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THE CITY RECORD

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THE CITY RECORD

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Citywide Administrative Services

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PUBLIC HEARINGS AND MEETINGS

See Also: Procurement; Agency Rules

BOROUGH PRESIDENT - BRONX

■ PUBLIC HEARINGS

A PUBLIC HEARING IS BEING CALLED by the President of the Borough of The Bronx, Honorable Vanessa L. Gibson. The hearing will take place on Thursday, July 17, 2025, commencing at 5:00 P.M. It will be held in the gymnasium at KIPP Academy, 2720 Jerome Avenue, The Bronx, New York.

Office of The Bronx Borough President: Public Hearing Notice — Kingsbridge Armory Redevelopment and Related Actions

The following applications (C 250292 ZSX, C 250293 PPX, C 250294 ZMX, C 250295 ZSX, and N 250296 ZRX) will be heard together. The full application can be accessed on the Zoning Application Portal: <https://zap.planning.nyc.gov/projects/2025X0262>

APPLICATION NO: C 250292 ZSX – Kingsbridge Armory Redevelopment – Special Permit

IN THE MATTER OF an application submitted by NYC Economic Development Corporation and 8th Regiment 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 74-182(b)* of the Zoning Resolution to allow an indoor arena with a maximum seating capacity of 17,000 within 200 feet of a Residence District, and in conjunction therewith, to modify the sign regulations of Sections 123-40 and 32-60, in connection with a proposed mixed-use development on property located at 25 West Kingsbridge Road (Block 3247, Lots 20 and 10), in an M1-4A/R7-2 District**, within a Special Mix Use District (MX-30)**, Borough of The Bronx, Community District 7. *Note: a zoning text amendment is proposed to modify Section 74-182 under a concurrent related application or a Zoning Text change (C 250296 ZRX). **Note: the site is proposed to be rezoned by changing a C4-4 District to an M1-4A/R7-2 District and by establishing a Special Mix Use District (MX-30) under a concurrent related application for a Zoning Map change (C 250294 ZMX).

APPLICATION NO: C 250293 PPX – Kingsbridge Armory Redevelopment - Disposition

IN THE MATTER OF an application submitted by the Department of Citywide Administrative Services pursuant to Section 197-c of the New York City Charter, for the disposition of City-Owned property (Block 3247 Lots 2 and 10), pursuant to zoning, Borough of The Bronx, Community District 7.

Accessibility questions: Sam Goodman, by: Wednesday, July 16, 2025, 4:00 P.M.



jy11-17

BOROUGH PRESIDENT - BROOKLYN

■ PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN THAT, pursuant to Section 197-c and Section 201 of the New York City Charter, the Brooklyn Borough

President will hold a ULURP hearing on the matters below in person, at **6:00 P.M.** on Wednesday, **July 16, 2025**, in the Borough Hall Courtroom, 209 Joralemon Street. The meeting will be recorded for public transparency.

Members of the public may watch a livestream of the hearing on WebEx at: <https://nycbp.webex.com/nycbp/j.php?MTID=me8c1837a0724d07c394c9d5c92a28d04>

Meeting number (access code): 2333 206 9728
Meeting password: SSfDkpEJ534

Join by phone
+1-646-992-2010 United States Toll (New York City)
+1-408-418-9388 United States Toll

Testimony at the hearing is limited to **2 minutes**, unless extended by the Chair. Pre-registration is not required. Testimony will only be accepted in person or in writing. For timely consideration, written testimony for agenda items 2-7 must be submitted to testimony@brooklynbp.nyc.gov no later than Friday, July 18th, 2025. Written testimony for agenda item 1, 74 Bogart Street Rezoning, must be submitted no later than Wednesday, July 16th, 2025.

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

The following agenda items will be heard:

- 74 Bogart Street Rezoning**
A zoning map amendment from a M1-2 to a M1-4A zoning district to facilitate new 7-story, approximately 240,000 square foot art storage development, is being sought by 74 Bogart LLC at 74 Bogart Street, Williamsburg, Community District 1, Brooklyn.
- 58 Nixon Court Rezoning II**
A zoning map amendment from an R5 and Special Ocean Parkway District to an R7A/C2-4 and R7A (OP) district and a zoning text amendment to Appendix F to map the project area as a Mandatory Inclusionary Housing (MIH) area to facilitate a new eight-story, 17,655 square-foot mixed-use building, with 16,847 square feet of residential floor area (19 DUs, 6 MIH) and 808 square-feet of retail space is being sought by SLG Assets, Inc., at 58 Nixon Court, in Gravesend, Community District 13, Brooklyn.
- 464 Ovington Avenue Rezoning**
A Zoning Map amendment from R3X (BR) to R6A (BR) and a Zoning Text Amendment to Appendix F to map an MIH area to facilitate the development of an eight-story, 36,094 square-foot residential building with approximately 40 apartments (approximately 10 permanently affordable) and 18 cellar-level parking spaces is being sought by Geffen Management LLC at 464 Ovington Avenue in Bay Ridge, Community District 10, Brooklyn.
- 5502 Flatlands Ave Rezoning**
A Zoning Map Amendment to rezone an R3-2 to an R6A district with a C2-4 commercial overlay to facilitate a new seven-story mixed-use building with 49,637 SF (3.6 FAR) including 7,399 square feet of commercial retail space and 36 dwelling units, with 15 parking spaces, is being sought by a private applicant at 5502 Flatlands Ave in Flatlands, CD 18, Brooklyn, and a zoning text amendment to designate MIH.
- 699-703 Lexington Avenue Rezoning**
This is a private application from Providence House, Inc. for a zoning map amendment from R6B to R6A and a zoning text amendment to Appendix F to map an MIH area in order to facilitate a new 6-story, 31,704-square-foot non-profit institution with sleeping accommodations containing 85 transitional shelter units at 699 - 703 Lexington Avenue in Bedford-Stuyvesant, Community District 3, Brooklyn.
- 1720 Atlantic Avenue Rezoning**
Bermuda Realty No. 2 LLC seeks a Zoning Map Amendment from M1-1 to C4-4D, R7A, and R7A/C2-4 and a Zoning Text Amendment to map MIH and allow additional street wall flexibility to facilitate a new 13-story, 263,277 sq ft mixed-use development, including 191,429 sq ft of residential space (278 dwelling units with 70 income restricted), 50,427 sq ft of commercial space and 17,421 sq ft of community facility space in Community District 8, Brooklyn.
- Domino Site B**
Actions to facilitate the alteration and expansion of the Domino LSGD for Site B, to expand overall footprint, to remove previously approved skybridge, to add balconies, remove a setback, and reduce loading berths to facilitate a new building containing 1,173,500 sf, including 1,161,270 sf of residential uses (1,262 units), 12,230 sf of commercial space, is being sought by Domino A Partners LLC and Domino B Partners LLC at 264-350 Kent Avenue, Community District 1, Brooklyn.

Accessibility questions: Corina Lozada, corina.lozada@brooklynbp.nyc.gov, by: Wednesday, July 9, 2025, 6:00 P.M.



jy1-16

CITY COUNCIL

■ PUBLIC HEARINGS

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

The Subcommittee on Zoning and Franchises will hold a public hearing, accessible remotely and in person in the Chambers, City Hall, New York, NY 10007, on the following matters commencing at 11:00 A.M. on July 16, 2025. The hearing will be live-streamed on the Council's website at <https://council.nyc.gov/live/>. Please visit <https://council.nyc.gov/land-use/> in advance for information about how to testify and how to submit written testimony.

LENOX HILL HOSPITAL MANHATTAN CB – 8 C 250151 ZMM

Application submitted by Lenox Hill Hospital pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 8c:

- changing from an R8B District to a C1-8 District property bounded by East 77th Street, a line 100 feet westerly of Lexington Avenue, East 76th Street, and a line 100 feet easterly of Park Avenue; and
- changing from a C1-8X District to a C1-9 District property bounded by East 77th Street, Lexington Avenue, East 76th Street, and a line 100 feet westerly of Lexington Avenue;

subject to the conditions of CEQR Declaration E-777.

LENOX HILL HOSPITAL MANHATTAN CB – 8 C 250152 ZRM

Application submitted by Lenox Hill Hospital, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, amending Article VI, Chapter 6 (Special Regulations Applying Around Mass Transit Stations), Article VII, Chapter 4 (Special Permits by the City Planning Commission), Article IX, Chapter 2 (Special Park Improvement District), and APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area.

To view the proposed text amendment, please refer to the public documents associated with this application that are accessible through the Zoning Application Portal maintained by the Department of City Planning, which can be accessed at the following website: zap.planning.nyc.gov/projects.

LENOX HILL HOSPITAL MANHATTAN CB – 8 C 250153 ZSM

Application submitted by Lenox Hill Hospital pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-904* of the Zoning Resolution to:

- allow an increase in the maximum community facility floor area ratio by up to a maximum of 20 percent of the maximum floor area ratio otherwise permitted, and to allow such 20 percent maximum to be exceeded when used in combination with a floor area bonus permitted pursuant to Section 66-51 (Additional Floor Area for Mass Transit Station Improvements);
- modify the height and setback regulations of Section 24-50 (HEIGHT AND SETBACK REGULATIONS), Section 33-40 (HEIGHT AND SETBACK REGULATIONS), and Section 92-20 (Special Bulk Regulations); and
- modify the lot coverage regulations of Section 24-11 (Maximum Floor Area Ratio and Percentage of Lot Coverage) and 24-12 (Height and Application of Lot Coverage); in connection with the proposed enlargement and renovation of an existing hospital and related facilities occupying an entire block, on property located at 100 East 77th Street (Block 1411, Lots 1 & 113), in R10, C1-8**, and C1-9** Districts, partially within the Special Park Improvement District (PI), Borough of Manhattan, Community District 8.

*Note: A zoning text amendment is proposed to create a new Section 74-904 (Non-profit or voluntary hospitals in R9 or R10 Districts and certain Commercial Districts) under a concurrent related application (N 250152 ZRM).

****Note:** Portions of the site are proposed to be rezoned by changing from existing R8B and C1- 8X Districts to C1-8 and C1-9 Districts under a concurrent related application for a Zoning Map change (C 250151 ZMM).

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

Accessibility questions: Kaitlin Greer, kgreer@council.nyc.gov, by: Friday, July 11, 2025, 3:00 P.M.



fy10-16

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:

- 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
- 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://zap.planning.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://zap.planning.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

* * *

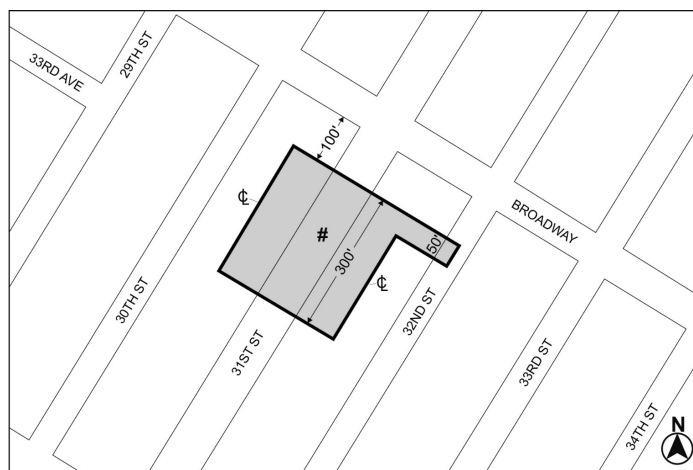
QUEENS

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)

1. pursuant to Article 16 of the General Municipal Law of New York State for:
 - a. the designation of property located at 31-07 31st Street (Block 611, Lot 25) 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 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:

1. 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;
2. 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;
3. 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;
4. 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;
5. 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

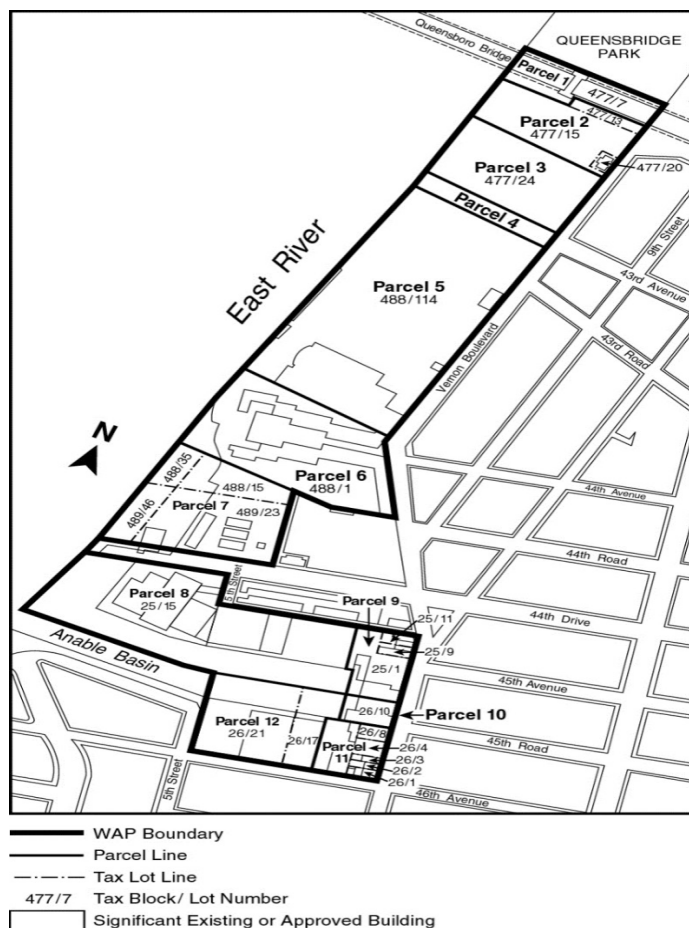
A #visual corridor#, if required pursuant to Section 62-51, shall be located through Parcel 9, 10 or 11 from Vernon Boulevard using the locational criteria for, and coincident with, the #upland connection# required pursuant to paragraph (d)(9)(ii) of this Section.

(9) Parcel 12

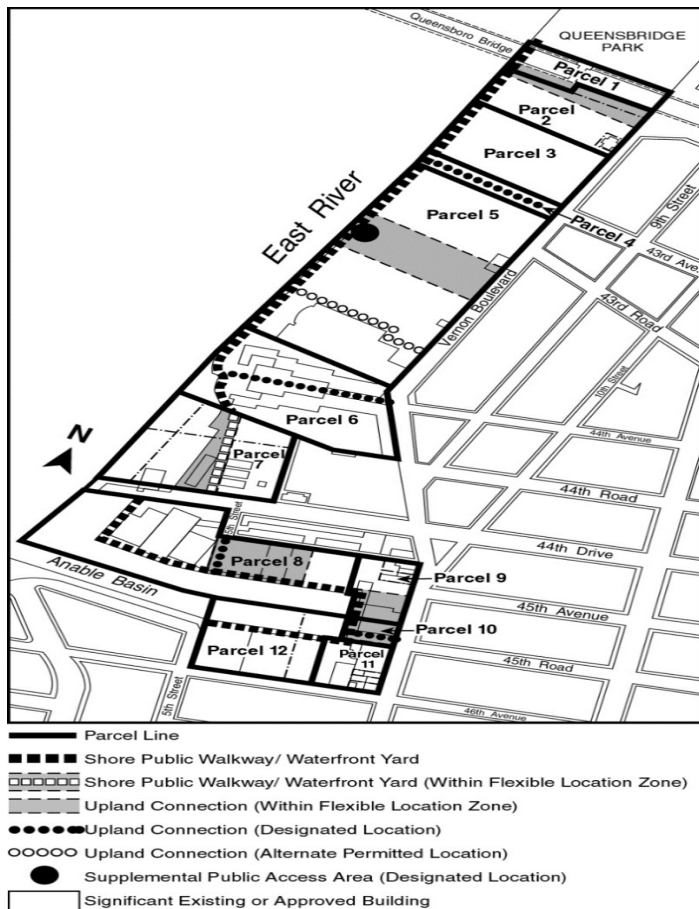
The requirement for #visual corridors# on Parcel 12 is waived.

(f) Northern Hunters Point Waterfront Access Plan Maps

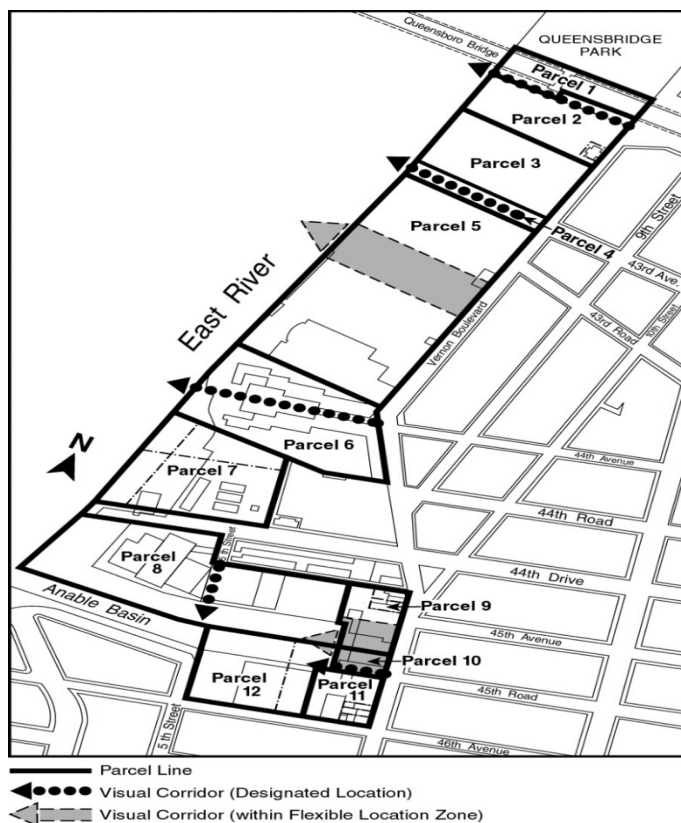
Q-1a: Parcel Designation (62-951f.1)



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:

- 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;
 - to encourage the development of moderate to high density commercial uses within a compact transit-oriented area;
 - 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;
 - to encourage the development of affordable housing to enhance neighborhood economic diversity by broadening the range of housing choices for residents of varied incomes;
 - 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~~ six 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.

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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:

- #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#;
- all other frontages in applicable #Commercial Districts# or in M1 Districts paired with a #Residence District# shall be considered #Tier B street frontages#; and
- 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.

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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

	#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#
M1-6/R9	8.0	9.6	10.0	15.0
M1-6/ R10	10.0	12.0	12.0	12.0

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; and

the #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 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:

- 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#;
- 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;
- no minimum percentage of #street wall# need be located within a set distance of the #street line#;
 - along #shore public walkways#;
 - 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 plantingReduction 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 M 10.0 CF 8.0 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 XII, 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

* * *

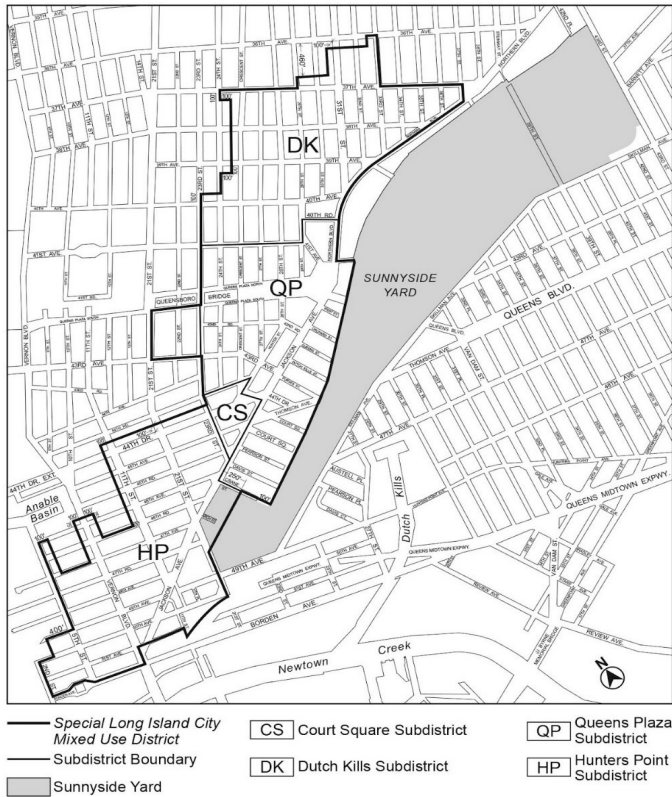
Appendix A

Special Long Island City Mixed Use District and Subdistricts

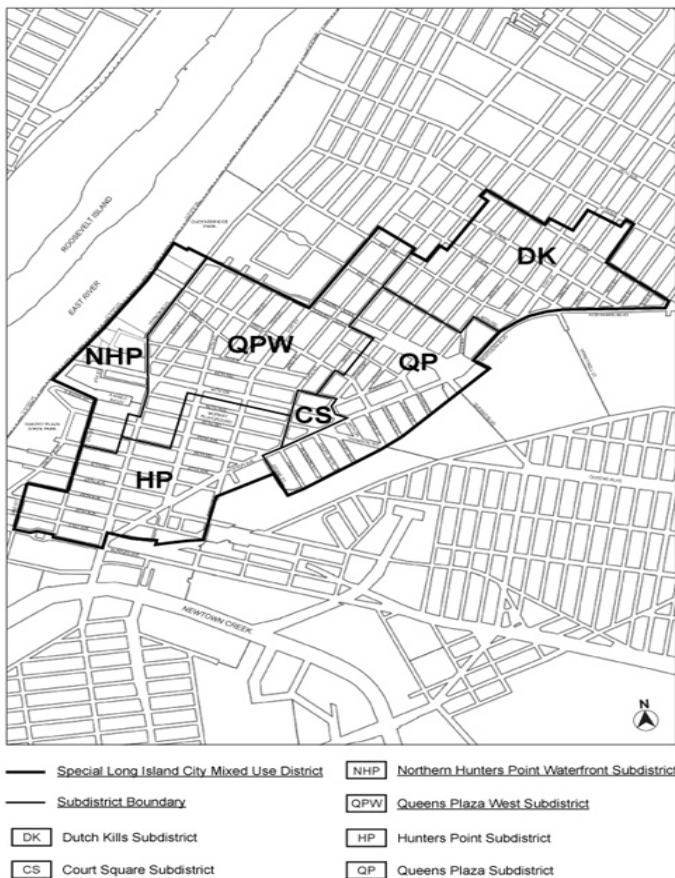
[UPDATING MAP TO INCLUDE TWO NEW SUBDISTRICTS]

District and Subdistricts

[EXISTING MAP]



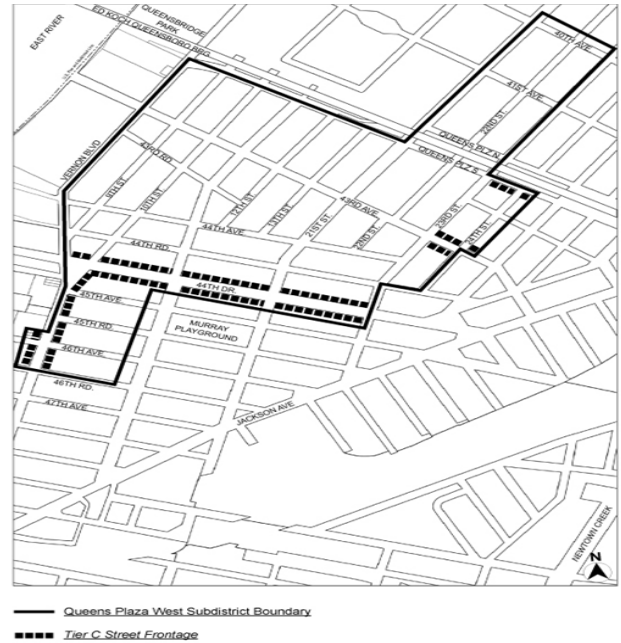
[PROPOSED MAP]



Appendix B Court Square Subdistrict Plan Map and Description of Improvements Queens Plaza West Subdistrict Plan Map

[PROPOSED MAP]

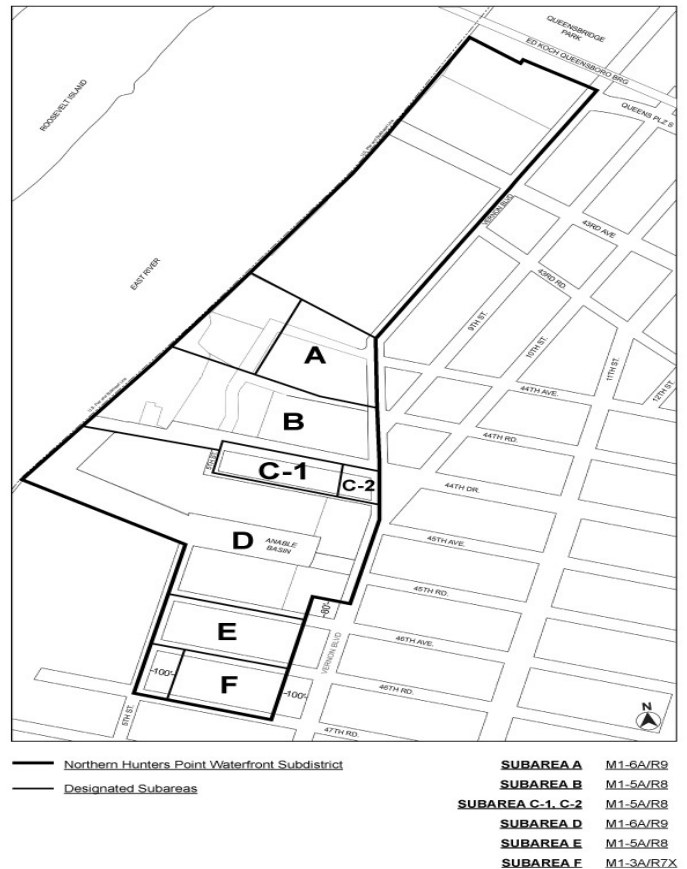
Map 1: Subdistrict Plan Map and Streetscape Regulations



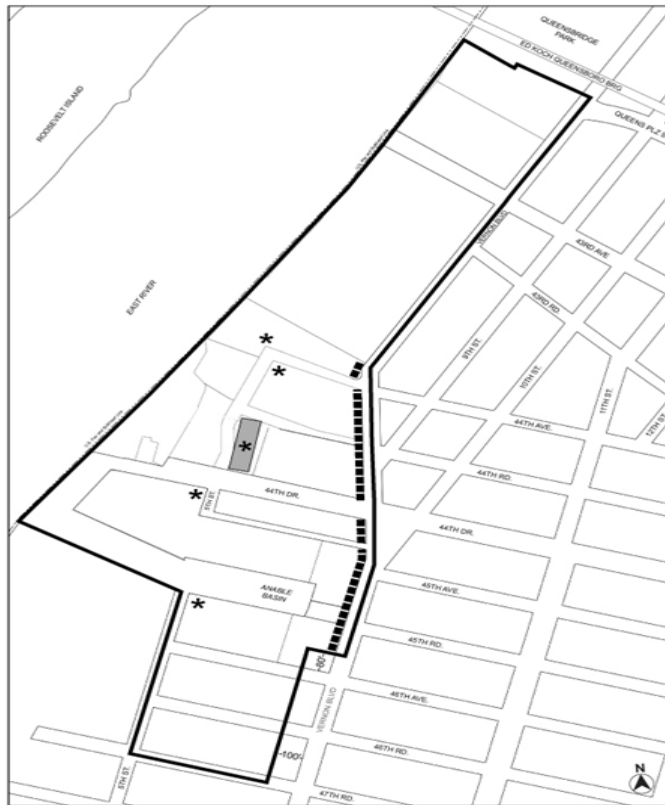
Appendix C Queens Plaza Subdistrict Plan Maps Northern Hunters Point Waterfront Subdistrict Plan Maps

[PROPOSED MAPS]

Map 1: Subdistrict Plan Map and Designated Subareas



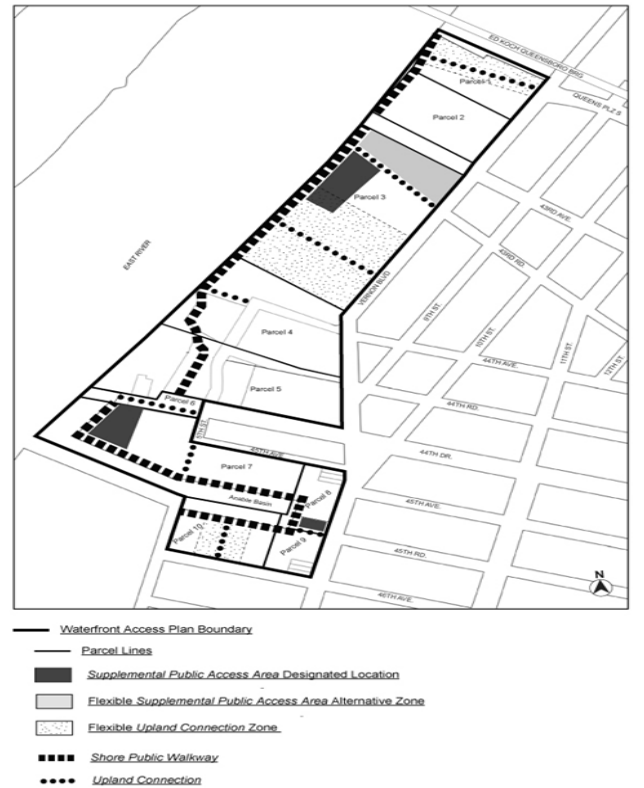
Map 2: Streetscape Regulations



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

Map 1 – [date of adoption]

[PROPOSED MAP]



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

* * *

No. 14

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

C 250175 HAQ

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.

No. 15

CD 2
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.

No. 16

CD 2
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.

No. 17

CD 2
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.

No. 18

CD 2
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

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 16, 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/530216/1>

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

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

Meeting ID: 618 237 7396

[Press # to skip the Participation ID]

Password: 1

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

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

Please inform the Department of City Planning if you need a reasonable accommodation, such as a sign language interpreter, in order to participate in the meeting. The submission of testimony, verbal or written, in a language other than English, will be accepted, and real time interpretation services will be provided based on available resources. Requests for a reasonable accommodation or foreign language assistance during the meeting should be emailed to [AccessibilityInfo@planning.nyc.gov] or made by calling 212-720-3366. Requests must be submitted at least five business days before the meeting.

BOROUGH OF THE BRONX

Nos. 1 - 3

CLAREMONT HOUSE: 1640 ANTHONY AVENUE

No. 1

CD 4

C 250220 HAX

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 1640 Anthony Avenue (Block 2888, Lot 23) as an Urban Development Action Area; and
 - b. an Urban Development 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 13-story building containing approximately 65 income-restricted units, Borough of the Bronx, Community District 4.

No. 2

C 250221 ZMX

IN THE MATTER OF an application submitted by NYC Department of Housing Preservation and Development pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 3d, changing from an R7-1 District to an R8 District property bounded by a line 175 feet southerly of East 173rd Street, a line 90 feet easterly of Anthony Avenue, Belmont Street, and Clay Avenue, as shown on a diagram (for illustrative purposes only) dated May 5, 2025, and subject to the conditions of CEQR Declaration E-809.

No. 3

N 250222 ZRX

CD 4
IN THE MATTER OF an application submitted by NYC 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

THE BRONX

* * *

The Bronx Community District 4

* * *

Map 4 - [date of adoption]

[PROPOSED MAP]



- Community District boundary
 [Shaded Box] Former Inclusionary Housing designated area
 [Solid Box] Mandatory Inclusionary Housing area
 Area # — [date of adoption] MIH Option 2

Portion of Community District 4, The Bronx

* * *

BOROUGH OF BROOKLYN
No. 4

535 MORGAN AVENUE REZONING

CD 1 **C 250090 ZMK**
IN THE MATTER OF an application submitted by Hemmer 2 LLC and Me & Morgan LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 13a, by changing from an M1-1 District to a C7-1 District property bounded Brooklyn Queens Expressway - Kosciuszko Bridge, Morgan Avenue, Lombardy Street, and Kingsland Avenue, as shown on a diagram (for illustrative purposes only) dated April 7, 2025.

No. 5

74 BOGART STREET REZONING

CD 1 **C 250064 ZMK**
IN THE MATTER OF an application submitted by 74 Bogart, LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 13b, by changing from an M1-2 District to an M1-4A District property bounded by Ingraham Street, Morgan Avenue, Harrison Place, and Bogart Street, as shown on a diagram (for illustrative purposes only) dated April 23, 2025, and subject to the conditions of CEQR Declaration E-841.

BOROUGH OF QUEENS
Nos. 6 & 7

78-01 Queens Boulevard Rezoning
No. 6

CD 2 **C 250044 ZMQ**
IN THE MATTER OF an application submitted by 7801 Queens Holding LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 9d & 13c:

- changing from an M1-1 District to an R7X District property bounded by Albion Avenue, a line perpendicular to the southeasterly street line of Albion Avenue and passing through a point on the northwesterly street line of Barnwell Avenue distant 150 feet northeasterly (as measured along the street line) from the point of intersection of the northwesterly street line of Barnwell Avenue and the northerly street line of Queens Boulevard, Barnwell Avenue, a line 115 feet northerly of Queens Boulevard, a line midway between Barnwell Avenue and Cornish Avenue, a line perpendicular to the northwesterly street line of Cornish Avenue distant 135 feet northeasterly (as measured along the street line) from the point of intersection of the northwesterly street line of

Cornish Avenue and the northerly street line of Queens Boulevard, Cornish Avenue, and Queens Boulevard;

- establishing within the proposed R7X District a C2-4 District bounded by Albion Avenue, a line perpendicular to the southeasterly street line of Albion Avenue and passing through a point on the northwesterly street line of Barnwell Avenue distant 150 feet northeasterly (as measured along the street line) from the point of intersection of the northwesterly street line of Barnwell Avenue and the northerly street line of Queens Boulevard, Barnwell Avenue, a line 115 feet northerly of Queens Boulevard, a line midway between Barnwell Avenue and Cornish Avenue, a line perpendicular to the northwesterly street line of Cornish Avenue distant 135 feet northeasterly (as measured along the street line) from the point of intersection of the northwesterly street line of Cornish Avenue and the northerly street line of Queens Boulevard, Cornish Avenue, and Queens Boulevard;

as shown on a diagram (for illustrative purposes only) dated April 7, 2025, and subject to the conditions of CEQR Declaration E-828.

No. 7

CD 4

N 250045 ZRQ

IN THE MATTER OF an application submitted by 7801 Queens Holding LLC, 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

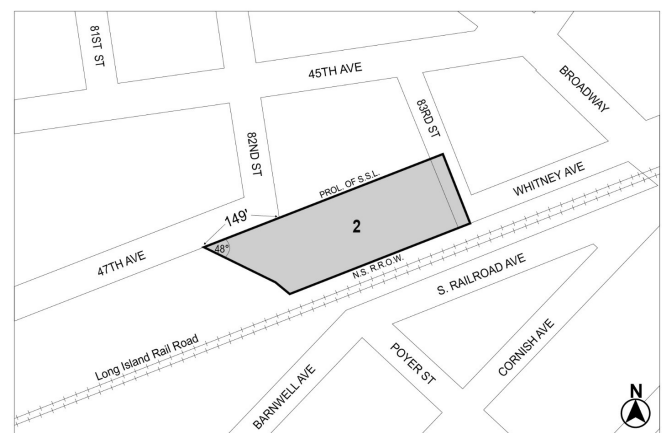
* * *

Queens Community District 4

* * *

Map 2 — [date of adoption]

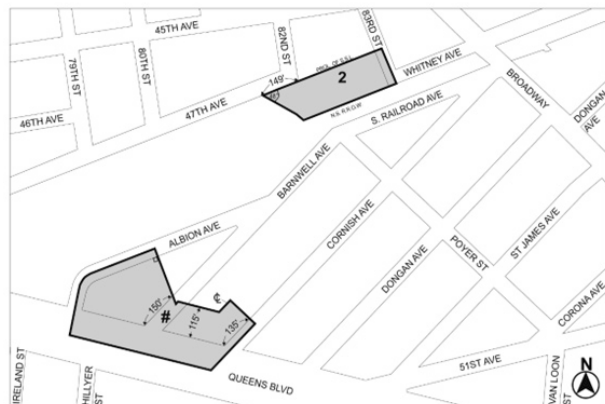
[EXISTING MAP]



[Shaded Box] Mandatory Inclusionary Housing Program Area see Section 23-154(d)(3)

Area 2 — 12/9/21 MIH Program Option 1 and Option 2

[PROPOSED MAP]



Mandatory Inclusionary Housing area
Area 2 — 12/9/21 MIH Option 1 and Option 2
Area # — [date of adoption] MIH Option 1 and Option 2

Portion of Community District 4, Queens

* * *

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

Accessibility questions: AccessibilityInfo@planning.nyc.gov, 212-720-3366, by: Wednesday, July 9, 2025, 5:00 P.M.



jy1-16

CITYWIDE ADMINISTRATIVE SERVICES

PUBLIC HEARINGS

HUMAN CAPITAL LINE OF SERVICE
PROPOSED AMENDMENT TO CLASSIFICATION

PUBLIC NOTICE IS HEREBY GIVEN of a virtual public hearing to amend the Classification of the Classified Service of the City of New York.

A virtual public hearing will be held by the Commissioner of Citywide Administrative Services in accordance with Rule 2.6 of the Personnel Rules and Regulations of the City of New York via Microsoft Teams on July 23, 2025, at 10:00 A.M.

Topic: Public Hearing – Department of Citywide Administrative Services [868] – NYS Civil Service Commission Proposal

Meeting link: <https://www.microsoft.com/microsoft-teams/join-a-meeting>

Meeting ID: 241 477 787 023 2

Passcode: dn7g9wP9

Phone Number: 1 646-893-7101

Phone Conference ID: 466 675 236#

For more information go to the DCAS website at <https://www1.nyc.gov/site/dcas/about/public-hearings.page>

RESOLVED, that the Classification of the Classified Service of the City of New York is hereby amended under the heading of **DEPARTMENT OF CITYWIDE ADMINISTRATIVE SERVICES [868]** as follows:

I. To classify the following managerial titles, in the Exempt class, subject to Rule X, with number of positions authorized as indicated:

Title Code Number	Class of Positions	Salary Range	Number of Authorized Positions
MXXXXX	Executive Deputy Commissioner (DCAS)	#	3

M13391 Executive Program Specialist # Delete 2, Add 3 (DCAS)

These are Management Classes of positions paid in accordance with the Pay Plan for Management Employees. Salaries for these positions are set at a rate in accordance with duties and responsibilities.

II. To classify the following managerial titles, in the Non-Competitive Class, subject to Rule X, Part I, with number of positions authorized as indicated:

Title Code Number	Class of Positions	Salary Range	Number of Authorized Positions
MXXXXX	Equal Employment Opportunity Officer (DCAS)	#	1
MXXXXX	Executive Program Specialist (DCAS)	#	5

These are Management Classes of positions paid in accordance with the Pay Plan for Management Employees. Salaries for these positions are set at a rate in accordance with duties and responsibilities.

Part I positions are designated as confidential or policy influencing under Rule 3.2.3. (b) of the Personnel Rules and Regulations of the City of New York and therefore are not covered by Section 75 of the Civil Service Law.

III. To classify the following non-managerial title in the Non-Competitive Class, subject to Rule XI, Part I, with number of positions authorized as indicated:

Annual Salary Range
Effective: 9/4/2024

Title Code Number	Class of Positions	*New Hire Minimum	Incumbent Minimum	Maximum	Number of Authorized Positions
54739	Confidential Strategy Planner (DCAS)	\$84,087	\$90,680	\$113,465	Delete 15, Add 25

Part I positions are designated as confidential or policy influencing under Rule 3.2.3. (b) of the Personnel Rules and Regulations of the City of New York and therefore are not covered by Section 75 of the Civil Service Law

* Employees hired into city service should be paid no less than the "New Hire Minimum" for the applicable title/level. Upon completion of two years of qualified active or inactive service, such employees shall be paid no less than the indicated minimum for the employees' title/level that is in effect for incumbents on the second anniversary of their original appointment to city service.

Accessibility questions: accessibility@dcas.nyc.gov, by: Friday, July 18, 2025 5:00 P.M.



jy16-18

HUMAN CAPITAL LINE OF SERVICE
PROPOSED AMENDMENT TO CLASSIFICATION

PUBLIC NOTICE IS HEREBY GIVEN of a virtual public hearing to amend the Classification of the Classified Service of the City of New York.

A virtual public hearing will be held by the Commissioner of Citywide Administrative Services in accordance with Rule 2.6 of the Personnel Rules and Regulations of the City of New York via Microsoft Teams on July 23, 2025, at 10:00 A.M.

Topic: Public Hearing – Department of Citywide Administrative Services [868] – NYS Civil Service Commission Proposal

Meeting link: <https://www.microsoft.com/microsoft-teams/join-a-meeting>

Meeting ID: 241 477 787 023 2

Passcode: dn7g9wP9

Phone Number: 1 646-893-7101

Phone Conference ID: 466 675 236#

For more information go to the DCAS website at <https://www1.nyc.gov/site/dcas/about/public-hearings.page>

RESOLVED, that the classification of the Classified Service of the City of New York is hereby amended under the heading of **DEPARTMENT OF CITYWIDE ADMINISTRATIVE SERVICES [868]** as follows:

I. By increasing the number of positions of the following non-competitive class title, subject to Rule X, Part II as indicated below:

Title Code No.	Class of Positions	Salary Range as of 05/24/2025	Number of Positions
10246	New York City Public Service Fellow	\$48,956 - \$61,194	400# #Add 400, delete 200

Part II positions are covered by Section 75 of the Civil Service Law Disciplinary procedures after 5 years of service.

Accessibility questions: please contact DCAS Accessibility at 212-386-0256, or accessibility@dcas.nyc.gov, by: Friday, July 18, 2025 5:00 P.M.



☛ jy16-18

COMMUNITY BOARDS

■ PUBLIC HEARINGS

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

BOROUGH OF QUEENS

COMMUNITY BOARD NO. 03 - Thursday, July 17, 2025, 7:00 P.M., Langton Hughes Library – 100-01 Northern Boulevard, Corona, NY 11368.

Queens CB 3 Walk to Park Site Selection - ULURP Number: C250297PCQ.

The Department of Parks and Recreation, with co-applicant the Department of Citywide Administrative Services, seeks approval for the acquisition and site selection of 21 privately-owned properties in Jackson Heights, East Elmhurst & North Corona for future park development.

<https://queenscb3.cityofnewyork.us/queens-cd-3-walk-to-park-site-selection-ulurp-number-c250297pcq/>

jy15-17

NOTICE IS HEREBY GIVEN that the following matter is scheduled for a public hearing by Community Board:

BOROUGH OF THE BRONX

COMMUNITY BOARD NO. 11 - Wednesday, July 16, 2025, 6:10 P.M. 1741 Colden Avenue, Bronx, NY 10462.

ULURP Number: C200099MMX

An application by the Blondell Holdings Corp. is proposing the elimination, discontinuance closing and acquisition of Saint Raymond Avenue between Blondell Avenue and Waters Place in the Bronx. This is the dead end portion of Saint Raymond Avenue, which is located in Community District 11. There are no plans for the site outside of current use as a parking lot.

jy14-16

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

OFFICE OF LABOR RELATIONS

■ MEETING

The New York City Deferred Compensation Board will hold its next Deferred Compensation Board Hardship meeting on Thursday, July 17, 2025 at 1:00 P.M. The meeting will be held at 22 Cortlandt Street, 28th Floor, New York, NY 10007.

jy11-17

LANDMARKS PRESERVATION COMMISSION

■ PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN that pursuant to the provisions of Title 25, Chapter 3 of the Administrative Code of the City of New York (Sections 25-303, 25-307, 25-308, 25-309, 25-313, 25-318, 25-320) on Tuesday, July 22, 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 sthompson@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/nycplpc 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.

1 West Kingsbridge Road - Individual Landmark LPC-25-12069 - Block 3247 - Lot 10 - Zoning: C4-4 BINDING REPORT

A Medieval Romanesque style armory building designed by Pilcher & Tachau and built in 1912-1917. Application is to demolish ancillary buildings on the site and construct a new building, and at the armory building, alter and create masonry openings, replace windows and roofing, add and remove ironwork, install solar panels, louvers, signage, and canopies, and perform sitework.

202 Adelphi Street - Fort Greene Historic District LPC-25-11563 - Block 2090 - Lot 35 - Zoning: R6B

CERTIFICATE OF APPROPRIATENESS

An altered Italianate style rowhouse built c. 1860. Application is to modify and replace windows, install a cornice, ironwork, stoop and bay window, modify a wall, and construct a rear yard addition, carport, and bike enclosure.

212 Adelphi Street - Fort Greene Historic District LPC-25-11597 - Block 2090 - Lot 40 - Zoning: R6B

CERTIFICATE OF APPROPRIATENESS

An Italianate style rowhouse designed by Thomas Fagan and built c. 1866. Application is to modify window openings at the rear façade.

428 Clermont Avenue - Fort Greene Historic District LPC-25-11387 - Block 1958 - Lot 46 - Zoning: R6B

CERTIFICATE OF APPROPRIATENESS

An Italianate style rowhouse designed by John Doherty and built c. 1860. Application is to enlarge and modify an existing rear yard addition.

40 Fifth Avenue - Greenwich Village Historic District LPC-25-10128 - Block 574 - Lot 39 - Zoning: R10, R6 CERTIFICATE OF APPROPRIATENESS

A Neo-Georgian style apartment house designed by Van Wart & Wien and built in 1929. Application is to modify the balustrade and raise parapets at a terrace.

**1613 Broadway - The Brill Building-Individual Landmark
LPC-25-10079** - Block 1021 - Lot 19 - **Zoning:** C6-7T/MID

CERTIFICATE OF APPROPRIATENESS

An Art Deco-style office building designed by Victor A. Bark, Jr. and built in 1930-1931. Application is to install a marquee and signage.

**14 East 75th Street - Upper East Side Historic District
LPC-25-11221** - Block 1389 - Lot 56 - **Zoning:** C5-1, R8B, MP

CERTIFICATE OF APPROPRIATENESS

A Neo-Medieval style apartment building designed by Schwartz & Gross and built in 1928-29. Application is to install a sauna on a penthouse terrace.

**945 Madison Avenue - Upper East Side Historic District
LPC-25-12480** - Block 1389 - Lot 50 - **Zoning:** C5-1, R8B, MP

CERTIFICATE OF APPROPRIATENESS

A Brutalist style museum building designed by Marcel Breuer and Associates and built in 1964-66. Application is to install signage and lighting at the south entrance, and planters and furniture in the sunken garden.

**118 East 95th Street - Expanded Carnegie Hill Historic District
LPC-25-10245** - Block 1523 - Lot 67 - **Zoning:** R8B

CERTIFICATE OF APPROPRIATENESS

A Queen Anne style rowhouse designed by C. Abbott French & Co. and built in 1887-88. Application is to excavate the cellar.

**10 East 82nd Street - Metropolitan Museum Historic District
LPC-25-10213** - Block 1493 - Lot 65 - **Zoning:** R8B

CERTIFICATE OF APPROPRIATENESS

A rowhouse built in 1888-89 and altered in the Neo-Federal style by Bradley Delahanty in 1924. Application is to alter the front façade, construct rooftop and rear yard additions, and excavate beneath the cellar and rear yard.

**78 East 79th Street - Upper East Side Historic District
LPC-25-10379** - Block 1393 - Lot 139 - **Zoning:** R10

CERTIFICATE OF APPROPRIATENESS

A Queen Anne style rowhouse designed by James E. Ware and built in 1883-84 with stoop removed in 1926. Application is to create an enclosed areaway.

**410 West 146th Street - Hamilton Heights/Sugar Hill Historic District
LPC-25-10480** - Block 2060 - Lot 40 - **Zoning:** R6A

CERTIFICATE OF APPROPRIATENESS

A Romanesque Revival style rowhouse designed by Neville & Bagge and built in 1893. Application is to enlarge an existing El and install windows at the rear façade.

jjy9-22

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.

fy10-30

PROPERTY DISPOSITION

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

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

POLICE DEPARTMENT

PROPERTY CLERK DIVISION

■ NOTICE

OFFICIAL NOTICE OF PENDING DESTRUCTION OF CERTAIN UNAUTHORIZED TOBACCO, FLAVORED E-CIGARETTE OR FLAVORED E-LIQUID PRODUCTS SEIZED DURING INSPECTIONS BY THE OFFICE OF THE NEW YORK CITY SHERIFF

One or more categories of Unauthorized Products were seized from the commercial establishments listed in the table below on the dates listed in such table. These Unauthorized Products were subject to forfeiture and will be destroyed pursuant to New York City Administrative Code (Admin. Code) §§ 11-4021, 11-4024, 11-4025, or 11-4026, or other applicable provisions of law.

For the purposes of this notice, the term "Unauthorized Product" includes:

a. Cigarettes or tobacco products subject to a tax established by chapter 13 of title 11 of the Admin. Code for which such tax has not been paid or cigarettes upon which stamps required under such chapter have not been affixed;

b. Cigarettes and other tobacco products offered for sale by a person who does not possess the required retail or wholesale licenses pursuant to Titles 11, 17 or 20 of the Admin. Code; and

c. Any flavored tobacco product, flavored electronic cigarette or flavored e-liquid that is sold, offered for sale or possessed with intent to sell in violation of Chapter 7 of Title 17 of the Admin. Code.

Inquiries relating to such Unauthorized Products should be made to ceuoath@nypd.org or by mail to:

Civil Enforcement Unit - NYPD
375 Pearl Street
Box 39
New York, NY 10038

Invoice Date	Invoice #	Owner	Owner Address
01/30/23	3001543808	174 HESTER ST AND VARIETY CORP.	174 HESTER STREET, NEW YORK NY
01/31/23	3001544049	174 HESTER ST AND VARIETY CORP.	174 HESTER STREET, NEW YORK NY
09/04/23	3001634119	GRABBADA SMOKE LOUNGE	633 NOSTRAND AVENUE, BROOKLYN NY

Invoice Date	Invoice #	Owner	Owner Address
12/29/23	1001729679	G JAZZ CORPORATION	125 RIVINGTON STREET, NEW YORK NY
04/15/24	4001095337	SALONI STATIONERY INC.	70-49 PARSONS BOULEVARD, QUEENS NY
05/18/24	3001747359	EMIL HUMBATOV	3067 BRIGHTON 3 STREET, BROOKLYN NY
06/05/24	4001112418	A & K CORP 111	67-08 ROOSEVELT AVENUE, QUEENS NY
06/13/24	1001799635	650 KINGS DISCOUNT CORP	650 MELROSE AVENUE, BRONX NY
06/26/24	4001120010	PRAMUKH 162 INC	162-20 NORTHERN BOULEVARD, QUEENS NY
09/05/24	3001799499	FRANKLIN CONVENIENCE STORE CORP	782 FRANKLIN AVENUE, BROOKLYN NY
10/17/24	4001158343	JASON PICA	2 WHITE PINE CT, QUEENS NY
12/27/24	4001181254	YOSIMAR FUENTES	100-01 39 AVE, QUEENS NY
01/10/25	4001186334	GULLAPA CORAISACA NUBE GABRIELLA	41-05 95 ST, QUEENS NY
04/18/25	1001934778	. LEONARD NEWS INC	349 BROADWAY, NEW YORK NY
04/18/25	2001466622	CALI VIBES INC	988 MORRIS PARK AVE, BRONX NY
04/18/25	2001466647	QUICK STOP 1 MINI MARKET CORP	685 MORRIS PARK AVE, BRONX NY
04/18/25	2001466702	THE FLOWER GARDEN 7, INC.	30 BEDFORD PARK BLVD, BRONX NY
04/18/25	2001466755	HENRY DELI & GROCERY CORP	5800 MOSHOLU AVE, BRONX NY
04/18/25	4001221892	SOUR PUNCH CONVENIENCE INC	2498 GRAND CONC, BRONX NY
04/18/25	4001221908	ROCKSTAR CANNABIS SHOP	659 CRESCENT AVE, BRONX NY
04/18/25	4001221935	M4 CANDY AND TOBACCO INC	620 CRESCENT AVE, BRONX NY
04/22/25	2001467996	BX PUFFS CORP	686 ALLERTON AVE, BRONX NY
04/22/25	2001468035	A & N GIFT SHOP & MORE CORP	2461 GRAND CONC, BRONX NY
04/22/25	3001913204	PURPLE VIBES	484 JERSEY ST, STATEN ISLAND NY
04/22/25	3001913245	JUICE BAR & SNACK CORP	61 PAGE AVE, STATEN ISLAND NY
04/22/25	4001223025	ARROCHAR GROCERY STORE CORP.	101 MC CLEAN AVE, STATEN ISLAND NY
04/22/25	4001223028	K AND K DELI AND GROCERIES INC.	1150 HYLAN BLVD, STATEN ISLAND NY
04/22/25	4001223045	NY DELI & GRILL CORP.	341 HEBERTON AVE, STATEN ISLAND NY
04/23/25	1001937130	LEX MINI MARKET CORP.	30 LEXINGTON AVE, NEW YORK NY

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04/23/25	1001937146	333 SMOKE SHOP INC.	333 PARK AVE S, NEW YORK NY	04/29/25	1001940270	GOURMENT & CONVENIENCE CORP	217 W 116 ST, NEW YORK NY
04/23/25	1001937159	GOODIES SHOP INC.	1158 BROADWAY, NEW YORK NY	04/29/25	2001470923	EXPRESS DELI MARKET CORP	5782 MOSHOLU AVE, BRONX NY
04/23/25	1001937183	CONVENIENCE 3RD AVE CORP	370 3 AVE, NEW YORK NY	04/29/25	2001470960	LA ROMANA DELI & MARKET CORP	8 W GUN HILL RD, BRONX NY
04/23/25	2001468487	MOE 194 CONVENIENCE INC	2650 BRIGGS AVE, BRONX NY	04/29/25	2001470985	FORDHAM CONVENIENCE AND MORE CORP	389 E FORDHAM RD, BRONX NY
04/23/25	2001468516	PC GROCERY CORP	655 E 187 ST, BRONX NY	04/29/25	2001471007	CHARLYS DELICATESSEN CORP	224 WILLIS AVE, BRONX NY
04/23/25	3001913866	SUNSHINE DELI	251 W 231 ST, BRONX NY	04/29/25	3001917089	NOSTRAND CONVENIENCE	1357 NOSTRAND AVE, BROOKLYN NY
04/23/25	3001913872	CANDY STORE	249 W 231 ST, BRONX NY	04/29/25	3001917112	CHURCH AVE EXPRESS CANDY STORE	3111 CHURCH AVE, BROOKLYN NY
04/23/25	3001913933	JASPERS DELI 1 CORPORATION	434 W 238 ST, BRONX NY	04/29/25	3001917155	FAMILY DISCOUNT GROCERY DELI INC.	268 E 98 ST, BROOKLYN NY
04/23/25	4001223442	GUY R BREWER EXPRESS FOOD	134-50 GUY R BREWER BLVD, QUEENS NY	04/30/25	1001940846	TAKE OFF SMOKE SHOP	98-20 ASTORIA BLVD, QUEENS NY
04/24/25	2001469043	HIS N HERS CONVENIENCE CORP	931 BROADWAY, BROOKLYN NY	04/30/25	1001940864	DISPENSARY	37-17 BROADWAY, QUEENS NY
04/24/25	2001469145	NEW STAR CONVENIENCE CORP	1078 BEDFORD AVE, BROOKLYN NY	04/30/25	2001471324	A&N GIFT SHOP & MORE CORP	2461 GRAND CONC, BRONX NY
04/24/25	3001914519	DREAM BUDZ CORP	926 BROADWAY, BROOKLYN NY	04/30/25	3001917660	ARROCHAR GROCERY STORE	101 MC CLEAN AVE, STATEN ISLAND NY
04/24/25	4001223831	FAST N FRESH SUPER MARKET CORP	86-02 ROCKAWAY BEACH BLVD, QUEENS NY	04/30/25	3001917682	ORGANIC 1 CORP.	8610 4 AVE, BROOKLYN NY
04/25/25	1001938296	CALI SNACKS INC.	522 E 138 ST, BRONX NY	04/30/25	3001917689	E & M FAUZ CORP.	1722 HYLAN BLVD, STATEN ISLAND NY
04/25/25	2001469538	SWEET GROCERY CANDY	956 INTERVALE AVE, BRONX NY	04/30/25	3001917744	2242 FOREST CONVENIENCE CORP.	2242 FOREST AVE, STATEN ISLAND NY
04/26/25	1001938810	STAR 1 CONVENIENCE CORP.	597 CRESCENT AVE, BRONX NY	04/30/25	3001917763	ROMAN CONVENIENCE INC.	451 NORTHFIELD AVE, STATEN ISLAND NY
04/26/25	3001915888	CRAIN BOAT AND YACHT ACCESSORIES CORP.	26 COURT ST, BROOKLYN NY	05/01/25	1001941503	DAILY QUICK STOP CORP.	79 PINE ST, NEW YORK NY
04/26/25	3001915904	PROSPECT MIST CORP	591 VANDERBILT AVE, BROOKLYN NY	05/01/25	1001941525	79 CLINTON ORGANIC MINI MARKET CORP.	79 CLINTON ST, NEW YORK NY
04/26/25	3001915907	WATSON CONVENIENCE	1549 WATSON AVE, BRONX NY	05/01/25	1001941567	GREEN LINE GIFT SHOP INC.	42 AVENUE B, NEW YORK NY
04/26/25	3001915917	IN & OUT DELI 1 & GROCERY INC.	3742 3 AVE, BRONX NY	05/01/25	1001941574	I VAPE NY CORP	32 ST MARKS PL, NEW YORK NY
04/26/25	3001915937	FIRE OG CONVENIENCE INC.	2129 ATLANTIC AVE, BROOKLYN NY	05/01/25	2001471720	Y AND M GROCERY & CANDY CORP	1359 WHITE PLAINS RD, BRONX NY
04/26/25	4001224532	95 SMOKE SHOP	95-02 JAMAICA AVE, QUEENS NY	05/01/25	2001471742	SKY HIGH ORGANIC CORP	1749 BOSTON RD, BRONX NY
04/26/25	4001224544	PX EXPRESS INC	105-12 JAMAICA AVE, QUEENS NY	05/01/25	3001918257	OB CONVENIENCE STORE CORP	75-09 PARSONS BLVD, QUEENS NY
04/26/25	4001224552	21 PLUS CONVENIENCE INC.	94-07 ASTORIA BLVD, QUEENS NY	05/01/25	3001918369	CANDY STORE II CORP	112-33 GUY R BREWER BLVD, QUEENS NY
04/29/25	1001940209	1955 CONVENIENCE CORP.	1955 1 AVE, NEW YORK NY	05/01/25	3001918404	SNAP & GO CONVENIENCE CORP.	118 COZINE AVE, BROOKLYN NY
04/29/25	1001940244	EAST 118 GROCERY & CANDY CORP.	2319 1 AVE, NEW YORK NY	05/02/25	1001942034	OJ MINI MARKET CORP	2054 LEXINGTON AVE, NEW YORK NY
				05/02/25	1001942043	SKY VIEW CONVENIENCE INC.	2118 3 AVE, NEW YORK NY

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05/02/25	1001942113	A.L. BROADWAY GROCERY CORP.	3770 BROADWAY, NEW YORK NY	05/07/25	3001921426	CARIBBEAN CONVENIENCE CORP	1310 FLATBUSH AVE, BROOKLYN NY
05/02/25	2001472203	ALEX DELI GROCERY 1 CORPORATION	3361 E TREMONT AVE, BRONX NY	05/07/25	3001921444	BOX 25 INC	201 TROY AVE, BROOKLYN NY
05/02/25	2001472226	STOP & GO 1 CONVENIENCE CORP.	1398 JEROME AVE, BRONX NY	05/07/25	4001228509	TNA NYC CORP.	166 E 188 ST, BRONX NY
05/02/25	3001919042	313 DELI CORP	313 AVENUE X, BROOKLYN NY	05/07/25	4001228545	2366 DELI ZONE CONVENIENCE CORP.	2366 GRAND CONC, BRONX NY
05/02/25	3001919072	1201 DELI & GRILL INC	1201 AVENUE U, BROOKLYN NY	05/07/25	4001228572	ROCKSTAR GROCERY CORP.	659 CRESCENT AVE, BRONX NY
05/02/25	3001919112	FLAMING GRILL	5425 NEW UTRECHT AVE, BROOKLYN NY	05/07/25	4001228600	MOON ROCKS 6 CORP.	1482 WESTCHESTER AVE, BRONX NY
05/02/25	4001226828	MYRTLE VARIETIES CORPORATION	54-06B MYRTLE AVE, QUEENS NY	05/07/25	4001228624	GRAB & ORGANIC CONVENIENCE INC.	380 E 149 ST, BRONX NY
05/02/25	4001226830	8635 BROADWAY CONVENIENCE CORP.	86-35 BROADWAY, QUEENS NY	05/08/25	2001474623	522 E 138 STREET, BRONX, NY	522 E 138 STREET, BRONX, NY
05/02/25	4001226843	G&G ATLANTIC LLC.	63-27 ROOSEVELT AVE, QUEENS NY	05/08/25	3001922149	MIDWOOD CONVENIENCE CORP	1703 AVENUE M, BROOKLYN NY
05/03/25	2001472674	4185 ENTERPRISE CORP	4185 WHITE PLAINS RD, BRONX NY	05/08/25	4001228953	NO LIMITZ CONVENIENCE	45-03 BROADWAY, QUEENS NY
05/03/25	2001472683	TOP TOP	4187 WHITE PLAINS RD, BRONX NY	05/08/25	4001228957	SMOKE SCENE MIDTOWN INC	845 7 AVE, NEW YORK NY
05/03/25	2001472684	TOP TOP	4187 WHITE PLAINS RD, BRONX NY	05/08/25	4001229027	FISHBEINS CORP	22-39 31 ST, QUEENS NY
05/03/25	3001919639	BIG CHIEF EXOTICS CORP	294 KNICKERBOCKER AVE, BROOKLYN NY	05/08/25	4001229035	WEST SIDE CONVENIENCE	459 W 50 ST, NEW YORK NY
05/03/25	4001227166	VICTORY DELI & GRILL CORP.	352 VICTORY BLVD, STATEN ISLAND NY	05/09/25	1001945366	NASSAU CONVENIENCE 2 CORP	65 NASSAU ST, NEW YORK NY
05/03/25	4001227178	OINSA INC.	186 SOUTH AVE, STATEN ISLAND NY	05/09/25	1001945388	MAMBA CITY CONVENIENCE CORP	182 ALLEN ST, NEW YORK NY
05/03/25	4001227197	A & J VAPES INC.	1427 FOREST AVE, STATEN ISLAND NY	05/09/25	1001945429	23RD ST MINI MART CORP	28 E 23 ST, NEW YORK NY
05/03/25	4001227200	S N SNACK SHOP CORNER	1842 VICTORY BLVD, STATEN ISLAND NY	05/09/25	1001945445	KIKIZ & CO CORP	423 9 AVE, NEW YORK NY
05/03/25	4001227208	1 RICO SHOP CONVENIENCE CORP.	580 MIDLAND AVE, STATEN ISLAND NY	05/09/25	2001475118	RIVERDALE VAPE & CANDY SHOP INC	215 W 231 ST, BRONX NY
05/06/25	3001920783	THE NEW HEIGHTS CONVENIENCE CORP	1584 86 ST, BROOKLYN NY	05/09/25	2001475120	RIVERDALE CONVENIENCE & SMOKE SHOP INC	3734 RIVERDALE AVE, BRONX NY
05/06/25	3001920839	BRIGHTON 5TH DELI & JUICE INCORPORATED	502 BRIGHTON BEACH AVE, BROOKLYN NY	05/09/25	2001475129	GREENLAND FARM DELI MART CORPORATION	5670 RIVERDALE AVE, BRONX NY
05/06/25	3001920881	BRIGHTONS GOURMET DELI	624 BRIGHTON BEACH AVE, BROOKLYN NY	05/09/25	2001475144	ALLERTON CONVENIENCE & MORE CORP	727 ALLERTON AVE, BRONX NY
05/06/25	4001228058	BMJ GOURMET DELI CORP	15 WESTCHESTER SQ, BRONX NY	05/09/25	3001922944	SOHO CONVENIENCE SHOP & DELI MARKET CORP	1604 WILLIAMSBRIDGE RD, BRONX NY
05/06/25	4001228074	A DELI & MARKET CORP	1497 WILLIAMSBRIDGE RD, BRONX NY	05/09/25	4001229380	FAST N FRESH SUPER MARKET CORP	86-02 ROCKAWAY BEACH BLVD, QUEENS NY
05/07/25	1001944313	1 FINEST AMSTERDAM INC	1800 AMSTERDAM AVE, NEW YORK NY	05/09/25	4001229388	ZEKRETS INC	139-37 245 ST, QUEENS NY
05/07/25	1001944327	159 CONVENIENCE CORP	1995 AMSTERDAM AVE, NEW YORK NY	05/09/25	4001229407	BUSINESS OPERATING UNDER 172-27 JAMAICA AVE	172-27 JAMAICA AVE, QUEENS NY
05/07/25	1001944349	POLO GROUND FOOD GROCERY INC	300 W 155 ST, NEW YORK NY				
05/07/25	3001921378	NEPTUNE GOURMET MARKET CORP	3602 NEPTUNE AVE, BROOKLYN NY				

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05/09/25	4001229410	BROADWAY JUNGLE BOYZ	86-34 BROADWAY, QUEENS NY	05/15/25	1001948146	WA STOP CONVENIENCE INC	344 AUDUBON AVE, NEW YORK NY
05/10/25	1001945927	125 RED EYE INC.	2085 LEXINGTON AVE, NEW YORK NY	05/15/25	1001948259	METROBITE DELI CORP	2180 WHITE PLAINS RD, BRONX NY
05/10/25	1001945931	JIMMY JOES CORP	1625 2 AVE, NEW YORK NY	05/15/25	3001925899	YEMZ DELI & FOOD MARKET CORP	1314 KINGS HWY, BROOKLYN NY
05/10/25	1001945941	AMSTERDAM MINI MART CORP	447 AMSTERDAM AVE, NEW YORK NY	05/15/25	3001925994	AVE U SUPPLIES CORP	3102 AVENUE U, BROOKLYN NY
05/10/25	3001923437	ELTON FARM INC	1021 ELTON ST, BROOKLYN NY	05/15/25	4001231551	420 GIFT CONVENIENCE CORP.	966 SOUTHERN BLVD, BRONX NY
05/10/25	4001229714	BUBBLE JUICE INC.	87-12 101 AVE, QUEENS NY	05/15/25	4001231565	ORGANIC DELI 2 INC.	550 TRINITY AVE, BRONX NY
05/10/25	4001229731	K&K MINI MARKET INC	472 E TREMONT AVE, BRONX NY	05/15/25	4001231575	SKY M CONVENIENCE CORP.	423 E 146 ST, BRONX NY
05/10/25	4001229734	STEAM ROOM CONVENIENCE STORE CORP.	86-04 117 ST, QUEENS NY	05/16/25	1001948472	48 FINEST LOTTO & DELI CORP	60 W 48 ST, NEW YORK NY
05/10/25	4001229754	144 SNACKS & GIFTS INC.	224-01 141 AVE, QUEENS NY	05/16/25	1001948492	CITY EXOTIC CONVENIENCE CORP	107 CLINTON ST, NEW YORK NY
05/10/25	4001229756	MAPLES GROCERY INC	780 E TREMONT AVE, BRONX NY	05/16/25	1001948552	ALLEN CONENIENCE STORE	99 ALLEN ST, NEW YORK NY
05/10/25	4001229766	AZ PASS GROCERY CORP	689 E 187 ST, BRONX NY	05/16/25	2001478140	LUCKY SPOT LOTTERY CORP	3132 BAINBRIDGE AVE, BRONX NY
05/10/25	4001229784	M4 CANDY AND TOBACCO INC	620 CRESCENT AVE, BRONX NY	05/16/25	2001478152	NEW FORDHAM FOOD INC	2487 CRESTON AVE, BRONX NY
05/13/25	1001947086	X23 CANDY SHOP CORP	127 E 23 ST, NEW YORK NY	05/16/25	2001478176	FORDHAM FINE DELI GOURMET CORP	600 E FORDHAM RD, BRONX NY
05/13/25	1001947134	NELI DELI	234 E 106 ST, NEW YORK NY	05/16/25	2001478192	STAR 1 CONVENIENCE CORP	597 CRESCENT AVE, BRONX NY
05/13/25	3001924798	42 CONVENIENCE & MORE CORP	4124 4 AVE, BROOKLYN NY	05/16/25	3001926571	K&H GRILL CORP	1918 KINGS HWY, BROOKLYN NY
05/13/25	4001230695	MO HABIBI DELI CORP	97-02 101 ST, QUEENS NY	05/16/25	3001926586	S&W MINI MART CORP	1501 BROADWAY, BROOKLYN NY
05/14/25	3001925320	CONVENIENCE AROUND THE CLOCK CORP	243 THROOP AVE, BROOKLYN NY	05/16/25	3001926593	1164 BROADWAY PARADISE PLUS INC	1164 BROADWAY, BROOKLYN NY
05/14/25	3001925343	UNDERGROUND EXOTIC SHOP INC	934 MYRTLE AVE, BROOKLYN NY	05/16/25	1001948503	88 STOP & SAVE INC	88 DELANCEY ST, NEW YORK NY
05/14/25	3001925376	EMPIRE WORLD INC	277 NOSTRAND AVE, BROOKLYN NY	05/17/25	1001948915	QUICK SNACKS EXPRESS MINIMART	111 E 125 ST, NEW YORK NY
05/14/25	4001231107	GRAND AVE CONVENIENCE LTD.	66-10 GRAND AVE, QUEENS NY	05/17/25	2001478592	224 DELI & CONVENIENCE	3952 LACONIA AVE, BRONX NY
05/14/25	4001231110	GOURMET & ORGANIC CORP	106 E 165 ST, BRONX NY	05/17/25	3001927159	ZEUS DELI & GROCERY CORP	35 VICTORY BLVD, STATEN ISLAND NY
05/14/25	4001231127	M.H DELI GROCERY LLC	1405 WALTON AVE, BRONX NY	05/17/25	3001927193	ELTINGVILLE CONVENIENCE CORP	4569 AMBOY RD, STATEN ISLAND NY
05/14/25	4001231128	A & J VAPE AND GIFT SHOP INC.	66-31 FRESH POND RD, QUEENS NY	05/17/25	4001232394	YAYA DELI AND GROCERY CORP.	851 MELROSE AVE, BRONX NY
05/14/25	4001231142	OMG NEW WORLD CORP.	57-22 MYRTLE AVE, QUEENS NY	05/20/25	1001950390	BIG APPLE GIFT SHOP CORP	97 CLINTON ST, NEW YORK NY
05/14/25	4001231157	WESTCHESTER BEST MARKET CORP	2930 WESTCHESTER AVE, BRONX NY	05/20/25	1001950399	SAMS MINI MARKET 1 CORP	11 AVENUE D, NEW YORK NY
05/14/25	4001231174	HOOKAH STOP CORP	3571 E TREMONT AVE, BRONX NY	05/20/25	1001950414	YAHOOOSH CONVENIENCE CORP	110 DELANCEY ST, NEW YORK NY
05/14/25	4001231192	NOVA FINEST DELI PLUS CORP	3840 E TREMONT AVE, BRONX NY				
05/15/25	1001948024	GRAB AND GO	2721 BROADWAY, NEW YORK NY				
05/15/25	1001948075	ELOPANZA 1 INC	2 ST NICHOLAS TER, NEW YORK NY				

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05/20/25	1001950429	HIGH LIFE SMOKE & CONVENIENCE CORP	360 W 42 ST, NEW YORK NY	05/24/25	1001952469	ISRA COFFEE HOUSE AND CONVENIENCE CORP	2423 ADAM CLAYTON POWELL JR BLVD, NY
05/20/25	1001950463	57TH QUICK STOP CORP	309 W 57 ST, NEW YORK NY	05/24/25	2001481344	OCK EXOTIC DELI CORP	732 ASTOR AVE, BRONX NY
05/20/25	2001479809	KING T-SHIRT SHOP INC	872 PROSPECT AVE, BRONX NY	05/24/25	2001481400	HENRY DELI & GROCERY CORP	5800 MOSHOLU AVE, BRONX NY
05/20/25	2001479848	VIVI DELI GROCERY CORP	890 E 180 ST, BRONX NY	05/24/25	3001930813	HABIBI CANDY SHOP CORP.	291 PENNSYLVANIA AVE, BROOKLYN NY
05/20/25	2001479912	COOL CANDY CORP	738 E 182 ST, BRONX NY	05/24/25	3001930843	1872 FULTON DELI AND GROCERY 1 CORP	1872 FULTON ST, BROOKLYN NY
05/20/25	2001479944	BROTHERS FOOD MARKET	761 E 182 ST, BRONX NY	05/24/25	4001234787	82 GROCERY CORPORATION	40-46 82 ST, QUEENS NY
05/20/25	4001233283	LGA SKY CONVENIENCE CORP.	57-37 MAIN ST, QUEENS NY	05/24/25	4001234811	98-02 SUPERIOR DELI CORP	98-02 ASTORIA BLVD, QUEENS NY
05/22/25	1001951405	FRASKO LLC	2450 AMSTERDAM AVE, NEW YORK NY	05/24/25	4001234826	LAGUARDIA DELI INC	94-07 ASTORIA BLVD, QUEENS NY
05/22/25	1001951520	89TH CONVENIENCE	2416 BROADWAY, NEW YORK NY	05/27/25	2001482581	FRANKLIN EXOTICS & CONVENIENCE CORPORATION	311 FRANKLIN AVE, BROOKLYN NY
05/22/25	2001480568	IZZY GROCERY INC	291 E GUN HILL RD, BRONX NY	05/27/25	3001932156	EMPIRE CONVENIENCE 1 CORP	738 FLATBUSH AVE, BROOKLYN NY
05/22/25	2001480585	CANDY SHOP	55 E 167 ST, BRONX NY	05/27/25	3001932194	TOP BK CONVENIENCE INC	1160 WILLMOHR ST, BROOKLYN NY
05/22/25	3001929680	SNACK & BEVERAGE STOP INC	255 LIVINGSTON ST, BROOKLYN NY	05/27/25	4001235544	HILLSIDE MINIMART 1 CORP	87-87 FRANCIS LEWIS BLVD, QUEENS NY
05/22/25	3001929717	HAPPY LAND DELI CORP	189 UTICA AVE, BROOKLYN NY	05/27/25	4001235563	TASTY CHOICE DELI & GROCERY CORP	219-15 JAMAICA AVE, QUEENS NY
05/22/25	3001929776	THE SPOT CONVENIENCE INC	133 WYCKOFF AVE, BROOKLYN NY	05/28/25	1001954074	6 AVE VARIETY CORP	101 W 25 ST, NEW YORK NY
05/23/25	2001480852	KATONAH FAMILY DELI GROCERY CORP	4293 KATONAH AVE, BRONX NY	05/28/25	1001954101	336 CONVENIENCE AND VARIETY CORP	336 8 AVE, NEW YORK NY
05/23/25	2001480881	WATSON CONVENIENCE STORE CORP	1549 WATSON AVE, BRONX NY	05/28/25	1001954108	SNACKS N ORGANIC CORP	110 9 AVE, NEW YORK NY
05/23/25	2001480907	IN AND OUT DELI 1 GROCERY	3742 3 AVE, BRONX NY	05/28/25	1001954156	AMERICAN DREAM CONVENIENCE CORP	247 E 14 ST, NEW YORK NY
05/23/25	2001480934	COURTLANDT CONVENIENCE CORP	792 COURTLANDT AVE, BRONX NY	05/28/25	1001954164	CONVENIENCE 3RD AVE CORP	370 3 AVE, NEW YORK NY
05/23/25	3001930282	CHRUCH AVE MINI MART CORPORATION	3013 CHURCH AVE, BROOKLYN NY	05/28/25	2001482936	ALL IN 1 NY CONVENIENCE INC	1030 CASTLE HILL AVE, BRONX NY
05/23/25	3001930346	TASTE OF CALI EXOTIC CORP.	1885 NOSTRAND AVE, BROOKLYN NY	05/28/25	2001482985	HOT TIMES GROCERY CORP	4 W 183 ST, BRONX NY
05/23/25	4001234397	TRIPLE SEVEN SPOT INC	118-02 JAMAICA AVE, QUEENS NY	05/28/25	4001235950	FIRESTONE CONVENIENCE	12-60 150 ST, QUEENS NY
05/23/25	4001234425	DOUGLASTON CONVENIENCE INC.	44-29 DOUGLASTON PKWY, QUEENS NY	05/28/25	4001235985	DISPENSARY	37-17 BROADWAY, QUEENS NY
05/23/25	4001234441	FRESH & TASTY SANDWICH SHOP CORP.	97-34 63 RD, QUEENS NY	05/28/25	4001236017	LATINA SHOP CORP.	96-22 QUEENS BLVD, QUEENS NY
05/23/25	4001234447	75 CONVENIENT CORP.	74-34 JAMAICA AVE, QUEENS NY	05/29/25	1001954762	LAI CONVENIENCE	114 E 40 ST, NEW YORK NY
05/23/25	4001234472	T-SHIRT CORP.	215-20 91 AVE, QUEENS NY	05/29/25	2001483305	WILLIAMS GOURMET DELI CORP	2420 WILLIAMSBRIDGE RD, BRONX NY
05/24/25	1001952455	EAST 118 GROCERY & CANDY CORP	2319 1 AVE, NEW YORK NY	05/29/25	2001483339	4185 ENTERPRISE CORP	4185 WHITE PLAINS RD, BRONX NY

Invoice Date	Invoice #	Owner	Owner Address
05/29/25	2001483378	MOE 194 CONVENIENCE INC	2650 BRIGGS AVE, BRONX NY
05/29/25	3001933319	H&H DELI & CONVENIENCE CORP	4722 AVENUE D, BROOKLYN NY
05/29/25	3001933385	OMAR DELI INC	1431 ROCKAWAY PKWY, BROOKLYN NY
05/29/25	4001236308	ACE EXOTICS NY INC	244-10 FRANCIS LEWIS BLVD, QUEENS NY
05/29/25	4001236335	LIBERTY CANDY & BEVERAGE CORP	120-19 LIBERTY AVE, QUEENS NY
05/29/25	4001236356	METRO ORGANIC MART CORP.	116-05 METROPOLITAN AVE, QUEENS NY
05/30/25	1001955288	57TH QUICKSTOP CORP	309 W 57 ST, NEW YORK NY
05/30/25	3001933901	SARAH TOBACCO SHOP	5301 AVENUE N, BROOKLYN NY
05/30/25	3001933906	479 FULTON GIFT CORP	479 FULTON ST, BROOKLYN NY
05/30/25	3001933971	SAM DELI & CONVENIENCE STORE INC	8802 3 AVE, BROOKLYN NY
05/30/25	4001236759	NEW PALONA PAAN PLACE INC.	73-10 37 RD, QUEENS NY
05/31/25	3001934412	FULTON SMOKE AND CONVENIENCE CORP	3346 FULTON ST, BROOKLYN NY
05/31/25	3001934486	DRAGON MARKET PLACE INC	204 BROADWAY, BROOKLYN NY
05/31/25	4001237027	A & K CORP III	67-08 ROOSEVELT AVE, QUEENS NY
05/31/25	4001237045	BROADWAY JUNGLE BOYZ	86-34 BROADWAY, QUEENS NY
06/03/25	1001957027	95 STREET MINI MART CORP	236 E 95 ST, NEW YORK NY
06/03/25	1001957105	273 CONVENIENCE CORP	273 W 131 ST, NEW YORK NY
06/03/25	1001957113	AMSTERDAM SWEET CANDY CORP	1345 AMSTERDAM AVE, NEW YORK NY
06/03/25	1001957218	3600 BROADWAY CONVENIENCE CORP.	3600 BROADWAY, NEW YORK NY
06/03/25	2001485334	KING GRABBA SMOKESHOP	5223 BROADWAY, BRONX NY
06/03/25	2001485370	CARBON 14	3 W 183 ST, BRONX NY
06/03/25	2001485440	BOSTON MARKET & MORE CORP	2012 BOSTON RD, BRONX NY
06/03/25	2001485491	650 KING DISCOUNT CORP	650 MELROSE AVE, BRONX NY
06/03/25	3001935866	ORGANIC BEER AND MARKET CORP	1311 KINGS HWY, BROOKLYN NY
06/03/25	3001935924	FRESH GOURMET DELI & JUICE BAR CORP.	7818 NEW UTRECHT AVE, BROOKLYN NY
06/03/25	4001238008	438 PUTNAM DELI CORP.	438 NOSTRAND AVE, BROOKLYN NY
06/03/25	4001238013	1727 BROADWAY MINI MART CORP.	1727 BROADWAY, BROOKLYN NY

jy14-18

PROCUREMENT

“Compete To Win” More Contracts!

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

● Win More Contracts, at nyc.gov/competetowin

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

HHS ACCELERATOR PREQUALIFICATION

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

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

CAMPAIGN FINANCE BOARD

ADMINISTRATIVE SERVICES

■ SOLICITATION

Services (other than human services)

EQUITY PARITY - M/WBE Noncompetitive Small Purchase - PIN# 004202600001 - Due 8-15-25 at 10:00 A.M.

The CFB seeks a qualified contractor with experience and a proven track record to build on its current comprehensive pay parity study for staff members of the Campaign Finance Board.

The contractor will work with the EEO office and conduct a pay parity analysis to establish fair and equitable salary structures by analyzing compensation distribution, ensuring parity across roles, education and experience levels, and contributions across various demographics within our organization. Please send any questions to purchasing@nycffb.info.

Term Start date: November 1, 2025

Term End date: October 31, 2028

Budget (Maximum reimbursable amount): \$150,000

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.

Campaign Finance Board, 100 Church Street, 12th Floor, New York, NY 10007. Michele Archbald (212) 409-1800; purchasing@nycfb.info

☛ jy16

DESIGN AND CONSTRUCTION

■ AWARD

Construction Related Services

HWDCRW10, RC FOR ENGINEERING DESIGN FOR FED.

FUNDED - Renewal - PIN# 85022P0003010R001 - AMT:

\$15,000,000.00 - TO: Hardesty & Hanover LLC, 1501 Broadway, Suite 610, New York, NY 10036.

Requirements Contract for Engineering Design and Related Services for Federally Funded Infrastructure Projects, Citywide

☛ jy16

HWDCRW10, RC FOR ENGINEERING DESIGN FOR FED.

FUNDED - Renewal - PIN# 85022P0003007R001 - AMT:

\$15,000,000.00 - TO: Dewberry Engineers Inc., 8401 Arlington Boulevard, Fairfax, VA 22031-4666.

Requirements Contract for Engineering Design and Related Services for Federally Funded Infrastructure Projects, Citywide

☛ jy16

Construction/Construction Services

LBM18BVOH: BROWNSVILLE LIBRARY RENOVATION

(LARGE GC PQL) - Competitive Sealed Bids/Pre-Qualified List

- PIN# 85025B0029001 - AMT: \$24,364,000.00 - TO: Nehal Contracting Inc., 152 Airport Executive Park, Nanuet, NY 10954.

This project adds a new rooftop addition and two new concrete fire stairs to the existing historic structure, all keeping within the allowable buildable footprint for the project. The new concrete fire stairs will have metal pan concrete stairs on the inside and clad on the outside with a GFRG rainscreen cladding over continuous insulation. The two fire stairs are connected at the 2nd level with a second-floor foyer. The existing roof, a lightweight steel truss added in a renovation in the 1980s is to be removed and replaced with a new steel structure that provides a new roof and ceiling for the main reading room and support for the rooftop addition and rooftop garden above. Steel columns will carry this new roof down to the foundation, notched and concealed into the existing masonry walls. The rooftop addition is a steel structure set on top of the new roof structure. The concrete stair volumes provide lateral support, with the old and new structures tied into a single system. CB: Brooklyn 16.

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

☛ jy16

EDUCATION

CONTRACTS AND PURCHASING

■ SOLICITATION

Goods

REQUIREMENTS CONTRACT FOR HEAVY DUTY CAFETERIA

AND KITCHEN EQUIPMENT - Competitive Sealed Bids -

PIN# B5896040 - Due 9-15-25 at 4:00 P.M.

To download, please go to <https://infohub.nyced.org/resources/vendors/open-doe-solicitations/request-for-bids>. If you cannot download, send an e-mail to vendorhotline@schools.nyc.gov with the RFB number and title in the subject line.

For all questions related to this RFB, please e-mail Tmartinez36@schools.nyc.gov with the RFB number and title in the subject line of your e-mail.

Description: The contractor shall provide all labor, material and supervision required and necessary for furnishing, delivering and/or assembly of Heavy Duty Cafeteria and Kitchen Equipment delivered to various locations for all the schools and OFNS designated locations under the jurisdiction of the Board of Education of the City of New York.

There will be a Pre-Bid conference on Monday, July 28, 2025 at 10:30 A.M., on Microsoft Teams Live. The link to register for this virtual webinar Pre-Bid Conference is:

<https://events.teams.microsoft.com/event/91754a93-3bdd-48cb-95e7-01a7c1c5bb40@18492cb7-ef45-4561-8571-0c42e5f7ac07>

For electronic bid submissions, please note the following procedures:

Bid submissions must be sent via electronic mail ("The Bid Submission Email") to DCPSubmissions@schools.nyc.gov (the "Bid Submission Email Address"). Bid Submissions sent to any other email address will be disregarded. The subject line of your Bid Submission Email must include the solicitation number and the name of the submitting vendor (e.g. B5896 – Enter Company Name). Please attach the completed Request for Bids and the Bid Blank documents to the Bid Submission Email as separate files. Please name the bid blank attachment "Bid Blank" and the completed Request for Bids attachment "RFB."

If the files accompanying your bid submission are too large to be transmitted as email attachments, please include in the first line of your Bid Submission Email a link to a Microsoft OneDrive folder containing all of your bid-related documents. Please note that if you are using OneDrive, do not attach any documents to the Bid Submission Email. Further, please include a separate folder within your OneDrive folder which includes the separate bid blank file. Please name this folder and the bid blank file "Bid Blank." The name of your OneDrive folder must match the subject line of your bid submission, and your OneDrive folder must not contain any files unrelated to the Bid Submission.

Guidance for first-time Microsoft One-Drive Users:

Microsoft OneDrive ("OneDrive") is a file hosting and synchronization service operated by Microsoft as part of its web version of Microsoft Office. OneDrive allows users to grant access to files which are too large to transmit via electronic mail to other users. If you do not have Office 365, please take the following steps to gain access to a free version of OneDrive so that you can upload those bid submission documents which are too large to transmit via electronic mail:

1. Conduct an internet search for "Microsoft OneDrive;"
2. Navigate to the official Microsoft website and sign up for a free account;
3. Once you have created a folder for the solicitation whose name matches the subject line of your Bid Submission Email, upload the documents relevant to your bid submission in this folder.
4. Create a share link for this folder;
5. Be sure to check your share settings so that anyone receiving the link that you create will be able to open the link and access the files. If your share link permissions are restricted (e.g. to only your organization in Office 365), the DOE will not be able to view your solicitation documents. It is your responsibility to ensure that the link(s) you provide allows the DOE to view, download and/or open your documents; and
6. Include the link which you have created as the first line of your Bid Submission Email.

For hard copy (paper) bid submissions, please follow the below instructions:

Further to prior instructions regarding submissions of bids. In addition to electronic submission via email, Bidders may choose to hand deliver their bid packages to NYC DOE at any time prior to the Bid Due Date/Time. If you plan to submit a paper bid, you must provide notice by e-mailing DCPSubmissions@schools.nyc.gov, including "Paper Submission Request for Solicitation # B5625 in the subject line, at least three (3) business days in advance of the anticipated date and time and place you or your agent plan to arrive at 65 Court Street, Brooklyn, NY 11201, Rm 1201 to drop off your bid. Bidders should include in their notification e-mail the name of the person who will be delivering the bid or advise that the Bid Package will be arriving by messenger. Bidders who fail to provide advance notification of intent to hand-deliver a bid risk not having anyone to receive the bid.

The Bid opening will be conducted virtually via Microsoft Teams on **Tuesday, September 16th, 2025, from 11:00 A.M.** Bidders who have submitted their Bid Submission Email by the Bid Submission Deadline will receive a reply to their Bid Submission Email with a link

to be able to view a livestream of the Bid opening online. If you do not receive a confirmation email of the DOE's receipt of your electronic bid submission, please email: Gabriel Soriano at GSoriano@schools.nyc.gov and Juanne Inniss at jinniss@schools.nyc.gov.

Please see virtual link below:

https://teams.microsoft.com/l/meetup-join/19%3ameeting_NjEzMjQyMjQtYTE2Yi00NWZiLWlyMzgtMjEyZTY3MDMwNzQ1%40thread.v2/0?context=%7b%22Tid%22%3a%2218492cb7-ef45-4561-8571-0c42e5f7ac07%22%2c%22Oid%22%3a%2226ae360a-39a7-463d-b06c-f6174621a5ae%22%7d

Please continue to check the DOE website and/or Vendor Portal for updates.

<https://infohub.nyced.org/vendors>

<https://www.finance360.org/vendor/vendorportal/>

The New York City Department of Education (DOE) strives to give all businesses, including Minority and Women-Owned Business Enterprises (MWBEs), an equal opportunity to compete for DOE procurements. The DOE's mission is to provide equal access to procurement opportunities for all qualified vendors, including MWBEs, from all segments of the community. The DOE works to enhance the ability of MWBEs to compete for contracts. DOE is committed to ensuring that MWBEs fully participate in the procurement process.

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.

Education, 65 Court Street, Room 1201, Brooklyn, NY 11201. Vendor Hotline (718) 935-2300; vendorhotline@schools.nyc.gov

☛ jy16

EMERGENCY MANAGEMENT

■ INTENT TO AWARD

Services (other than human services)

READYNY EVENT MANAGEMENT DATABASE - Request for Information - PIN# 01726Y0118 - Due 7-23-25 at 2:00 P.M.

Pursuant to Section 3-05 of the New York City Procurement Policy Board Rules, the New York City Emergency Management ("NYCEM") intends to enter into negotiations for an agreement with Ungerboeck Systems International LLC. ("Ungerboeck") for the continued operation and maintenance of the Agency's ReadyNY event management database for a three (3) year term including one (1)- two (2) year option to renew.

NYCEM's Ready NY Event Management Database for the Ready NY program was created in collaboration with Ungerboeck as a management tool for the Agency's Ready NY initiative. It contains unique and specially customized features vital to the operation of the Ready NY program such as personalized database fields and workflows, schedule management features for participants, customized internal controls for the prevention of overbooking, etc., and tailored reporting capabilities for program metrics and report out to Agency heads.

NYCEM has determined that Ungerboeck is the sole developer for Ungerboeck Software and all source codes, methods, and practices relating to Ungerboeck. As such, Ungerboeck is the only organization, which can provide any maintenance or support services for the aforementioned software.

Any firm that believes it is qualified to provide these services is invited to do so. Please indicate your interest by responding to the RFI EPIN: 01726Y0118 in PASSPort no later than July 23, 2:00 P.M.

If you have questions, please submit these through the Discussion Forum of the subject EPIN in the PASSPORT system.

☛ jy16

ENVIRONMENTAL PROTECTION

WATER AND SEWER OPERATIONS

■ AWARD

Construction Related Services

82625Y0691-BWSO ROADWAY & SIDEWALK RESTORATION (BK, SI) 5003001X 6003001X - M/WBE Noncompetitive Small Purchase - PIN# 82625W0079001 - AMT: \$787,340.00 - TO: High Point Construction Group Corp., 2761 Bath Avenue, Unit B2, Brooklyn, NY 11214.

☛ jy16

HEALTH AND MENTAL HYGIENE

EXTERNAL AFFAIRS

■ AWARD

Goods

SOFTWARE RENEWAL FOR EXISTING MELT WATER SERVICE SUBSCRIPTION LICENSES - M/WBE Noncompetitive Small Purchase - PIN# 81625W0048001 - AMT: \$270,512.00 - TO: K Systems Solutions LLC, 405 Kearny Avenue, Suite 2B, Kearny, NJ 07032.

☛ jy16

HUMAN RESOURCES ADMINISTRATION

■ AWARD

Human Services/Client Services

MOIA LEGAL SUPPORT CENTER SERVICES (ACTIONNYC) IN CBOS - MODEL 2 FOR 18 MONTHS - Renewal - PIN# 06921P8339KXLR002 - AMT: \$413,164.00 - TO: Jacob A Riis Neighborhood Settlement, 10-25 41st Avenue, Long Island City, NY 11101.

☛ jy16

Services (other than human services)

NYC OPPORTUNITY ANTI-POVERTY PROGRAM EVAL & RESEARCH - Renewal - PIN# 06919P0006006R001 - AMT: \$1,664,152.00 - TO: MEF Associates LLC, 1330 Braddock Place, Suite 220, Alexandria, VA 22314-1650.

The Mayor's Office for Economic Opportunity (NYC Opportunity) requests to renew this master contract for Provision of NYC Opportunity Anti-Poverty Program Evaluations and Research for an additional three years. NYC Opportunity continues to prioritize its evaluation work to build evidence of effective anti-poverty programming for New York City. NYC Opportunity uses mini-bids to solicit proposals for each of its evaluation projects. We will continue providing these services for our office, YMI, OCMH and other agency programs and key mayoral initiatives. Since the start of the current contracts, our office has been working on nine evaluations using this pool and we have been satisfied by both the quality and expertise provided. The pool has been able to accommodate diverse projects ranging from evaluating large-scale, citywide initiatives such as the City's Crisis Management System to smaller pilots such as the Domestic Violence Rapid Rehousing Program prioritization process, using a diverse set of methodologies for each project. Even more projects with agency partners would have been initiated during this time with agency partners if we had not faced a citywide OTPS spending freeze that put many projects on pause.

☛ jy16

OFFICE OF THE MAYOR**MAYORALTY****■ AWARD***Goods*

OFFICESPACE SOFTWARE SUBSCRIPTION - Other - PIN# 00225U0008001 - AMT: \$28,888.00 - TO: Officespace Software Inc., 228 Park Avenue South, Unit 39903, New York, NY 10003.

The Office of the Mayor is purchasing Officespace Software Subscription in New York City, pursuant to the PPB Rules, Section 1-02 (f) (5). The Officespace Software was established since 2006, the organization helped facilities, workplace experience, and commercial real estate teams plan, connect, and perform in the workplace, with data from every feature to make smarter decisions faster. OfficeSpace comes fully integrated with Microsoft, Google, Slack, and Zoom. The Office of the Mayor would like to purchase subscriptions.

☛ jy16

NYC HEALTH + HOSPITALS**CENTRAL OFFICE OF PROCUREMENT****■ SOLICITATION***Services (other than human services)*

EDUCATION AND EXPERIENCE VERIFICATION - Request for Proposals - PIN# 2674 - Due 8-18-25 at 5:00 PM.

NYC Health + Hospitals (herein referred to as the "System") is seeking a vendor(s) to provide background screening services to verify the education and experience of candidates for employment. Verification of other components such as licensure, certification, criminal history, etc. may also be requested. At present, the Human Resources Department at each facility independently orders background screening services with the current vendor on an as-needed basis through a secure website. Upon completion of the investigation, the vendor provides a written report with the findings. In Fiscal Year 2024 (July 1, 2023 to June 30, 2024) the System requested background verifications for approximately 10,000 candidates.

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

NYC Health + Hospitals, 50 Water Street, 5th Floor, New York, New York 10004. Raffaella Glasser (646) 815-3747; RFP_contacts@nychhc.org

☛ jy16

PARKS AND RECREATION**CAPITAL PROGRAM MANAGEMENT****■ AWARD***Construction / Construction Services*

X147B-122M DANIEL BOONE PLAYGROUND RECONSTRUCTION, BRONX - Competitive Sealed Bids - PIN# 84625B0055001 - AMT: \$6,645,000.00 - TO: Doyle-Baldante Inc., 535 Broadhollow Road, Suite B-23, Melville, NY 11747-3713.

☛ jy16

YOUTH AND COMMUNITY DEVELOPMENT**AGENCY CHIEF CONTRACTING OFFICE****■ AWARD***Human Services / Client Services*

FATHERHOOD - EXTENSION - Negotiated Acquisition - Other - PIN# 26025N0562001 - AMT: \$284,636.00 - TO: Rising Ground Inc., 1333 Broadway, 8th Floor, New York, NY 10018-1064.

☛ jy16

RHY PROGRAM SERVICES - 100 BEDS - Negotiated Acquisition - Other - PIN# 26025N0209001 - AMT: \$7,514,133.00 - TO: Under 21, 460 West 41 Street, New York, NY 10036.

2-year extension

☛ jy16

PROCUREMENT**■ AWARD***Goods*

COMMUNITY CENTER EQUIPMENT - M/WBE Noncompetitive Small Purchase - PIN# 26025W0023001 - AMT: \$36,483.00 - TO: V10 Specialties Corp., 29-12 38th Avenue, Long Island City, NY 11101.

☛ jy16

YOUTH SERVICES**■ AWARD***Human Services / Client Services*

NEIGHBORHOOD YOUTH TEAM SPORTS FY26 NA - Negotiated Acquisition/Pre-Qualified List - Other - PIN# 26025N0121002 - AMT: \$50,000.00 - TO: Staten Island Urban Center Inc., 208 Bay Street, 2nd Floor, Staten Island, NY 10301.

The New York State Office of Children and Family Services (OCFS) created the new fund in the state's fiscal year 2024-2025 budget to provide awards to support youth team sports programs for underserved youth under age 18. The funding supports youth development through team sports programs and would be awarded to local community-based organizations and nonprofits. Grant requires the City to have funds awarded and expensed prior to the grant end date of September 30, 2025. Therefore, DYCD is allocating \$1,700,000 of this grant for an opportunity to recruit new providers. Its anticipated the new providers will operate programs between April through September to ensure DYCD is within the grant's award terms.

In accordance with section 3-04 (b)(2)(i)(B) of the Procurement Policy Board Rules, the Department of Youth and Community Development (DYCD) is requesting approval to procure Youth Team Sports (YTS) services through the Negotiated Acquisition (NAQ) method. DYCD would release a competitive NAQ which could potentially lead to DYCD negotiating with those who respond and would be found viable to operate Youth Team Sports program and who do not currently hold a DYCD contract to expand the provider pool and capacity. DYCD makes this request pursuant to Section 3-04(b)(2)(i)(B) as funds available from the New York State Office of Children and Family Services (OCFS) will be lost to the City if DYCD is unable to start the competitive NAQ.

☛ jy16

CONTRACT AWARD HEARINGS**HEALTH AND MENTAL HYGIENE****■ PUBLIC COMMENT**

This is a notice that the Department of Health and Mental Hygiene is seeking comments from the public about the proposed contract below.

Contract Type: Amendment

Contractor: K Systems Solutions LLC

Contractor Address: 405 Kearny Avenue, Suite 2B, Kearny, NJ 07032

Scope of Services: The Contractor will provide, to the New York City Department of Health and Mental Hygiene ("DOHMH" or "the agency"), Office of Chief Information Officer with the Renewal of Existing Denodo Platform Standard Maintenance & Support. The software tools will provide technical support, helping remediate issues and optimizing the use of Denodo Platform tools.

Maximum Value: \$128,687.11

Term (Start and End Dates): January 10, 2025 through January 9, 2027.

E-PIN: 81625W0008001A001

Procurement Method: Competitive Sealed Bid

Procurement Policy Board Rule: Pursuant to Section 3-02

How can I comment on this proposed contract award?

Please submit your comment to PublicComment@health.nyc.gov. Be sure to include the E-PIN above in your message.

Comments must be submitted before 2:00 P.M. on July 18, 2025.

☛ jy16

HUMAN RESOURCES ADMINISTRATION**■ PUBLIC COMMENT**

This is a Notice that the Department of Social Services is seeking comments from the public about the proposed contract below.

Contract Type: New Contract

Contractor: Xerox Corporation

Contractor Address: 485 Lexington Avenue, New York, NY 10017

Scope of Services: Support of Xerox NearStar DataServer Software 2024 – 2029

Maximum Value: \$463,225.20

Term (Start and End dates): April 1, 2024, through March 31, 2029

EPIN: 06925S0001001

Procurement Method: Sole Source

Procurement Policy Board Rule: Section 3-05

How can I comment on this proposed contract award?

Please submit your comments to PublicComments@dss.nyc.gov. Be sure to include the EPIN above in your message.

Comments must be submitted before 5:00 P.M. on Friday, July 25th, 2025.

☛ jy16

This is a Notice that the Department of Social Services is seeking comments from the public about the proposed contract below.

Contract Type: New Contract

Contractor: Velocity One LLC

Contractor Address: 51 Middlesex Street, Unit 110, North Chelmsford, MA 01863

Scope of Services: Maintenance of Twenty-Three (23) Locker Power Station

Maximum Value: \$212,700.00

Term (Start and End dates): July 1, 2025, through June 30, 2030

EPIN: 07125S0001001

Procurement Method: Sole Source

Procurement Policy Board Rule: Section 3-05

How can I comment on this proposed contract award?

Please submit your comments to PublicComments@dss.nyc.gov. Be sure to include the EPIN above in your message.

Comments must be submitted before 5:00 P.M. on Friday, July 25th, 2025.

☛ jy16

This is a Notice that the Department of Social Services is seeking comments from the public about the proposed contract below.

Contract Type: New Contract

Contractor: Ibilola Ogun dba Ict Resources

Contractor Address: 101 Eisenhower Pkwy, Suite 300, Roseland, NJ 07068

Scope of Services: 33 APC Network Cards, 33 APC Battery Packs and 66 Metered Racks (Hardware)- SO7542/ AR223668

Maximum Value: \$194,560.74

Term (Start and End Dates): 07/01/2025 through 06/30/2026

EPIN: 06925W0039001

Procurement Method: MWBE Noncompetitive Small Purchase

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

How can I comment on this proposed contract award?

Please submit your comments to PublicComments@dss.nyc.gov. Be sure to include the EPIN above in your message.

Comments must be submitted before 5:00 P.M. on Friday, July 25th, 2025.

☛ jy16

INFORMATION TECHNOLOGY AND TELECOMMUNICATIONS**■ PUBLIC COMMENT**

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

Contract Type: CTI

Contractor: Zaass LLC dba Zaass Consulting, LLC

Contractor Address: 120-122 W 35th Street, Bayonne, NJ 07002

Scope of Services: The NYC Office of Technology and Innovation has been tasked with recruiting a Programmer 3, Senior QA Performance Engineer. Using the Cloud OTI Platform, the Senior QA Performance Engineer will test the highly available and flexible agency applications following industry best practices, comply with OTI security standards, work collaboratively under the direction of test leads, create, and execute performance tests for QA Automation to test various applications built under the App Modernization project.

Maximum Value: \$305,760.00

Term (Start and End Dates): 05/27/2025 through 05/25/2026.

E-PIN: 85826W0001001

Procurement Method: MWBE Non-Competitive Small Purchase ("NCSP")

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

How can I comment on this proposed contract award?

Please submit your comment to Awilda Feliciano at afeliciano@oti.nyc.gov. Be sure to include the E-PIN above in your message.

Comments must be submitted before 10:00 A.M. EST on July 24, 2025.

☛ jy16

TRANSPORTATION**■ PUBLIC COMMENT**

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

Contract Type: Purchase Order/Contract

Contractor: Park Avenue Building & Roofing Supplies LLC

Contractor Address: 2120 Atlantic Avenue, Brooklyn, NY, 11233

Scope of Services: SIKA Cement Repair Supplies

Maximum Value: \$200,000.00

Term (Start and End Dates): 5/22/2023 and 6/30/2026

E-Pin: 84123W0085001A001

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/g/HxMpPzAeR1>. Be sure to include the E-Pin above in your message.

Comments must be submitted before 2:00 P.M. on Friday July 25, 2025.

☛ jy16

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

Contract Type: Purchase Order/Contract

Contractor: Sharda Paper Inc

Contractor Address: 378 Troutman Street, Brooklyn, NY, 11237

Scope of Services: Provide special printing paper of different colors

Maximum Value: \$530,000.00

Term (Start and End Dates): 1/23/2024 through 1/22/2028

E-Pin: 84124W8078KXLA001

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/g/1fNCns9zu>. Be sure to include the E-Pin above in your message.

Comments must be submitted before 2:00 P.M. on Friday July 25, 2025.

☛ jy16

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

Contract Type: General Contract CT1

Contractor: Novalink Solution, LLC

Contractor Address: 2639 Davidson Avenue, Bronx, New York 10468

Scope of Services: Since a location attribute standard does not exist, Asset Location Developer we require most possess the application development skill set to create code and be familiar with different location attribute types.

Maximum Value: \$801,780.00

Term (Start and End Dates): 8/1/2025 through 7/31/2029

E-PIN: 84125W0093001

Procurement Method: MWBE Small Purchase

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

How can I comment on this proposed contract award?

Please submit your comment to: <https://forms.office.com/g/ipGBNC9y8b>
Be sure to include the E-PIN above in your message.

Comments must be submitted before 2:00 P.M. on Thursday, July 24, 2025.

☛ jy16

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

Contract Type: Purchase Order/Contract

Contractor: Moor Metals Inc

Contractor Address: 2 Kuniholm Drive, Holliston, Massachusetts 01746

Scope of Services: Galvanized Square Tubing & Hardware

Maximum Value: \$500,000.00

Term (Start and End Dates): 11/3/2025 through 6/30/2028

E-PIN: 84125W0098001

Procurement Method: MWBE 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/g/TYrf13PyLf>
Be sure to include the E-PIN above in your message.

Comments must be submitted before 2:00 P.M. on Thursday, July 24, 2025.

☛ jy16

AGENCY RULES

CONSUMER AND WORKER PROTECTION

■ PUBLIC HEARINGS

Notice of Public Hearing and Opportunity to Comment on Proposed Rules

What are we proposing? The Department of Consumer and Worker Protection (“DCWP” or “Department”) is proposing to amend its rules to prohibit any person whose complete application is denied, or whose license is revoked, from applying for the same license again for a period of one year. The prohibition would apply to those applicants or licensees whose defective applications cannot be corrected within a year, and who were provided notice of the 12-month reapplication bar when their application was denied or their license was revoked.

When and where is the hearing? DCWP will hold a public hearing on the proposed rule. The public hearing will take place at 11:00 AM on August 15, 2025. The public hearing will be accessible by phone and videoconference.

- To participate in the public hearing via phone, please dial +1 646-893-7101
 - o Phone conference ID: 795 663 770#
- To participate in the public hearing via videoconference, please follow the online link: <https://tinyurl.com/ycxj3zv2>

- o Meeting ID: 260 769 519 070 9
- o Passcode: cS2hv287

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

- **Website.** You can submit comments to DCWP through the NYC rules website at <http://rules.cityofnewyork.us>.
- **Email.** You can email comments to Rulecomments@dcwp.nyc.gov.
- **By speaking at the hearing.** Anyone who wants to comment on the proposed rule at the public hearing must sign up to speak. You can sign up before the hearing by emailing Rulecomments@dcwp.nyc.gov. You can also sign up on the phone or videoconference before the hearing begins at 11:00 AM on August 15, 2025. You can 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? Yes. You must submit any comments to the proposed rule on or before August 15, 2025.

What if I need assistance to participate in the hearing? You must tell DCWP’s External Affairs division if you need a reasonable accommodation of a disability at the hearing. You must tell us if you need a sign language interpreter. You may tell us by email at Rulecomments@dcwp.nyc.gov. Advance notice is requested to allow sufficient time to arrange the accommodation. Please tell us by August 8, 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/>. A few days after the hearing, all comments received by DCWP on the proposed rule will be made available to the public online at <http://www1.nyc.gov/site/dca/about/public-hearings-comments.page>.

What authorizes DCWP to make this rule? Sections 1043, and 2203(c) of the New York City Charter and sections 20-104(a)-(b), and 20-107(a) of the New York City Administrative Code authorize the Department of Consumer and Worker Protection to make these proposed rules. This proposed rule is included in the Department of Consumer and Worker Protection’s regulatory agenda for this Fiscal Year.

Where can I find DCWP’s rules? The Department’s rules are in title 6 of the Rules of the City of New York.

What laws govern the rulemaking process? DCWP 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 of the City Charter.

Statement of Basis and Purpose of Proposed Rule

The Department of Consumer and Worker Protection (“DCWP” or “Department”) licenses over 40 different categories of businesses and individuals pursuant to Section 2203(c) of the New York City Charter and Title 20 of the New York City Administrative Code. In fiscal year 2022, DCWP received over 26,000 applications across its more than 40 license categories. For each application, DCWP is required to perform individual review and processing.

Rules governing the administration of such license applications are set forth in title 6 of the Rules of the City of New York. This rule proposes to amend Section 1-01.1 of such title 6, which establishes certain requirements around truthfulness in license applications.

These proposed amendments would prohibit any person whose complete application is denied, or whose license is revoked, from applying for the same license again for a period of one year. This will apply to denials where an applicant’s failure to meet certain application requirements cannot be remedied within a year. This rule will not apply to denials for having an incomplete application or denials for a problem that could be fixed immediately. Further, the prohibition will only apply to those applicants or licensees who were provided notice of the one-year prohibition against reapplication when their application was denied, or their license was revoked.

These proposed amendments will provide clarity to licensees about a frequently posed question to the Department. These proposed amendments will also conserve DCWP’s limited resources. A repeat application within one year is wasteful in cases where the cause of a license denial or revocation are unlikely to have changed in less than a year.

Sections 1043, and 2203(c) of the New York City Charter and sections 20-104(a)-(b) and 20-107(a) of the New York City Administrative Code authorize the Department of Consumer and Worker Protection to make these proposed rules.

New material is underlined.

[Deleted material is in brackets.]

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

Proposed Rule Amendments

Section 1. Subdivision (c) of section 1-01.1 of title 6 of the Rules of the City of New York is amended as follows:

(c) Unless otherwise provided by law or rule, [no] the Department may deny or refuse to accept any license application from an applicant [for a license or renewal thereof, or licensee], including the general partners, officers, directors, members, and [principal stockholders of] stockholders owning ten percent or more of the outstanding stock of such applicant] or licensee, whose application or renewal thereof is denied or whose license is revoked by the Department may submit a new application for the same license for a period of 12 months from the date the initial application or renewal was denied or the license was revoked. This subsection shall only apply if the initial application or renewal was denied, or the license was revoked, because the applicant or licensee concealed information, made a false statement, or falsified or allowed to be falsified any certificate, form, signed statement, application or report required to be filed with an application for a license that is to be issued by the Department or for a renewal thereof.] where:

1. within the 12 months prior to such application, the Department revoked a license, or denied or refused to renew a license application from such applicant;

2. such revocation, denial, or refusal to renew was based on a failure to meet a required qualification of the license held or applied for, which cannot be remedied to the satisfaction of the Department within the 12 months following such revocation, denial, or refusal to renew; and

3. the Department provided notice, at the time of the revocation, denial, or refusal to renew referenced in paragraph (1) of this subdivision, that the applicant or licensee could not reapply for the same license for a period of 12 months.

**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 Rules Relating to Application for and Renewal of Licenses

REFERENCE NUMBER: 2023 RG 089

RULEMAKING AGENCY: Department of Consumer and Worker Protection

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 1, 2025

**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 Rules Relating to Application for and Renewal of Licenses

REFERENCE NUMBER: DCWP-41

RULEMAKING AGENCY: Department of Consumer and Worker Protection

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 2, 2025
Date

Accessibility questions: Reina Revina, 212-436-0183, nrevina@dcwp.nyc.gov, by: Friday, August 8, 2025 11:59 P.M.



• jy16

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 periodo de tiempo especificado. El acoso es una conducta por parte de un dueño de edificio que pretende causar, o causa, que los residentes se vayan o renuncien a cualquiera de sus derechos legales de ocupación. Puede incluir, entre otros, no proporcionar servicios esenciales (como calefacción, agua, gas o electricidad), bloquear ilegalmente a los residentes del edificio, iniciar demandas frívolas y utilizar amenazas o fuerza física.

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

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

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 periodo de tiempo especificado. El acoso es una conducta por parte de un dueño de edificio que pretende causar, o causa, que los residentes se vayan o renuncien a cualquiera de sus derechos legales de ocupación. Puede incluir, entre otros, no proporcionar servicios esenciales (como calefacción, agua, gas o electricidad), bloquear ilegalmente a los residentes del edificio, iniciar demandas frívolas y utilizar amenazas o fuerza física.

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

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

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: 2459 Frederick Douglass Blvd.,
Manhattan
(aka) 2459 8th Avenue,
Manhattan)

Dirección:

Solicitud #: 47/2025

Período de consulta: 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 período de tiempo especificado. El acoso es una conducta por parte de un dueño de edificio que pretende causar, o causa, que los residentes se vayan o renuncien a cualquiera de sus derechos legales de ocupación. Puede incluir, entre otros, no proporcionar servicios esenciales (como calefacción, agua, gas o electricidad), bloquear ilegalmente a los residentes del edificio, iniciar demandas frívolas y utilizar amenazas o fuerza física.

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

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

jl15-23

OFFICE OF THE MAYOR

■ NOTICE

EXECUTIVE ORDER NO. 53

July 8, 2025

MAYOR'S OFFICE TO FACILITATE PRO BONO LEGAL ASSISTANCE

WHEREAS, there is a vast unmet need for low-cost or no-cost legal services for low-income New Yorkers; and

WHEREAS, the City of New York connects low-income New Yorkers to free legal assistance through city offices and agencies, including, but not limited to, the Office of Civil Justice, the Mayor's Office of Immigrant Affairs, and the Department for the Aging; and

WHEREAS, New York City is home to many legal service organizations, law schools, law firms, and individual lawyers, many of which offer pro bono legal services; and

WHEREAS, it is a significant priority of the City of New York to ensure that New Yorkers are able to identify and access such available pro bono services and ancillary support services;

NOW, THEREFORE, by the power vested in me as Mayor of the City of New York, it is hereby ordered:

Section 1. There is established a Mayor's Office to Facilitate Pro Bono Legal Assistance. Such office shall be headed by an executive director appointed by the Mayor who shall report directly to the First Deputy Mayor. The Office shall support New Yorkers in navigating access to low-cost and no-cost legal services and related services.

§ 2. The Office shall compile and provide information on the availability of providers that offer pro bono legal services to City residents and entities that serve them. The Office may also coordinate opportunities for individuals and entities interested in providing pro bono legal services to understand the need for and opportunities to provide such services. The Office may develop criteria in relation to the integrity and quality of the services offered by providers of such services.

§ 3. The Office shall establish an easily navigable system for New Yorkers to identify legal assistance and related support services provided by City agencies. The Office shall liaise with the Office of Civil Justice, the Mayor's Office of Criminal Justice, the Mayor's Office of Immigrant Affairs, the Department for the Aging, and other City agencies that provide legal or other support services.

§ 4. The Office shall increase public awareness of available legal assistance services in New York City, including services provided through bar associations, legal aid groups, and law school clinics.

§ 5. The Office shall coordinate with the Mayor's Office of Immigrant Affairs and the New York City Department of Social Services on the distribution of funds for immigrant legal services.

§ 6. This Order shall take effect immediately.

Eric Adams
Mayor

jl16

CHANGES IN PERSONNEL

DEPT OF HEALTH/MENTAL HYGIENE FOR PERIOD ENDING 05/23/25						
NAME	TITLE	NUM	SALARY	ACTION	PROV EFF DATE	AGENCY
LUTETE	PHILIPPE B	21744	\$97728.0000	RESIGNED	YES 04/26/25	816
MCKENZIE	NAKIA	56058	\$68186.0000	RESIGNED	YES 05/03/25	816
MEDINA VERDUGO	PAULA J	51613	\$88793.0000	APPOINTED	YES 05/04/25	816
MENDOZA	WENDY	81815	\$22.7400	RESIGNED	YES 04/16/25	816
MILLER	NACRISHA T	51191	\$67306.0000	INCREASE	YES 05/11/25	816
MORALES	WHITNEY J	31215	\$61201.0000	INCREASE	YES 01/31/25	816

DEPT OF HEALTH/MENTAL HYGIENE FOR PERIOD ENDING 05/23/25						
NAME	TITLE	NUM	SALARY	ACTION	PROV EFF DATE	AGENCY
MORTON	LEON Q	51191	\$53074.0000	APPOINTED	YES 05/11/25	816
MUNROE	MARC A	12202	\$49208.0000	APPOINTED	NO 05/11/25	816
MURTHI	ATHULAPR B	21744	\$122034.0000	APPOINTED	YES 05/11/25	816
NAKLEN	FRANKIE	10251	\$51796.0000	APPOINTED	YES 05/11/25	816
NESTLER	ELIZABET J	21849	\$62014.0000	RESIGNED	YES 05/03/25	816
NUAMAH	KWABENA	21744	\$97728.0000	INCREASE	YES 05/11/25	816
OBLETON	RICHARD R	12200	\$49492.0000	RETIRED	NO 05/02/25	816
OLUSOJI	JADESOLA O	31215	\$61201.0000	INCREASE	YES 03/18/25	816
ORTIZ	MANUEL	10035	\$98000.0000	APPOINTED	YES 05/04/25	816
PADGEN	PATRICK F	21744	\$118480.0000	INCREASE	YES 05/05/24	816
PAULETTA	CARMEN L	1002C	\$102870.0000	PROMOTED	NO 02/16/25	816
PAYNE	SHARI A	21744	\$122034.0000	INCREASE	YES 05/11/25	816
PEREZ TEPOZ	VALERIA S	31215	\$51460.0000	APPOINTED	YES 05/11/25	816
POON	DONNA C	51001	\$84036.0000	RESIGNED	NO 05/16/25	816
POPPE	DEREK S	10003	\$182657.0000	RESIGNED	YES 09/22/24	816
PREET	AMAN	51023	\$95588.0000	APPOINTED	YES 05/11/25	816
RACINE	JESTREEN A	5100C	\$92389.0000	APPOINTED	NO 05/04/25	816
RAHMAN	ASIQUR	31215	\$51460.0000	APPOINTED	YES 05/04/25	816
REDMOND	DOREEN	12627	\$109748.0000	RETIRED	NO 04/17/25	816
REYNOLDS	KATRINA S	5100C	\$92389.0000	APPOINTED	NO 05/04/25	816
ROBERTS	ESTHER L	1002A	\$95602.0000	RETIRED	NO 04/30/25	816
SARY	RATHKEVI D	31215	\$54377.0000	INCREASE	YES 12/02/20	816
SHA	OU	10209	\$18.3000	RESIGNED	YES 05/15/25	816
SIDDALINGAIAH	SONUM C	10209	\$20.9000	RESIGNED	YES 05/03/25	816
SMITH	JERRETH D	56058	\$70022.0000	RESIGNED	YES 05/09/25	816
VASAN	ASHWIN	94357	\$277594.0000	RESIGNED	YES 10/20/24	816
WEBSTER	SARAH E	56058	\$70022.0000	INCREASE	YES 05/11/25	816
WEINBERG	MOLLY R	51191	\$55855.0000	RESIGNED	YES 05/01/25	816
WIGGINS	KAREMAL	51197	\$113300.0000	INCREASE	YES 04/06/25	816
WOODBURN	IVY D	70810	\$54862.0000	DISMISSED	NO 05/08/25	816
YATES	JOHN P	10095	\$202064.0000	APPOINTED	NO 05/04/25	816

ADMIN TRIALS AND HEARINGS FOR PERIOD ENDING 05/23/25						
NAME	TITLE	NUM	SALARY	ACTION	PROV EFF DATE	AGENCY
GUZMAN	EMILY C	56058	\$60889.0000	APPOINTED	YES 05/11/25	820
LIN	HANCHUN	95005	\$140000.0000	INCREASE	YES 12/29/24	820
MARIOTTI	RENEE	30087	\$93061.0000	INCREASE	YES 04/13/25	820
O'NEIL	ANTOINE E	56056	\$44396.0000	INCREASE	NO 04/09/23	820
PIERRE	NATASHA	95005	\$140000.0000	APPOINTED	YES 03/02/25	820
POCCHIA	MARIA I	95005	\$140000.0000	APPOINTED	YES 03/02/25	820
REGAN	ROBERT F	95005	\$115000.0000	RESIGNED	YES 10/22/23	820
STERLING	SANDRA A	60888	\$62313.0000	APPOINTED	YES 05/11/25	820
STRONG	TAKARA S	95005	\$140000.0000	INCREASE	YES 01/05/25	820
YEUNG	WILLIAM C	56057	\$52200.0000	RESIGNED	YES 04/30/25	820

DEPT OF ENVIRONMENT PROTECTION FOR PERIOD ENDING 05/23/25						
NAME	TITLE	NUM	SALARY	ACTION	PROV EFF DATE	AGENCY
AHMED	JUNEL	20210	\$73878.0000	APPOINTED	NO 05/11/25	826
ASHAK	YOUSSEF	20210	\$73878.0000	APPOINTED	NO 05/11/25	826
BALTIMORE	ANDREW	81310	\$56561.0000	DISMISSED	NO 04/22/25	826
BARILLA	FRANCESC A	22426	\$73878.0000	APPOINTED	YES 05/11/25	826
BETHEA STREET	AMARI D	91406	\$18.5400	RESIGNED	YES 03/23/25	826