in the hearing? You must tell us if you need language interpretation services or a reasonable accommodation to participate in the hearing. You can tell us by email at NYCRules@HRA.nyc.gov. You may also tell us by telephone at 929-221-7220. Advance notice is requested to allow sufficient time to make arrangements. Please tell us by August 18th, 2025.

Can I review the comments made on the proposed rules? You can review the comments made online on the proposed rules by going to the website at <http://rules.cityofnewyork.us/>. Shortly after the hearing, copies of all comments submitted online, copies of all written comments, and a summary of oral comments concerning the proposed rule will be available to the public on HRA's website.

What authorizes HRA to make this rule? Sections 603 and 1043 of the City Charter. This proposed rule was not included in HRA's regulatory agenda for this fiscal year.

Where can I find the HRA rules? The HRA rules are in Titles 68 of the Rules of the City of New York.

What rules govern the rulemaking process? HRA must meet the requirements of section 1043 of the City Charter when creating or changing rules. This notice is made according to the requirements of section 1043(b) of the City Charter.

Statement of Basis and Purpose of Rule

The Fair Fares NYC Program helps New York City residents with low incomes manage their transportation costs by providing them with a 50% discount on public transportation. Eligible New York City residents receive a 50% discount on subway and eligible bus fares. Fair Fares can also provide 50% off MTA Access-A-Ride paratransit trips.

Last year, the Fair Fares income level was raised from 120 percent of Federal Poverty Level (FPL) to 145 percent. This proposed rule will further raise the income level to 150 percent of the FPL. Expansion of the Fair Fares program discount will assist low-income New Yorkers by improving access to daily needs such as jobs, education, healthcare, food, nature and recreation and foster equitable development and restoration of NYC post pandemic. Additionally, improved access addresses income disparities and allows for favorable quality of life outcomes for the lowest income New Yorkers.

The Department's authority for these rules is found in Section 603 of the City Charter and Sections 34 and 77 of the New York Social Services Law.

New material is underlined. Deleted material is [bracketed].

Section 1. Subdivision (a) of section 12-03 of Title 68 of the Rules of the City of New York is amended to read as follows:

- (a) To be eligible to receive a Fair Fares discount an applicant must:
- (1) submit a completed application, including supporting documentation, in a format and manner established by the Program;
 - (2) submit a signed Fair Fares NYC Conditions of Use form pursuant to DSS/HRA's Memorandum with New York City Transit Authority; and

- (3) meet the following eligibility requirements:
 - (A) The applicant must be a New York City resident;
 - (B) The applicant must be between 18 and 64 years of age;
 - (C) The applicant's gross income must not exceed [145] 150 percent of Federal Poverty Level (FPL);
 - (D) Except as provided in 68 RCNY § 12-02(a), the applicant must not currently be eligible for a duplicative discount or benefit from DSS/HRA, NYCT or any other entity or program;
 - (E) The applicant must not be currently suspended or permanently disqualified from the Program under 68 RCNY § 12-05(b);

NEW YORK CITY MAYOR'S OFFICE OF OPERATIONS
253 BROADWAY, 10th FLOOR
NEW YORK, NY 10007
212-788-1400

CERTIFICATION / ANALYSIS PURSUANT TO CHARTER SECTION 1043(d)

RULE TITLE: Amendment of Fair Fare Rules

REFERENCE NUMBER: HRA-43

RULEMAKING AGENCY: Human Resources Administration

I certify that this office has analyzed the proposed rule referenced above as required by Section 1043(d) of the New York City Charter, and that the proposed rule referenced above:

- (i) Is understandable and written in plain language for the discrete regulated community or communities;
- (ii) Minimizes compliance costs for the discrete regulated community or communities consistent with achieving the stated purpose of the rule; and
- (iii) Does not provide a cure period because it does not establish a violation, modification of a violation, or modification of the penalties associated with a violation.

/s/ Francisco X. Navarro
Mayor's Office of Operations

July 16, 2025
Date

NEW YORK CITY LAW DEPARTMENT
DIVISION OF LEGAL COUNSEL
100 CHURCH STREET
NEW YORK, NY 10007
(212) 356-4028

CERTIFICATION PURSUANT TO CHARTER §1043(d)

RULE TITLE: Amendment of Fair Fare Rules

REFERENCE NUMBER: 2025 RG 061

RULEMAKING AGENCY: Human Resources Administration

I certify that this office has reviewed the above-referenced proposed rule as required by section 1043(d) of the New York City Charter, and that the above-referenced proposed rule:

- (i) is drafted so as to accomplish the purpose of the authorizing provisions of law;
- (ii) is not in conflict with other applicable rules;
- (iii) to the extent practicable and appropriate, is narrowly drawn to achieve its stated purpose; and
- (iv) to the extent practicable and appropriate, contains a statement of basis and purpose that provides a clear explanation of the rule and the requirements imposed by the rule.

/s/ STEVEN GOULDEN
Senior Counsel

Date: July 17, 2025

Accessibility questions: (929) 221-7220, NYCRules@HRA.nyc.gov, by: Monday, August 18, 2025, 9:00 A.M.



SPECIAL MATERIALS

HOUSING PRESERVATION AND DEVELOPMENT

■ NOTICE

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

Notice Date: July 15, 2025

To: Occupants, Former Occupants, and Other Interested Parties

Property:	Address	Application #	Inquiry Period
1694 Lexington Avenue, Manhattan		22/2025	May 7, 2022 to Present
53 Madison Street, Brooklyn		44/2025	June 10, 2022 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: July 15, 2025

Para: Inquilinos, Inquilinos Anteriores, y Otras Personas Interesadas

Propiedad:	Dirección:	Solicitud #:	Período de consulta:
1694 Lexington Avenue, Manhattan		22/2025	May 7, 2022 to Present
53 Madison Street, Brooklyn		44/2025	June 10, 2022 to Present

Autoridad: SRO, Código Administrativo §27-2093

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

o electricidad), bloquear ilegalmente a los residentes del edificio, iniciar demandas frívolas y utilizar amenazas o fuerza física.

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

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

jy15-23

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

Notice Date: July 15, 2025

To: Occupants, Former Occupants, and Other Interested Parties

Property:	Address	Application #	Inquiry Period
39 Broome Street, Brooklyn		45/2025	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: July 15, 2025

Para: Inquilinos, Inquilinos Anteriores, y Otras Personas Interesadas

Propiedad:	Dirección:	Solicitud #:	Período de consulta:
39 Broome Street, Brooklyn		45/2025	October 4, 2004 to Present

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

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

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

jy15-23

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

Notice Date: July 15, 2025

To: Occupants, Former Occupants, and Other Interested Parties

Property:	Address	Application #	Inquiry Period
2459 Frederick Douglass Blvd., Manhattan (aka) 2459 8 th Avenue, Manhattan)	47/2025	June 6, 2020 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: July 15, 2025

Para: Inquilinos, Inquilinos Anteriores, y Otras Personas Interesadas

Propiedad:	Dirección:	Solicitud #:	Periodo de consulta:
2459 Frederick Douglass Blvd., Manhattan (aka) 2459 8 th Avenue, Manhattan)	47/2025	June 6, 2020 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 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 **45 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**.

jy15-23

CHANGES IN PERSONNEL

ADMIN FOR CHILDREN'S SVCS FOR PERIOD ENDING 06/06/25									
NAME		TITLE	NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY	
GHOSH	KUMAR	B	52366	\$57127.0000	APPOINTED	YES	05/18/25	067	
GIBSON	PAMELA		52366	\$57127.0000	APPOINTED	YES	05/18/25	067	
GILMORE	CHANDA		5245A	\$48094.0000	RESIGNED	YES	05/18/25	067	
GONCHARUK	IRINA		52304	\$53692.0000	DISMISSED	NO	05/27/25	067	
GONZALEZ	ROSAALEE	M	52366	\$57127.0000	APPOINTED	YES	05/18/25	067	
GREEN	KARA	K	56058	\$82192.0000	APPOINTED	YES	05/18/25	067	
GROMBONE	MAURO		52366	\$57127.0000	APPOINTED	YES	05/18/25	067	
GUTIERREZ DOMIN	ALEYDIS		52366	\$62043.0000	RESIGNED	YES	05/18/25	067	
HALL	SHEREE	C	52304	\$53692.0000	RESIGNED	NO	05/18/25	067	
HAYES	AZUREDEE	O	52366	\$57127.0000	APPOINTED	YES	05/18/25	067	
HENDRICKS	LATOYA	N	52366	\$66159.0000	RESIGNED	NO	07/08/24	067	
HICKS O'GARRO	DEJOURS	D	52287	\$51502.0000	RESIGNED	YES	04/27/25	067	
HUNTER	SAVIAH	J	52366	\$57127.0000	APPOINTED	YES	05/18/25	067	
IBARRA MARTINEZ	DIANA		52366	\$57127.0000	APPOINTED	YES	05/18/25	067	
ISLAM	MAHTAB		52366	\$57127.0000	APPOINTED	YES	05/18/25	067	
ISLAM	SAIFUL		52366	\$57127.0000	APPOINTED	YES	05/18/25	067	
JAMISON	JUSTIN	A	52366	\$57127.0000	APPOINTED	YES	05/18/25	067	
JAUNDOO	LOTAYO		52366	\$57127.0000	APPOINTED	YES	05/18/25	067	
JEMILAWON	OYINDAMO		52366	\$67899.0000	RESIGNED	NO	05/18/25	067	
JERRIHO	JONAVANN	O	52287	\$51502.0000	RESIGNED	YES	05/11/25	067	
JOE LEWIS	CHARLYN	K	52366	\$57127.0000	APPOINTED	YES	05/18/25	067	
JNO	TYQUAN	A	52287	\$51502.0000	RESIGNED	YES	05/13/25	067	
JOHNSON	TANIKA	M	52366	\$57127.0000	APPOINTED	YES	05/18/25	067	
KAICHI	YOUSSEF	S	52366	\$57127.0000	APPOINTED	YES	05/18/25	067	
KANG	DAEUN		52366	\$57127.0000	APPOINTED	YES	05/18/25	067	
KAUR	MANDEEP		52366	\$57127.0000	APPOINTED	YES	05/18/25	067	
KHAN	MD	A	52366	\$57127.0000	APPOINTED	YES	05/18/25	067	

ADMIN FOR CHILDREN'S SVCS FOR PERIOD ENDING 06/06/25									
NAME		TITLE	NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY	
KINARD	TRAMAIN	T	91212	\$56194.0000	RESIGNED	NO	05/30/25	067	
KRENZ	JULIA	M	52366	\$57127.0000	APPOINTED	YES	05/18/25	067	
KREUTZMAN	ALEXANDR	N	52366	\$57127.0000	APPOINTED	YES	05/18/25	067	
LOPEZ	SHANNON		52366	\$62043.0000	RESIGNED	YES	05/18/25	067	
MAHMOUD	SALAH		52366	\$57127.0000	APPOINTED	YES	05/18/25	067	
MANITAS	FRANCISC	A	52366	\$57127.0000	APPOINTED	YES	05/18/25	067	
MARIETTE	ROBERTO	A	1005C	\$132345.0000	RETIRED	NO	05/31/25	067	
MARTINDALE	GABRIEL	A	52366	\$57127.0000	APPOINTED	YES	05/18/25	067	
MATEO	CARLA	G	52366	\$57127.0000	APPOINTED	YES	05/18/25	067	
MCBEAN	KIMBLEY	M	52287	\$55507.0000	RESIGNED	NO	05/11/25	067	
MEI	ANNA		52366	\$57127.0000	APPOINTED	YES	05/18/25	067	
MELENDEZ	KRYSTAL	M	52366	\$57127.0000	APPOINTED	YES	05/18/25	067	
MILES	DEMETRIA	J	30087	\$95450.0000	RESIGNED	YES	05/20/25	067	
MOHAMED	SAMATER	I	52366	\$57127.0000	APPOINTED	YES	05/18/25	067	
MOHIUDDIN	SANJEDA		52366	\$57127.0000	APPOINTED	YES	05/18/25	067	
MOMO	MARILYN	B	52366	\$57127.0000	APPOINTED	YES	05/18/25	067	
MONK JR	DERRICK	W	52366	\$57127.0000	APPOINTED	YES	05/18/25	067	
MOSCHOVITIS	ALEXIS	M	52366	\$57127.0000	APPOINTED	YES	05/18/25	067	
NAMAR	ANIK		52366	\$57127.0000	APPOINTED	YES	05/18/25	067	
NICHOLAS	CARMELA	W	52366	\$57127.0000	RESIGNED	YES	03/23/25	067	
NIGAR	NOOR	E	52366	\$57127.0000	APPOINTED	YES	05/18/25	067	
NIXON	LISA		52366	\$57127.0000	APPOINTED	YES	05/18/25	067	
O'BRYAN	FELIKA	J	52366	\$57127.0000	APPOINTED	YES	05/18/25	067	
OKPOKPO	BOLANLE	P	52366	\$57127.0000	APPOINTED	YES	05/18/25	067	
OLATOKUN	MARY		52366	\$57127.0000	APPOINTED	YES	05/18/25	067	
ONYECHE	SIXTUS	J	52366	\$57127.0000	APPOINTED	YES	05/18/25	067	
PARKER	JAYQUAN	B	52366	\$57127.0000	APPOINTED	YES	05/18/25	067	
PENTI	PERFECT	E	52366	\$57127.0000	APPOINTED	YES	05/18/25	067	
PEREZ	KELINA		90235	\$55658.0000	RESIGNED	YES	05/14/25	067	
PHILLIPS	TORIAN	C	52366	\$57127.0000	APPOINTED	YES	05/18/25	067	
PUSTAM	JUANITA		52366	\$57127.0000	APPOINTED	YES	05/18/25	067	
QUINTUNA JEREZ	JOSELYN	M	52366	\$57127.0000	RESIGNED	YES	05/18/25	067	
RADIX	SEAN	P	52287	\$51502.0000	RESIGNED	YES	11/27/24	067	
RAMSAY	SIDNIA	D	52366	\$57127.0000	APPOINTED	YES	05/18/25	067	
RICE	JADA	D	52366	\$57127.0000	APPOINTED	YES	05/18/25	067	
ROSA	NELSON		52368	\$86565.0000	APPOINTED	YES	05/18/25	067	
SAFICA	NISHAT	A	52366	\$57127.0000	APPOINTED	YES	05/18/25	067	
SANDERS	AKILAH	K	52366	\$57127.0000	RESIGNED	YES	05/22/25	067	
SAVOY	DESHAWN	C	52287	\$51502.0000	RESIGNED	YES	05/15/25	067	
SCOTT	MARISA	D	52366	\$57127.0000	APPOINTED	YES	05/18/25	067	
SESSOMS	ASHANTA	C	56058	\$70022.0000	TERMINATED	YES	05/28/25	067	

SHELTON	JASMIN	T	52366	\$57127.0000	APPOINTED	YES	05/18/25	067
SILLS	SAM		1002D	\$144304.0000	RETIRED	NO	05/23/25	067
SINGER	MURIEL	Y	1002D	\$132472.0000	RESIGNED	NO	05/25/25	067
SINGH	CYNTHIA		52366	\$57127.0000	APPOINTED	YES	05/18/25	067
SINGLETON	SHAWNESE	L	56058	\$70022.0000	APPOINTED	YES	05/25/25	067
SLOAN	ROBERT	J	52366	\$68027.0000	DECEASED	NO	05/27/25	067
SOKOYA	OLUWAKEM	M	52366	\$57127.0000	APPOINTED	YES	05/18/25	067
STANLEY	BRAMBLEY	L	52366	\$57127.0000	APPOINTED	YES	05/18/25	067
STONE	ALICIA	R	52366	\$57127.0000	APPOINTED	YES	05/18/25	067
STONE	LADA		52366	\$57127.0000	APPOINTED	YES	05/18/25	067

ADMIN FOR CHILDREN'S SVCS
FOR PERIOD ENDING 06/06/25

TITLE								
NAME			NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY
SYLLA	MATIDA		52366	\$57127.0000	APPOINTED	YES	05/18/25	067
THOMAS	LYN	M	52366	\$57127.0000	APPOINTED	YES	05/18/25	067
THOMPSON	DENZONIA	K	52366	\$57127.0000	APPOINTED	YES	05/18/25	067
TOMLINSON JR.	BEN	L	10234	\$15.5000	RESIGNED	YES	09/15/19	067
TORRINGTON	JASSEE	N	52366	\$57127.0000	APPOINTED	YES	05/18/25	067
UDDIN	JOSHUA	J	52366	\$57127.0000	APPOINTED	YES	05/18/25	067
USUNOBUN	BENJAMIN		12627	\$116765.0000	RETIRED	NO	05/22/25	067
VAZQUEZ	SARINA	M	52366	\$57127.0000	APPOINTED	YES	05/18/25	067
WALKER	ARMANI	T	52366	\$57127.0000	APPOINTED	YES	05/18/25	067
WATERS	MICHELLE		52366	\$57127.0000	APPOINTED	YES	05/18/25	067
WILLIAMS	GABRIEL	O	52366	\$57127.0000	APPOINTED	YES	05/18/25	067
WILSON	JASMINE	N	56057	\$43144.0000	DISMISSED	YES	05/21/25	067
WIN	DESMOND	R	52366	\$57127.0000	APPOINTED	YES	05/18/25	067
WORTHY	VANCE	J	52366	\$57127.0000	RESIGNED	YES	05/11/25	067
YIFRU	HENOK		52366	\$57127.0000	APPOINTED	YES	05/18/25	067
YOC	JAZMIN	E	52366	\$57127.0000	APPOINTED	YES	05/18/25	067
YOUNG	LATOYA		52366	\$57127.0000	APPOINTED	YES	05/18/25	067
ZAMAN	MITA		52366	\$57127.0000	APPOINTED	YES	05/18/25	067

HRA/DEPT OF SOCIAL SERVICES
FOR PERIOD ENDING 06/06/25

TITLE								
NAME			NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY
AFROZ	LUNA		52304	\$48206.0000	APPOINTED	YES	05/27/25	069
AKHI	AFROZA	A	56314	\$54864.0000	APPOINTED	YES	05/27/25	069
AKTHER	TASLIMA		10104	\$43866.0000	APPOINTED	YES	05/27/25	069
ALEXIS	COLLISHA		10104	\$42485.0000	RESIGNED	YES	05/14/25	069
ALI	MOHAMMED	A	10104	\$43866.0000	APPOINTED	YES	05/27/25	069
ALIEV	IZEK		56314	\$54993.0000	RETIRED	NO	05/21/25	069
APALA	TAHIA	R	56314	\$54864.0000	APPOINTED	YES	05/27/25	069
ARTHUR	ABRAHAM		13621	\$79563.0000	PROMOTED	NO	05/11/25	069
BOGAD	ARLENE	J	10026	\$174064.0000	APPOINTED	YES	05/11/25	069
BOSKET	MICHAEL		10056	\$184530.0000	RETIRED	YES	01/19/25	069
BOSKET	MICHAEL		10056	\$58783.0000	RETIRED	NO	01/19/25	069
BROOKER	RONALD		10104	\$42485.0000	RESIGNED	YES	05/21/25	069
BUTLER	THERESA	A	10124	\$62024.0000	RETIRED	NO	05/23/25	069
CAMPBELL	ABBY	E	52632	\$85998.0000	RETIRED	NO	05/28/25	069
CASILLAS-GONZAL	EVELYN		13631	\$74957.0000	APPOINTED	NO	05/04/25	069
CESAR	EMMANUEL	A	56058	\$70046.0000	RESIGNED	YES	05/18/25	069
CHARLEY	MICHELLE	M	10124	\$68672.0000	INCREASE	NO	05/11/25	069
CHAUDHURY	YAZDAAN	R	10104	\$42485.0000	APPOINTED	YES	05/27/25	069
CHEN	YANG		13652	\$110499.0000	DECEASED	NO	05/22/25	069
CHEN	YUHUA		10104	\$42485.0000	APPOINTED	YES	05/27/25	069
CHERY	PIERRE	A	10104	\$53271.0000	RETIRED	NO	05/21/25	069
CHEUNG	WEI WEI		10124	\$68672.0000	INCREASE	NO	05/11/25	069
COLEMAN	MIA	T	56314	\$54864.0000	RESIGNED	YES	05/18/25	069

HRA/DEPT OF SOCIAL SERVICES
FOR PERIOD ENDING 06/06/25

TITLE								
NAME			NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY
CRISTIANI	LAUREN	V	10251	\$42839.0000	DISMISSED	NO	12/18/16	069
CROLEY	CAROLYN	A	60210	\$61533.0000	APPOINTED	YES	05/18/25	069
DANTZLER	TONY		80609	\$43605.0000	INCREASE	NO	06/23/24	069
DOYLE	TIMOTHY	C	52304	\$48206.0000	APPOINTED	YES	05/27/25	069
EASMIN	NAZIA		56314	\$54864.0000	APPOINTED	YES	05/27/25	069
EMANUEL	NIKHAIL	A	80184	\$85147.0000	INCREASE	NO	03/03/24	069
FIGUEROA	ALEXANDE	C	70810	\$39206.0000	RESIGNED	YES	05/20/25	069
FOSTER	RICHARD	A	52311	\$68457.0000	RETIRED	NO	05/31/25	069
FRANCIS	MARCIA	M	12626	\$69631.0000	APPOINTED	NO	05/15/25	069
GOLDSBY	KEATON		10104	\$42485.0000	APPOINTED	YES	05/18/25	069
GONZALEZ	ASHLEY	E	12158	\$57370.0000	APPOINTED	NO	04/27/25	069
GRAHAM	LAUREN	S	10251	\$40957.0000	APPOINTED	YES	05/18/25	069
HANNIBAL	VERLIN		56314	\$54864.0000	APPOINTED	YES	05/27/25	069
HERRERA	DEBORAH		10104	\$43866.0000	APPOINTED	YES	05/27/25	069
HOLLOWELL	SIERRA	L	56058	\$82000.0000	APPOINTED	YES	05/18/25	069
HOSSAIN MOMO	TAJBHA		56314	\$54864.0000	APPOINTED	YES	05/27/25	069
ISLAM	SIFAT BI		56314	\$54864.0000	APPOINTED	YES	05/27/25	069
JACKSON	DAPHNE	A	10104	\$53187.0000	RETIRED	NO	05/30/25	069
JEAN-PIERRE	RAYNOLD	M	56314	\$54864.0000	RESIGNED	YES	05/17/25	069
JOSEPH	ANITA		56314	\$54864.0000	RESIGNED	YES	05/18/25	069
KATZ	FRANCES		52304	\$54234.0000	RETIRED	NO	05/31/25	069
KIRWAN	STACY	G	52613	\$73953.0000	APPOINTED	NO	04/27/25	069
KOROTUN	NELLY		52311	\$66268.0000	PROMOTED	NO	05/11/25	069
KUNDU	SORMILLA		52304	\$48206.0000	APPOINTED	YES	05/27/25	069
LESLEE	ASALAY		56314	\$54864.0000	RESIGNED	NO	05/28/25	069
LETETMS	ERNST		10104	\$53773.0000	RETIRED	NO	05/22/25	069
LEVINE	ELLEN		95576	\$242937.0000	RETIRED	YES	10/13/24	069
LEVINE	ELLEN		12627	\$68466.0000	RETIRED	NO	10/13/24	069
LEWIS	KEONA	T	10104	\$43866.0000	APPOINTED	YES	05/27/25	069
LIN	HAIFEI		10124	\$61376.0000	RESIGNED	NO	05/18/25	069
LOCKWOOD	IESHA	T	10104	\$42485.0000	RESIGNED	NO	05/31/25	069
MARSHALL	MICHAEL		91415	\$69930.0000	RETIRED	NO	05/24/25	069
MERLI	LAURA	A	21744	\$95070.0000	APPOINTED	YES	05/27/25	069

MILLER	ELYSE	C	52631	\$73577.0000	RESIGNED	YES	05/18/25	069
MONROSE	JENNIFER		10104	\$49042.0000	RETIRED	NO	05/01/25	069
OKE	KOLAWOLE	F	52304	\$46689.0000	DECREASE	YES	05/18/25	069
OLANIYAN	OLAJUMOK	T	52304	\$48206.0000	APPOINTED	YES	05/27/25	069
OLANIYAN	OLAKUNLE	O	52304	\$48206.0000	APPOINTED	YES	05/27/25	069
OSULLIVAN	MICHAEL	P	91628	\$555.5200	RESIGNED	NO	03/09/25	069
PROBHERBS	KERN	A	70817	\$63013.0000	RETIRED	NO	05/30/25	069
PUGLIESE	STEVEN	J	52304	\$46689.0000	APPOINTED	YES	05/18/25	069
PULLIAM	DEEJAH	S	56314	\$54864.0000	APPOINTED	YES	05/27/25	069
ROSARIO	DESTINY	A	10104	\$42485.0000	APPOINTED	YES	05/18/25	069
ROSS	REGINA	E	52311	\$66268.0000	PROMOTED	NO	05/11/25	069
SAHA	MANIKA	R	52304	\$48206.0000	APPOINTED	YES	05/27/25	069
SILVERA	MAURICE	M	91638	\$701.6800	INCREASE	YES	05/18/25	069
SIMMONS	MAKIIYAH	Y	10104	\$43866.0000	APPOINTED	YES	05/27/25	069
SMALL	AVRIL	B	52312	\$77832.0000	PROMOTED	NO	05/11/25	069
STRONG	AVA	J	10251	\$47267.0000	RETIRED	NO	05/24/25	069
TAVERAS	HECTOR		12627	\$93351.0000	RETIRED	NO	05/21/25	069
THOMAS JR	DARRYL	V	56057	\$43143.0000	APPOINTED	YES	05/18/25	069

HRA/DEPT OF SOCIAL SERVICES
FOR PERIOD ENDING 06/06/25

TITLE								
NAME			NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY
TONG	MICHAEL		52304	\$53692.0000	RETIRED	NO	05/21/25	069
TURPIN	MICHAEL		06316	\$56928.0000	APPOINTED	YES	05/11/25	069
WILKERSON	LAKIA	C	56314	\$54864.0000	APPOINTED	YES	05/27/25	069
WILLIAMS	KEZIA	M	52613	\$51793.0000	DECREASE	NO	03/30/25	069
WILSON	DOREEN	M	12627	\$91394.0000	RESIGNED	YES	05/18/25	069
WILSON	MARCIA	E	52313	\$86194.0000	RETIRED	NO	05/21/25	069
WONG	ELISA	C	52613	\$66114.0000	APPOINTED	NO	04/27/25	069
YAKUNINA	TATYANA	N	50910	\$108073.0000	RETIRED	YES	05/23/25	069
YEARWOOD	JOANN	M	52304	\$46689.0000	APPOINTED	YES	05/18/25	069
YULFO - PEREZ	CARMEN	L	10124	\$76290.0000	RETIRED	NO	05/22/25	069
ZAMAN	NOSHIN		56314	\$54864.0000	APPOINTED	YES	05/27/25	069
ZARANKINA	ALLA		12627	\$92432.0000	RETIRED	NO	05/22/25	069

DEPT. OF HOMELESS SERVICES
FOR PERIOD ENDING 06/06/25

TITLE								
NAME			NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY
ARCHIN	RONALT		10056	\$127182.0000	RETIRED	NO	04/02/24	071
BRYANT	IVETH		31670	\$62313.0000	TERMINATED	NO	05/21/25	071
CANNON	SONYA		70810	\$56571.0000	RETIRED	NO	05/01/25	071
CHAN	MAN		1002A	\$95051.0000	APPOINTED	NO	05/27/25	071
CURTIS	KHALIA	S	56056	\$38712.0000	APPOINTED	YES	05/18/25	071
DAVIS	PAUL	L	70810	\$39206.0000	APPOINTED	YES	05/27/25	071
DESAI	SAMIR	B	1002A	\$95051.0000	APPOINTED	NO	04/06/25	071
FRANCO	MATTHEW	D	70810	\$39206.0000	RESIGNED	YES	05/14/25	071
FULLER	ERIC		1002F	\$92500.0000	APPOINTED	YES	05/11/25	071
GARVIN	PHILIP	T	70810	\$39206.0000	RESIGNED	YES	05/04/25	071
HAYNES	LADONNA	T	22508	\$96621.0000	APPOINTED	NO	05/29/25	071
MCKINNON	SHAKEEM		70810	\$39206.0000	RESIGNED	YES	05/15/25	071
MORRISON	DEMETRI		70810	\$39206.0000	APPOINTED	YES	05/27/25	071
MURRAY	BRANDON	S	70810	\$39206.0000	APPOINTED	YES	05/27/25	071
ROMAIN	RAISA	C	10124	\$61376.0000	APPOINTED	NO	02/23/25	071
SANTANA	KARINA		22507	\$73878.0000	APPOINTED	NO	03/09/25	071
SCOTT	DIAMOND	A	70810	\$39206.0000	RESIGNED	YES	05/21/25	071
THOMAS	SIOBHAN	E	70810	\$56508.0000	RESIGNED	NO	05/09/25	071
WILLIAMS	SHELTON		70817	\$62864.0000	RESIGNED	NO	05/21/25	071
WRIGHT	VANESSA	M	70810	\$39206.0000	RESIGNED	YES	05/13/25	071