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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 - MANHATTAN

■ PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN for a Public Hearing and Vote on a Resolution regarding the Mayoral Charter Revision Commission that will take place on Thursday, June 26, 2025, at 8:30 A.M. via Zoom and 1 Centre Street, 22nd Floor.

When: Jun 26, 2025, 8:30 A.M. Eastern Time (US and Canada)
Topic: Manhattan Borough Board
Register in advance for this webinar:
https://www.zoomgov.com/webinar/register/WN_0CA3T5EuRMuvzh9wAycVuQ
After registering, you will receive a confirmation email containing information about joining the webinar.

j24-26

BOROUGH PRESIDENT - QUEENS

■ PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN that a Virtual Public Hearing will be held by the Borough President of Queens, Donovan Richards, on **Thursday, June 26, 2025** starting at 9:30 A.M. The public hearing will be virtually streamed live at <https://www.youtube.com/@queensbp> and held in-person in the **Helen Marshall Cultural Center** located at 120-55 Queens Boulevard, Kew Gardens, New York 11424.

Those who wish to testify virtually may preregister for speaking time by visiting <https://www.queensbp.nyc.gov/> and submitting your contact information through the Zoom pre-registration link. After pre-registering, you will receive a Zoom confirmation e-mail with instructions on how to participate in the virtual public hearing. Preregistration for speaking time can also be arranged by calling (718) 286-2922 between 9:00 A.M. to 5:00 P.M. prior to the date of the hearing. Members of the public may also attend the hearing at the above address and publicly testify in the Conference Room.

Written testimony is welcome from those who are unable to testify virtually. All written testimony must be received by 5:00 P.M. on **Thursday, June 26, 2025** and may be submitted by e-mail to planning2@queensbp.nyc.gov or by conventional mail sent to the Office of the Queens Borough President at 120-55 Queens Boulevard, Room

226, Kew Gardens, NY 11424.

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

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

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

1. pursuant to Article 16 of the General Municipal Law of New York State for:
 - a. the designation of property located at Block 24, Lot 7. on a block bounded by Vernon Boulevard, 45th Avenue, 5th Street, and 44th Drive (Block 24, Lot 7) as an Urban Development Action Area; and
 - b. an Urban Development Action Area Project for such area; and
2. pursuant to Section 197-c of the New York City Charter for the disposition of such property to a developer to be selected by HPD; to facilitate the development of a mixed-use building containing approximately 320 income-restricted units, community facility and commercial space,

Borough of Queens, Community District 2.

CDs 1 & 2 – ULURP #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 District 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.

CDs 1 & 2 – ULURP #N250177 ZRQ – IN THE MATTER OF an application submitted by the Department of City Planning pursuant to Sections 197-c and 201 of the New York City Charter for zoning text amendment to designate the Project Area as a Mandatory Inclusionary Housing (“MIH”) area, 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.

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

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

CDs 1 & 2 – ULURP #250180 PPQ – IN THE MATTER OF an application submitted by the Department of Citywide Administrative Services (DCAS) pursuant to Section 197-c of the New York City Charter, for the disposition of City-owned property generally bounded by 42nd Road to the north, 24th Street to the east, 43rd Avenue to the south and 23rd Street to the west, (Block 428, Lots 12, 13, and 16) and generally bounded by 42nd Road to the north, Crescent Street to the east, 43rd Avenue to the south and 24th Street to the west (Block 429, Lots 13, 15 and 29), Borough of Queens, Community District 2, pursuant to zoning.

Accessibility questions: vigarvey@queensbp.nyc.gov, by: Tuesday, June 24, 2025, 12:00 P.M.



j20-26

CITY COUNCIL

■ PUBLIC HEARINGS

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

The Subcommittee on Landmarks, Public Sitings, and Dispositions will hold a public hearing, accessible remotely and in person, in the 16th Floor Committee Room, 250 Broadway, New York, NY 10007, on the following matters commencing at 10:00 A.M. on June 26, 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.

547 TO 754-SEAT PRIMARY/INTERMEDIATE SCHOOL FACILITY

QUEENS CB – 1

G 250077 SCQ

Application pursuant to Section 1732 of the New York School Construction Authority Act, concerning the proposed site selection for a new, approximately 547 to 754-seat primary/intermediate school facility, located in Halletts Point, south of Astoria Boulevard and east of Halletts Point Playground (Block 490, Lot 102), Borough of Queens, Council District 22, Community School District 30.

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: Monday, June 23, 2025, 3:00 P.M.



j20-26

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 City Hall Chambers, City Hall, New York, NY 10007, on the following matters commencing at 10:00 A.M. on July 1, 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.

BALLY'S FERRY POINT MAP AMENDMENT BRONX CB – 10

C 250086 ZMX

Application submitted by Bally's New York Operating Company, LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 7a, by establishing a C8-4 district on property* bounded by a line 2,870 feet northwesterly of the U.S. Pierhead and Bulkhead Line, a line 950 feet southwesterly of Emerson Avenue, a line 1,390 feet northwesterly of the U.S. Pierhead and Bulkhead Line, a line 2,250 feet southwesterly of Emerson Avenue and it's southeasterly prolongation, and the easterly street line of Ring Road*, as shown on a diagram (for illustrative purposes only) dated January 21, 2025.

*Parkland is proposed to be eliminated from the City Map and Ring Road is proposed to be established on the City Map in a related application (C 250085 MMX).

BALLY'S FERRY POINT MAP AMENDMENT BRONX CB – 10

C 250085 MMX

Application submitted by Bally's New York Operating Company, LLC and the New York City Department of Parks and Recreation, pursuant to Sections 197-c and 199 of the New York City Charter for an amendment to the City Map involving:

1. the establishment of Ring Road; and
2. the elimination of Park south of Schley Avenue; and
3. the adjustment of grades and block dimensions necessitated thereby;

including authorization for any acquisition or disposition of real property related thereto, in Community District 10, Borough of the Bronx, in accordance with Map No. 13154 dated January 15, 2025 and signed by the Borough President.

BALLY'S FERRY POINT MAP AMENDMENT BRONX CB – 10

C 250093 PPX

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 property located at Ferry Point Park (Block 5622, p/o Lot 1) for a non-exclusive access easement over a waterfront access roadway, Borough of the Bronx, Community District 10.

MIDTOWN SOUTH MIXED-USE PLAN (MSMX) MANHATTAN CBs – 4 & 5

C 250185 ZMM

Application submitted by the New York City Department of City Planning, Manhattan Borough Office pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 8d:

1. eliminating a Special Midtown District (MiD) bounded by a line midway between West 41st Street and West 40th Street, 7th Avenue - Fashion Avenue, West 40th Street, and Eighth Avenue;

2. eliminating a Special Garment Center District (GC) bounded by West 40th Street, 7th Avenue - Fashion Avenue, West 38th Street, Broadway, West 35th Street, 7th Avenue - Fashion Avenue, a line midway between West 35th Street and West 34th Street, Eighth Avenue, West 35th Street, a line 100 feet easterly of Ninth Avenue, West 39th Street, and Eighth Avenue;
3. changing from an M1-6 District to an M1-8A/R11 District property bounded by West 29th Street, a line 125 feet westerly of Avenue of the Americas, a line midway between West 24th Street and West Twenty-Third Street, a line 100 feet easterly of Seventh Avenue, West 25th Street, Seventh Avenue, and 7th Avenue - Fashion Avenue;
4. changing from an M1-6 District to an M1-8A/R12 District property bounded by:
 - a. West 31st Street, a line 100 feet westerly of Fifth Avenue, West 26th Street, a line 100 feet southwesterly of Broadway, West 25th Street, a line 275 feet westerly of Fifth Avenue, West Twenty-Third Street, a line 100 feet easterly of Avenue of the Americas, a line midway between West 24th Street and West Twenty-Third Street, a line 150 feet easterly of Avenue of the Americas, West 28th Street, and a line 125 feet easterly of Avenue of the Americas;
 - b. West 29th Street, 7th Avenue - Fashion Avenue, West 28th Street, and a line 100 feet westerly of 7th Avenue - Fashion Avenue;
5. changing from an M1-6 District to an M1-9A/R12 District property bounded by:
 - a. a line midway between West 41st Street and West 40th Street, 7th Avenue - Fashion Avenue, West 38th Street, Broadway, West 35th Street, 7th Avenue - Fashion Avenue, a line midway between West 35th Street and West 34th Street, Eighth Avenue, West 35th Street, a line 100 feet westerly of Eighth Avenue, West 39th Street, and Eighth Avenue;
 - b. a line midway between West 40th Street and West 39th Street, a line 200 feet westerly of Fifth Avenue, West 39th Street, a line 150 feet westerly of Fifth Avenue, West 35th Street, and a line 150 feet easterly of Avenue of the Americas; and
 - c. West 31st Street, a line 125 feet westerly of Avenue of the Americas, West 29th Street, a line 100 feet westerly of 7th Avenue - Fashion Avenue, West 30th Street, and a line 225 feet easterly of 7th Avenue - Fashion Avenue;
6. changing from an M1-6D District to an M1-8A/R12 District property bounded by West 29th Street, a line 100 feet westerly of 7th Avenue - Fashion Avenue, West 28th Street, and a line 100 feet easterly of Eighth Avenue;
7. changing from an M1-6D District to an M1-9A/R12 District property bounded by West 30th Street, a line 100 feet westerly of 7th Avenue - Fashion Avenue, West 29th Street, and a line 100 feet easterly of Eighth Avenue;
8. establishing a Special Hudson Yards District (HY) bounded by West 39th Street, a line 100 feet westerly of Eighth Avenue, West 35th Street, and a line 100 feet easterly of Ninth Avenue; and
9. establishing a Special Midtown South Mixed-Use District (MSMX) bounded by:
 - a. a line midway between West 41st Street and West 40th Street, 7th Avenue - Fashion Avenue, West 38th Street, Broadway, West 35th Street, 7th Avenue - Fashion Avenue, a line midway between West 35th Street and West 34th Street, Eighth Avenue, West 35th Street, a line 100 feet westerly of Eighth Avenue, West 39th Street, and Eighth Avenue;
 - b. a line midway between West 40th Street and West 39th Street, a line 200 feet westerly of Fifth Avenue, West 39th Street, a line 150 feet westerly of Fifth Avenue, West 35th Street, and a line 150 feet easterly of Avenue of the Americas;
 - c. West 31st Street, a line 125 feet westerly of Avenue of the Americas, a line midway between West 24th Street and West Twenty-Third Street, a line 100 feet easterly of Seventh Avenue, West 25th Street, Seventh Avenue, 7th Avenue - Fashion Avenue, West 28th Street, a line 100 feet easterly of Eighth Avenue, West 30th Street, and a line 225 feet easterly of 7th Avenue - Fashion Avenue; and
 - d. West 31st Street, a line 100 feet westerly of Fifth Avenue, West 26th Street, a line 100 feet southwesterly of

Broadway, West 25th Street, a line 275 feet westerly of Fifth Avenue, West Twenty-Third Street, a line 100 feet easterly of Avenue of the Americas, a line midway between West 24th Street and West Twenty-Third Street, a line 150 feet easterly of Avenue of the Americas, West 28th Street, and a line 125 feet easterly of Avenue of the Americas;

Borough of Manhattan, Community Districts 4 and 5, subject to the conditions of CEQR Declaration E-830.

MIDTOWN SOUTH MIXED-USE PLAN (MSMX) MANHATTAN CBs - 4 & 5 N 250186 ZRM

Application submitted by NYC Department of City Planning, pursuant to Section 201 of the New York City Charter, to amend various sections of the Zoning Resolution of the City of New York relating to the establishment of the Special Midtown South Mixed Use District (Article XII, Chapter 1), the elimination of the Special Garment Center District (Article XII, Chapter 1) and amending other related provisions, including 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.

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: Thursday, June 26, 2025, 3:00 P.M.



◀ j25-jy1

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 AM Eastern Daylight Time, on Wednesday, July 2, 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/481556/1>

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 [\[AccessibilityInfo@planning.nyc.gov\]](mailto:[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**No. 1****BROADWAY JUNCTION STATION CITY MAP AMENDMENT
CD 16 C 230375 MMK**

IN THE MATTER OF an application submitted by the Metropolitan Transportation Authority and the New York City Department of Parks and Recreation 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 a portion of Sackman Street between Truxton Street and Fulton Street; and
2. the establishment of a park addition within the former portion of Sackman Street (discontinued and closed); and
3. the elimination of a portion of public park within the area bounded by Truxton Street, Van Sinderen Avenue, Fulton Street, and Eastern Parkway; and
4. the adjustment of grades and block dimensions necessitated thereby;

including authorization for any acquisition or disposition of real property related thereto, in Community District 16, Borough of Brooklyn, in accordance with Map Nos. N-2771 and N-2772 dated February 20, 2025, and signed by the Borough President.

BOROUGH OF QUEENS**Nos. 2 – 5****JAMAICA NEIGHBORHOOD PLAN and STATION PLAZA
JAMAICA CITY MAP CHANGES****No. 2****CDs 8 & 12****C 250172 ZMQ**

IN THE MATTER OF an application submitted by Department of City Planning pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 14d, 15b, 18c, and 19a:

1. eliminating from within an existing R7A District a C1-2 District bounded by a line 100 feet southeasterly of Hillside Avenue, Parsons Boulevard, 88th Avenue, and a line 135 feet northeasterly of 153rd Street;
2. eliminating from within an existing R4 District a C1-3 District bounded by 109 Avenue, Guy R. Brewer Boulevard, a line 110 feet southeasterly of 109th Avenue, and a line 100 feet southwesterly of Guy R. Brewer Boulevard;
3. eliminating from within an existing R5D District a C1-3 District bounded by 110th Road, the southeasterly centerline prolongation of 171st Place, the southeasterly street line of 110th Road and its northeasterly prolongation, a line 90 feet southwesterly from 172nd Street, 111th Avenue, 172nd Street, 111th Road, and Merrick Boulevard;
4. eliminating from within an existing R5D District a C1-4 District bounded by:
 - a. Tuskegee Airman Way, Union Hall Street, a line 100 feet southeasterly of Tuskegee Airman Way, and 160th Street; and
 - b. a line 100 feet southeasterly of Tuskegee Airman Way, Guy R. Brewer Boulevard, a line perpendicular to the northeasterly street line of Guy R. Brewer Boulevard distant 100 feet southeasterly (as measured along the street line) from the point of intersection of the southeasterly street line of Tuskegee Airmen Way and northeasterly street line of Guy R. Brewer Boulevard, a line midway between Guy R. Brewer Boulevard and 164th Street, 109th Avenue, Union Hall Street, a line 100 feet northwesterly of 109th Avenue, and a line midway between Union Hall Street and Guy R. Brewer Boulevard;
5. eliminating from within an existing R7A District a C1-4 District bounded by Tuskegee Airman Way, a line midway between Guy R. Brewer Boulevard and 164th Street, a line perpendicular to the northeasterly street line of Guy R. Brewer Boulevard distant 100 feet southeasterly (as measured along the street line) from the point of intersection of the southeasterly street line of Tuskegee Airmen Way and northeasterly street line of Guy R. Brewer Boulevard, Guy R. Brewer Boulevard, a line 100 feet southeasterly of Tuskegee Airmen Way, a line midway between Union Hall Street and Guy R. Brewer Boulevard, a line 125 feet southeasterly of Tuskegee Airmen Way, and Union Hall Street;
6. eliminating from within an existing R3-2 District a C2-3 District bounded by 112th Road, Guy R. Brewer Boulevard, Phroane Avenue, a line 100 feet northeasterly of Guy R. Brewer Boulevard, Sayres Avenue, Guy R. Brewer Boulevard, Linden Boulevard, and a line 100 feet southwesterly from Guy R. Brewer Boulevard;
7. eliminating from within an existing R5B District a C2-3 District bounded by Linden Boulevard, 173rd Street, a line 100 feet southeasterly of Linden Boulevard, a line midway between Merrick Boulevard and 172nd Street, 115th Avenue, a line 75 feet southwesterly of 172nd Street, a line 240 feet southeasterly of 115th Avenue, 172nd Street, 116th Avenue, a line 100 feet southwesterly of Merrick Boulevard, a line 200 feet southeasterly of Linden Boulevard, and 170th Street;
8. eliminating from within an existing R5D District a C2-3 District bounded by:
 - a. 108th Avenue, Sutphin Boulevard, 108th Avenue, a line 100 feet northeasterly of Sutphin Boulevard, 109th Avenue, Sutphin Boulevard, Ferndale Avenue, and a line 100 feet southwesterly of Sutphin Boulevard; and
 - b. 113th Avenue, Merrick Boulevard, the southeasterly boundary of St. Albans Memorial Park and its southwesterly prolongation, a line perpendicular to northwesterly street line of Linden Boulevard distant 276 feet northeasterly (as measured along the street line) from the point of intersection of the northwesterly street line of the Linden Boulevard and northeasterly street line of Merrick Boulevard, Linden Boulevard, and a line 130 feet southwesterly of Merrick Boulevard;
9. eliminating from within an existing R6A District a C2-3 District bounded by Liberty Avenue, a line 150 feet northeasterly of Sutphin Boulevard, Tuskegee Airmen Way, and Sutphin Boulevard;
10. eliminating from within an existing R7A District a C2-3 District bounded by Hillside Avenue, a line 100 feet northeasterly of 163rd Street, a line 150 feet southeasterly of Hillside Avenue, 163rd Street, a line 135 feet southeasterly of Hillside Avenue, 161st Street, a line 100 feet southeasterly of Hillside Avenue, Parsons Boulevard, a line midway between Hillside Avenue and 88th Avenue, and 148th Street;
11. eliminating from within an existing R6A District a C2-4 District bounded by:
 - a. a line 100 feet northwesterly of Hillside Avenue, 146th Street and its northwesterly centerline prolongation, a line 100 feet southeasterly of Hillside Avenue, and 139th Street;
 - b. a line 100 feet northwesterly of Hillside Avenue, a line perpendicular to the northwesterly street line of Hillside Avenue distant 330 feet southwesterly (as measured along the street line) from the point of intersection of the northwesterly street line of Hillside Avenue and southwesterly street line of Kingston Place, Hillside Avenue, and 167th Street;
 - c. a line 100 feet northeasterly of Jamaica Avenue, a line midway between 146th Street and Sutphin Boulevard, Jamaica Avenue, and 146th Street; and
 - d. a line 100 feet southerly of Jamaica Avenue, a line 80 feet westerly of 146th Street, a line 145 feet southerly of Jamaica Avenue, 146th Street, 91st Avenue, a line 100 feet northeasterly of 144th Place, a line 200 feet northwesterly of 91st Avenue, and 144th Place;
12. eliminating from within an existing R7A District a C2-4 District bounded by:
 - a. a line 100 feet northwesterly of Hillside Avenue, 167th Street, Hillside Avenue, and the northwesterly center line prolongation of 146th Street; and
 - b. a line 100 feet southeasterly of Hillside Avenue, 100 feet northeasterly of Parsons Boulevard, 88th Avenue, and Parsons Boulevard;
13. eliminating from within an existing R7X District a C2-4 District bounded by Hillside Avenue, 168th Street, a line 100 feet southeasterly of Hillside Avenue, and a line 200 feet northeasterly of Merrick Boulevard;
14. changing from an R3-2 District to an R6A District property bounded by a line 125 feet northwesterly from 111th Avenue, 172nd Street, 111th Avenue, and a line 90 feet southwesterly from 172nd Street;
15. changing from an R4-1 District to an R6A District property bounded by Hendrickson Place, a line 100 feet southwesterly of Merrick Boulevard, 108th Avenue, and 166th Street;
16. changing from an R5 District to an R6A District property bounded by:
 - a. a line 100 feet northwesterly of 87th Road, 164th Street, a line 100 feet northwesterly of Hillside Avenue, and 162nd Street; and
 - b. 97th Avenue, 148th Street, a line 100 feet northwesterly of

- Liberty Avenue, and 147th Place;
17. changing from an R5D District to an R6A District property bounded by:
 - a. 108th Avenue, a line 100 feet southwesterly of Merrick Boulevard, 108th Road, and 167th Street; and
 - b. a line 200 feet northwesterly of 110th Avenue/Brinkerhoff Avenue, 172nd Street, 110th Avenue/Brinkerhoff Avenue, and a line 100 feet northeasterly from Merrick Boulevard;
 18. changing from an M1-1 District to an R6A District property bounded by a line 150 feet southeasterly of Atlantic Avenue, 148th Street, 97th Avenue, and 147th Place;
 19. changing from an R3A District to an R6D District property bounded by 110th Road, a line 250 feet northeasterly from Guy R. Brewer Boulevard, a line perpendicular to the northwesterly street line of Claude Avenue distance 300 feet northeasterly (as measured along the street line) from the point of intersection of the northeasterly street line of Guy R. Brewer Boulevard and northwesterly street line of Claude Avenue, Claude Avenue, a line perpendicular to the southeasterly street line of Claude Avenue distance 220 feet northeasterly (as measured along the street line) from the point of intersection of the northeasterly street line of Guy R. Brewer Boulevard and southeasterly street line of Claude Avenue, Mathias Avenue, and a line 100 feet northeasterly from Guy R. Brewer Boulevard;
 20. changing from an R4 District to an R6D District property bounded by:
 - a. a line 190 feet northwesterly of 109th Avenue, a line midway between Union Hall Street and Guy R. Brewer Boulevard; a line 100 feet northwesterly from 109th Avenue and Union Hall Street;
 - b. 109th Avenue, a line 100 feet southwesterly of Guy R. Brewer Boulevard, a line 120 feet southeasterly of 109th Avenue, a line 115 feet southwesterly of Guy R. Brewer Boulevard, 110th Avenue/Brinker, and Union Hall Street;
 21. changing from an R5D District to an R6D District property bounded by a line 100 feet northwesterly of 109th Avenue, a line midway between Union Hall Street and Guy R. Brewer Boulevard; 109th Avenue, and Union Hall Street;
 22. changing from an R3-2 District to an R7A District property bounded by 110th Avenue/Brinker, a line midway between Guy R. Brewer Boulevard and 164th Street, 110th Road, a line 100 feet northeasterly of Guy R. Brewer Boulevard, Sayres Avenue, Guy R. Brewer Boulevard, the southwesterly boundary line of the Long Island Railroad Right-Of-Way (Southern Division), Linden Boulevard, a line 100 feet southwesterly of Guy R. Brewer Boulevard, Mathias Avenue, Guy R. Brewer Boulevard, Claude Avenue, a line perpendicular to the northwesterly street line of Claude Avenue distance 115 feet southwesterly (as measured along the street line) from the point of intersection of the northwesterly street line of Claude Avenue and the southwesterly street line of Guy R. Brewer Boulevard, 111th Avenue, and a line midway between Union Hall Street and Guy R. Brewer Boulevard;
 23. changing from an R4 District to an R7A District property bounded by 109th Avenue, a line midway between Guy R. Brewer Boulevard and 164th Street, 110 Avenue, a line 115 feet southwesterly from Guy R. Brewer Boulevard, a line 120 feet southeasterly of 109th Avenue, and a line 100 feet southwesterly from Guy R. Brewer Boulevard;
 24. changing from an R5 District to an R7A District property bounded by Claude Avenue, Guy R. Brewer Boulevard, Mathias Avenue, and a line 100 feet northeasterly of Dillon Street;
 25. changing from an R5B District to an R7A District property bounded by:
 - a. Liberty Avenue, 172nd Street, a line 100 feet southeasterly of Liberty Avenue, and 168th Place;
 - b. Linden Boulevard, 173rd Street, a line 100 feet southeasterly of Linden Boulevard, a line midway between 172nd Street and Merrick Boulevard, 115th Avenue, a line 75 feet southwesterly of 172nd Street, a line 240 feet southeasterly of 115th Avenue, 172nd Street, 116th Avenue, a line 100 feet southwesterly of Merrick Boulevard, a line 200 feet southeasterly of Linden Boulevard, and 170th Street;
 26. changing from an R5D District to an R7A District property bounded by:
 - a. Tuskegee Airmen Way, 150th Street, 107th Avenue, a line 100 feet northeasterly of 150th Street, a line 100 feet northeasterly of Sutphin Boulevard, a line 100 feet southeasterly of Yates Road, Sutphin Boulevard, 108th Avenue, a line 100 feet northeasterly of Sutphin Boulevard, 109th Avenue, Sutphin Boulevard, Ferndale Avenue, a line 100 feet southwesterly of Sutphin Boulevard, a line midway between 108th Avenue and Lakewood Avenue, a line 150 feet southwesterly of Sutphin Boulevard, Lakewood Avenue, and a line 100 feet southwesterly of Sutphin Boulevard;
 - b. Tuskegee Airmen Way, Union Hall Street, a line 100 feet southeasterly Tuskegee Airmen Way, and 160th Street;
 - c. Tuskegee Airmen Way, a line 100 feet northeasterly of 165th Street, a line perpendicular to the northeasterly street line of 165th Street distant 155 feet southeasterly (as measured along the street line) from the point of intersection of the southeasterly street line of Tuskegee Airmen Way and northeasterly street line of 165th Street, 165th Street, a line perpendicular to the southwesterly street line of 165th Street distant 150 feet southeasterly (as measured along the street line) from the point of intersection of the southeasterly street line of Tuskegee Airmen Way and southwesterly street line of 165th Street, a line 100 feet southwesterly of 165th Street, a line 100 feet northwesterly of 104th Road, a line 95 feet northeasterly of 164th Street, a line 60 feet northwesterly of 104th Road, 164th Street, a line perpendicular to the southwesterly street line of 164th Street distant 70 feet southeasterly (as measured along the street line) from the point of intersection of the southeasterly street line of Tuskegee Airmen Way and southwesterly street line of 164th Street, and a line 105 feet northeasterly of Guy R. Brewer Boulevard;
 - d. a line 100 feet southeasterly from Tuskegee Airmen Way, Guy R. Brewer Boulevard, a line perpendicular to northeasterly street line of Guy R. Brewer Boulevard distant 100 feet southeasterly (as measured along the street line) from the point of intersection of the southeasterly street line of Tuskegee Airmen Way and northeasterly street line of Guy R. Brewer Boulevard, a line midway between Guy R. Brewer Boulevard and 164th Street, 109th Avenue, and a line midway between Union Hall Street and Guy R. Brewer Boulevard;
 - e. Liberty Avenue, 168th Place, a line 100 feet southeasterly of Liberty Avenue, a line 100 feet southwesterly of 168th Place, 104th Avenue, a line 150 feet northeasterly from Merrick Boulevard, 105th Avenue, a line 100 feet northeasterly of Merrick Boulevard, a line 100 feet northwesterly of 108th Avenue, 170th Street, 108th Avenue, a line 100 feet northeasterly of Merrick Boulevard, 171st Street, 109th Avenue, a line 100 feet northeasterly of Merrick Boulevard, 110th Avenue/Brinkerhoff Avenue, 171st Place and its southeasterly centerline prolongation, the southeasterly street line of 110th Road and its northeasterly prolongation, a line 90 feet southwesterly of 172nd Street, 111th Avenue, 172nd Street, 111th Road, Merrick Boulevard, Sayres Avenue, 170th Street, 111th Avenue, a line 100 feet southwesterly of Merrick Boulevard, 108th Drive, a line passing through two points: the first on the northwesterly street line of 108th Drive distant 141 feet southwesterly (as measured along the street line) from the point of intersection of the northwesterly street line of 108th Drive and the southwesterly street line of 169th Place, and the second on the southerly street line of Merrick Boulevard distant 100 feet westerly (as measured along the street line) from the point of intersection of the southerly street line of Merrick Boulevard and the southwesterly street line of 169th Place, 108th Road, a line 100 feet southwesterly of Merrick Boulevard, Hendrickson Place, and Merrick Boulevard; and
 - f. 113th Avenue, Merrick Boulevard, the southeasterly boundary line of St. Albans Memorial Park and its southwesterly and northeasterly prolongation, Marne Place, Linden Boulevard, and a line 130 feet southwesterly of Merrick Boulevard;
 27. changing from an R6A District to an R7A District property bounded by Hillside Avenue, 138th Street and its northwesterly centerline prolongation, a line 125 feet southerly and southeasterly of Hillside Avenue, a line midway between 139th Street and Queens Boulevard, a line perpendicular to the northeasterly street line of Queens Boulevard distant 100 feet northwesterly (as measured along the street line) from the point of intersection of the northeasterly street line of Queens Boulevard and northerly street line of Jamaica Avenue, Queens Boulevard, a line 100 feet northerly of Jamaica Avenue, 138th Street, Jamaica Avenue, a line 75 feet southwesterly of 138th Street, a line 100 feet southerly of Jamaica Avenue, and Van Wyck Expressway;
 28. changing from an M1-1 District to an R7A District property bounded by Atlantic Avenue, 94th Avenue, 138th Place, Atlantic

- Avenue, 95th Avenue, and Van Wyck Expressway;
29. changing from an R4 District to an R7X District property bounded by 102nd Avenue, Allendale Street, Liberty Avenue, Lloyd Road, and a line perpendicular to the southeasterly street line of 102nd Avenue distant 100 feet southwesterly (as measured along the street line) from the point of intersection of the southeasterly street line of 102nd Avenue and the southwesterly street line of Brishin Street;
 30. changing from an R6 District to an R7X District property bounded by 88th Avenue, 153rd Street, 89th Avenue, and 150th Street;
 31. changing from an R6A District to an R7X District property bounded by:
 - a. a line 100 feet northeasterly of Jamaica Avenue, Queens Boulevard, a line perpendicular to the northeasterly street line of Queens Boulevard distant 100 feet northwesterly (as measured along the street line) from the point of intersection of the northeasterly street line of Queens Boulevard and the northerly street line of Jamaica Avenue, a line midway between Queens Boulevard and 139th Street, a line perpendicular to the southwesterly street line of 139th Street distant 150 feet northwesterly (as measured along the street line) from the point of intersection of the northerly street line of Jamaica Avenue and southwesterly street line of 139th Street, 139th Street, a line midway between 89th Avenue and 88th Road, a line 100 feet northeasterly of 139th Street, 89th Avenue, 144th Street, a line 100 feet northeasterly of Jamaica Avenue, 146th Street, Jamaica Avenue, 146th Street, a line 145 feet southwesterly of Jamaica Avenue, a line 80 feet southwesterly of 146th Street, a line 100 feet southwesterly and southerly of Jamaica Avenue, a line 75 feet southwesterly of 138th Street, Jamaica Avenue, and 138th Street;
 - b. a line 100 feet northwesterly from Liberty Avenue, a line 100 feet northeasterly of Remington Street, Lloyd Road, Liberty Avenue, Allendale Street, 101st Avenue and its northeasterly centerline prolongation, a line 100 feet southwesterly of Sutphin Boulevard, a line 100 feet southeasterly of Liberty Avenue, Remington Street, Liberty Street, and Van Wyck Expressway; and
 - c. a line 100 feet southeasterly from Liberty Avenue, a line midway between 148th Street and Sutphin Boulevard, Tuskegee Airmen Way, and a line 100 feet southwesterly of Sutphin Boulevard;
 32. changing from an R7A District to an R7X District property bounded by:
 - a. a line midway between Hillside Avenue and 88th Avenue, a line 100 feet southwesterly from Parsons Boulevard, 89th Avenue, a line 125 feet northeasterly of 153rd Street, 90th Avenue, Grace Court, 90th Road, 153rd Street, Jamaica Avenue, 150th Street, a line 100 feet northwesterly and northerly of Jamaica Avenue, a line 100 feet northeasterly of Sutphin Boulevard, 90th Avenue, 148th Street, a line 130 feet southeasterly of 89th Avenue, a line 110 feet southwesterly of 148th Street, 89th Avenue, and 148th Street, and excluding the area bounded by 88th Avenue, 153rd Street, 89th Avenue and 150th Street; and
 - b. a line 100 feet southeasterly from Hillside Avenue, 161st Street, a line 135 feet southeasterly from Hillside Avenue, 163rd Street, a line 100 feet southeasterly of Hillside Avenue, a line 100 feet northeasterly of 163rd Street, 89th Avenue, 161st Street, a line 150 feet northwesterly of 89th Avenue, and a line 100 feet northeasterly Parsons Boulevard;
 33. changing from an M1-4 District to an R8A District property bounded by 97th Avenue, a line 235 feet northeasterly of 148th Street, a line 100 southeasterly of 97th Avenue, 150th Street, Liberty Avenue, and 148th Street;
 34. changing from an R6A District to an R8X District property bounded by Liberty Avenue, 147th Place, a line 100 feet northwesterly from Liberty Avenue, 148th Street, Liberty Avenue, a line midway between Sutphin Boulevard and 148th Street, a line 100 feet southeasterly from Liberty Avenue, and a line 100 feet southwesterly from Sutphin Boulevard;
 35. changing from an R6 District to a C4-4 District property bounded by a line 200 feet northwesterly of Liberty Avenue, 160th Street, Liberty Avenue, and 159th Street;
 36. changing from an R6A District to a C4-4D District property bounded by:
 - a. a line 100 feet northwesterly of Hillside Avenue, 146th Street and its northwesterly center line prolongation, a line 100 feet southeasterly of Hillside Avenue, and 139th Street;
 - b. a line 100 feet northwesterly of Hillside Avenue, a line perpendicular to the northwesterly street line of Hillside Avenue distant 330 feet southwesterly (as measured along the street line) from the point of intersection of the northwesterly street line of Hillside Avenue and the southwesterly street line of Kingston Place, Hillside Avenue, and 167th Street; and
 - c. 89th Avenue, 168th Street, 90th Avenue, and a line 100 feet southwesterly of 168th Street;
 37. changing from an R7A District to a C4-4D District property bounded by a line 100 feet northwesterly of Hillside Avenue, 167th Street, Hillside Avenue, a line 100 feet northeasterly of 163rd Street, a line 100 feet southeasterly of Hillside Avenue, 163rd Street, a line 135 feet southeasterly of Hillside Avenue, 161st Street, a line 100 feet southeasterly of Hillside Avenue, a line 100 feet northeasterly of Parsons Boulevard, a line 150 feet northwesterly of 89th Avenue, Parsons Boulevard, 89th Avenue, a line 100 feet southwesterly of Parsons Boulevard, a line midway between Hillside Avenue and 88th Avenue, 148th Street, Hillside Avenue, and the northwesterly center line prolongation of 146th Street;
 38. changing from an R7X District to a C4-4D District property bounded by Hillside Avenue, 168th Street, a line 100 feet southeasterly of Hillside Avenue, and a line 200 feet northeasterly from Merrick Boulevard;
 39. changing from a C4-3A District to a C4-4D District property bounded by 86th Avenue, Queens Boulevard, 87th Avenue, 139th Street, a line 125 feet southeasterly and southerly of Hillside Avenue, and northeasterly service road of the Van Wyck Expressway;
 40. changing from a C4-4A District to a C4-4D District property bounded by Hillside Avenue, 148th Street, 88th Avenue, Sutphin Boulevard, 90th Avenue, a line 100 feet northeasterly of Sutphin Boulevard, a line 100 feet northeasterly of Jamaica Avenue, a line midway between Sutphin Boulevard and 146th Street, a line 100 feet southeasterly of Hillside Avenue, and 146th Street;
 41. changing from a C4-5X District to a C4-4D District property bounded by a line 150 feet northwesterly of 89th Avenue, 161st Street, 89th Avenue, a line 100 feet northeasterly of 163rd Street, Hillside Avenue, a line 200 feet northeasterly of Merrick Boulevard, a line 100 feet southeasterly of Hillside Avenue, a line 100 feet northeasterly of Merrick Boulevard, 89th Avenue, a line 100 feet southwesterly of 168th Street, 90th Avenue, 168th Street, a line 150 feet northwesterly of Jamaica Avenue, and Parsons Boulevard;
 42. changing from a C4-4A District to a C6-2 District property bounded by 88th Avenue, 148th Street, 89th Avenue, a line 110 feet southwesterly of 148th Street, a line 130 feet southeasterly of 89th Avenue, 148th Street, 90th Avenue, and Sutphin Boulevard;
 43. changing from an R6A District to a C6-3 District property bounded by:
 - a. a line 100 feet northeasterly of Jamaica Avenue, a line midway between Sutphin Boulevard and 146th Street, Jamaica Avenue, and 146th Street; and
 - b. Sutphin Boulevard, Liberty Avenue, a line 100 feet southwesterly of Sutphin Boulevard, the northeasterly centerline prolongation 101st Avenue, and 146th Street;
 44. changing from a C4-4A District to a C6-3 District property bounded by:
 - a. a line 100 feet northerly of Jamaica Avenue, 150th Street, Jamaica Avenue, and a line midway between Sutphin Boulevard and 146th Street; and
 - b. a line 100 feet southeasterly of 91st Avenue, 144th Place, Archer Avenue, and 139th Street;
 45. changing from a C4-5X District to a C6-3 District property bounded by:
 - a. 94th Avenue, Liverpool Street, Atlantic Avenue, and 138th Place;
 - b. a line 100 feet southeasterly of 97th Avenue, Sutphin Boulevard, 146th Street, 101st Avenue, and Waltham Street; and
 - c. Atlantic Avenue, 147th Place, Liberty Avenue, and Sutphin Avenue;
 46. changing from a C6-2 District to a C6-3 District property bounded by a line 150 feet northwesterly from Jamaica Avenue, 168th Street, Jamaica Avenue, 165th Street, 92nd Road and its northeasterly centerline prolongation, and 164th Street and its southeasterly

- center line prolongation;
47. changing from a C4-5X District to a C6-3A District property bounded by 89th Avenue, Parsons Boulevard, 90th Road and its northeasterly centerline prolongation, Grace Court, 90th Avenue, and a line 125 feet northeasterly of 153rd Street;
 48. changing from an R6A District to a C6-4 District property bounded by a line 100 feet southwesterly of Jamaica Avenue, a line 80 feet northwesterly of 146th Street, a line 145 feet southwesterly of Jamaica Avenue, 146th Street, 91st Avenue, a line 100 feet northeasterly of 144th Place, a line 200 feet northwesterly of 91st Avenue, and 144th Place;
 49. changing from a C4-4A District to a C6-4 District property bounded by 91st Avenue, 146th Street, Archer Avenue, and 144th Place;
 50. changing from a C6-2 District to a C6-4 District property bounded by Jamaica Avenue, 147th Place, Archer Avenue, Sutphin Boulevard, the northerly boundary line of the Long Island Railroad Right-Of-Way (Montauk Division), and 146th Street and its southerly centerline prolongation;
 51. changing from a C6-3 District to a C6-4 District property bounded by:
 - a. Jamaica Avenue, 153rd Street, 90th Road and its northeasterly centerline prolongation, Parsons Boulevard, a line 150 feet northwesterly of Jamaica Avenue, 160th Street, Archer Avenue, 158th Street, the centerline of the Long Island Railroad Right-Of-Way (Montauk Division), 150th Street, a line 100 feet southeasterly of Archer Avenue, a line 420 feet northeasterly of Sutphin Boulevard, Archer Avenue, and 147th Place; and
 - b. 94th Avenue, Sutphin Boulevard, Atlantic Avenue, and Liverpool Street;
 52. changing from an M1-4 District to a C6-4 District property bounded by a line 100 feet southeasterly of Archer Avenue, 150th Street, Atlantic Avenue, a line 50 feet northeasterly from 148th Street, 94th Avenue, and a line 420 feet northeasterly of Sutphin Boulevard;
 53. changing from an M1-1 District to an M1-2A District property bounded by:
 - a. Liberty Avenue, Merrick Boulevard, 107th Avenue, a line 100 feet northeasterly of 165th Street, Tuskegee Airmen Way, and 165th Street;
 - b. Liberty Avenue, 177th Street, the center line of the Long Island Railroad Right-Of-Way (Montauk Division), Liberty Avenue, Dunkirk Street, a line 485 feet northwesterly of Murdock Avenue, the southwesterly boundary line of the Long Island Railroad Right-Of-Way (Montauk Division), Brinkerhoff Avenue, 180th Street, a line midway between 104th Avenue and 105th Avenue, a line 100 feet northeasterly of 177th Street, a line perpendicular to northeasterly street line of 177th Street distant 170 feet southeasterly (as measured along the street line) from the point of intersection of the southerly street line of Liberty Avenue and northeasterly of 177th Street, 177th Street, a line midway between 103rd Road and Liberty Avenue, and 173rd Street; and
 - c. the southeasterly boundary line of the Long Island Railroad Right-Of-Way (Main Line), 189th Street and its northwesterly centerline prolongation, Henderson Avenue, and a line 500 feet southwesterly of 189th Street;
 54. changing from an M1-4 District to an M1-2A District property bounded by Liberty Avenue, the northeasterly boundary line of the Long Island Railroad Right-Of-Way (Old Southern Division), Tuskegee Airmen Way, the southwesterly boundary line of the Long Island Railroad Right-Of-Way (Old Southern Division), 107th Avenue and its northeasterly centerline prolongation, a line midway between 156th Street and 157th Street, a line 125 feet southeasterly of Tuskegee Airmen Way, 157th Street, Tuskegee Airmen Way, and a line midway between Sutphin Boulevard and 148th Street;
 55. changing from an M1-1 District to an M2-3A District property bounded by:
 - a. Archer Avenue, 165th Street, the northwesterly boundary line of the Long Island Railroad Right-Of-Way (Main Line), 177th Street, Liberty Avenue, 165th Street, the southeasterly boundary line of the Long Island Railroad Right-Of-Way (Main Line), and 158th Street; and
 - b. Jamaica Avenue, Hollis Avenue, the northwesterly boundary line of the Long Island Railroad Right-Of-Way (Main Line), and the southeasterly centerline prolongation of 187th Street;
 56. changing from an M1-2 District to an M2-3A District property bounded by Jamaica Avenue, the southeasterly centerline prolongation of 187th Street, the northwesterly boundary line of the Long Island Railroad Right-Of-Way (Main Line), and 179th Place and its southeasterly centerline prolongation;
 57. changing from an M1-1 District to an M3-2A District property bounded by the northwesterly boundary line of the Long Island Railroad Right-Of-Way (Main Line), Hollis Avenue, 99th Avenue, 189th Street and its northerly centerline prolongation, the southerly and southeasterly boundary line of the Long Island Railroad Right-Of-Way (Main Line), Liberty Avenue, the centerline of the Long Island Railroad Right-Of-Way (Montauk Division), and 177th Street;
 58. changing from an M1-1 District to an M1-2A/R7A District property bounded by 91st Avenue, 138th Place, a line 100 feet southeasterly of 91st Avenue, a line midway between 138th Place and 139th Street, a line 100 feet northwesterly of Archer Avenue, 139th Street, Archer Avenue, and Van Wyck Expressway;
 59. changing from an M1-4 District to an M1-2A/R7-2 District property bounded by the centerline of the Long Island Railroad Right-Of-Way (Main Line), 158th Street, the southerly boundary lines of Prospect Cemetery and its southwesterly prolongation, a line 120 feet southwesterly of 159th Street, a line 65 feet northwesterly of Liberty Avenue, 159th Street, Liberty Avenue, 157th Street, a line 100 feet northwesterly of Liberty Avenue, and 150th Street;
 60. changing from an M1-1 District to an M1-3A/R7X District property bounded by Atlantic Avenue, 148th Street, a line 150 feet southeasterly of Atlantic Avenue, and 147th Place;
 61. changing from an M1-4 District to an M1-3A/R7X District property bounded by 97th Avenue, 150th Street, a line 100 feet northwesterly of Liberty Avenue, 157th Street, Liberty Avenue, 150th Street, a line 100 feet southeasterly of 97th Avenue, and a line 235 feet northeasterly of 148th Street;
 62. changing from an M1-4 District to an M1-6A/R9A District property bounded by a line midway between Atlantic Avenue and 97th Avenue, 150th Street, 97th Avenue, and 148th Street;
 63. changing from an M1-4 District to an M1-8A/R9X property bounded by Atlantic Avenue, 150th Street, a line midway between Atlantic Avenue and 97th Avenue, and 148th Street;
 64. establishing within an existing R5D District a C2-4 District bounded by a line perpendicular to the southwesterly street line of 164th Street distant 70 feet southeasterly (as measured along the street line) from the point of intersection of southeasterly street line of Tuskegee Airmen Way and the southwesterly street line of 164th Street, 164th Street, the southwesterly center line prolongation of 104th Road, and a line midway between Guy R. Brewer Boulevard and 164th Street;
 65. establishing within a proposed R6D District a C2-4 District bounded by a line 100 feet northwesterly of 109th Avenue, a line midway between Union Hall Street and Guy R. Brewer Boulevard, 109th Avenue, and Union Hall Street;
 66. establishing within an existing R7A District a C2-4 District bounded by Tuskegee Airmen Way, a line 105 feet northeasterly of a Guy R. Brewer Boulevard, the southwesterly centerline of 104th Road, a line midway between Guy R. Brewer Boulevard and 164th Street, a line perpendicular to the northeasterly street line of Guy R. Brewer Boulevard distant 100 feet southeasterly (as measured from along the street line) from the point of intersection of the southeasterly street line of Tuskegee Airmen Way and the northeasterly street line of Guy R. Brewer Boulevard, Guy R. Brewer Boulevard, a line 100 feet southeasterly of Tuskegee Airmen Way, a line midway between Union Hall Street and Guy R. Brewer Boulevard, a line 125 feet southeasterly of Tuskegee Airmen Way, and Union Hall Street;
 67. establishing within a proposed R7A District a C2-4 District bounded by:
 - a. Tuskegee Airmen Way, Union Hall, a line 100 feet southeasterly of Tuskegee Airmen Way, and 160th Street;
 - b. Tuskegee Airmen Way, 164th Street, a line perpendicular to the southwesterly street line of 164th Street distant 70 feet southeasterly (as measured along the street line) from the point of intersection of southeasterly street line of Tuskegee Airmen Way and southwesterly street line of 164th Street, and a line 105 feet northeasterly of Guy R. Brewer Boulevard;
 - c. a line 100 feet southeasterly of Tuskegee Airmen Way, Guy R. Brewer Boulevard, a line perpendicular to the northeasterly street line of Guy R. Brewer Boulevard distant 100 feet southeasterly (as measured along the street line) from the point of intersection of the southeasterly street line of

- Tuskegee Airmen Way and northeasterly street line of Guy R. Brewer Boulevard, a line midway between Guy R. Brewer Boulevard and 164th Street, 109th Avenue, Guy R. Brewer Boulevard, a line 120 feet southeasterly of 109th Avenue, a line 100 feet southwesterly of Guy R. Brewer Boulevard, 109th Avenue, and a line midway between Union Hall Street and Guy R. Brewer Boulevard;
- d. 108th Avenue, Sutphin Boulevard, 108th Avenue, a line 100 feet northeasterly of Sutphin Boulevard, 109th Avenue, Sutphin Boulevard, Ferndale Avenue, and a line 100 feet southwesterly of Sutphin Boulevard;
- e. 112th Road, Guy R. Brewer Boulevard, Phroane Avenue, a line 100 feet northeasterly of Guy R. Brewer Boulevard, Sayres Avenue, Guy R. Brewer Boulevard, Linden Boulevard, and a line 100 feet southwesterly of Guy R. Brewer Boulevard;
- f. 110th Road, the southeasterly centerline prolongation of 171st Place, the southeasterly street line 110th Road and its northeasterly prolongation, a line 90 feet southwesterly of 172nd Street, 111th Avenue, 172nd Street, 111th Road, and Merrick Boulevard; and
- g. 113th Avenue, Merrick Boulevard, a southeasterly boundary line of St. Albans Memorial Park and its southwesterly prolongation, a line perpendicular to the northwesterly street line of Linden Boulevard distant 276 feet northeasterly (as measured along the street line) from the point of intersection of the northwesterly street line of Linden Boulevard and northeasterly street line of Merrick Boulevard, Linden Boulevard, 173rd Street, a line 100 feet southeasterly of Linden Boulevard, a line midway between Merrick Boulevard and 172nd Street, 115th Street, a line 75 feet southwesterly of 172nd Street, a line 240 feet southeasterly of 115th Avenue, 172nd Street, 116th Avenue, a line 100 feet southwesterly of Merrick Boulevard, a line 200 feet southeasterly of Linden Boulevard, 170th Street, Linden Boulevard, and a line 130 feet southeasterly of Merrick Boulevard;
68. establishing within a proposed R7X District a C2-4 District bounded by:
- a. 102nd Avenue, Allendale Street, Liberty Avenue, Lloyd Road, a line perpendicular to the southeasterly street line of 102nd Avenue distant 100 feet southwesterly (as measured along the street line) from the point of intersection of the southeasterly street line of 102nd Avenue and the southwesterly street line of Brisbin Street, a line 100 feet southeasterly of 102nd Avenue, Brisbin Street, a line 50 feet southeasterly of 102nd Avenue, and a line perpendicular to the southeasterly street line of 102nd Avenue distant 90 feet southwesterly (as measured along the street line) from the point of intersection of the southeasterly street line of 102nd Street and the southwesterly street line of Allendale Street; and
- b. a line 100 feet southeasterly of Liberty Avenue, a line midway between Sutphin Boulevard and 148th Street, Tuskegee Airmen Way, and Sutphin Boulevard;
69. establishing within a proposed R8X District a C2-4 District bounded by Liberty Avenue, a line midway between Sutphin Boulevard and 148th Street, a line 100 feet southeasterly of Liberty Avenue, and Sutphin Boulevard; and
70. establishing a Special Downtown Jamaica District (DJ) bounded by:
- a. 86 Avenue, Queens Boulevard, 87th Avenue, 139th Street, a line 125 feet southeasterly of Hillside Avenue, a line midway between Queens Boulevard and 139th Street, a line perpendicular to the southwesterly street line of 139th Street distant 150 feet northwesterly (as measured along the street line) from the point of intersection of the northerly street line of Jamaica Avenue and southwesterly street line of 139th Street, 139th Street, a line midway between 89th Avenue and 88th Road, a line 100 feet northeasterly of 139th Street, 89th Avenue, 144th Street, a line 100 feet northeasterly of Jamaica Avenue, a line midway between 146th Street and Sutphin Boulevard, Jamaica Avenue, 146th Street, 91st Avenue, a line 100 feet northeasterly of 144th Place, a line 200 feet northwesterly of 91st Avenue, 144th Place, a line 100 feet southwesterly of Jamaica Avenue, Van Wyck Expressway, Hillside Avenue, and northeasterly service road of the Van Wyck Expressway;
- b. 88th Avenue, 153rd Street, 89th Avenue, and 150th Street;
- c. a line 100 feet northwesterly of 87th Road, 164th Street, a line 100 feet northwesterly of Hillside Avenue, and 162nd Street;
- d. 89th Avenue, 168th Street, 90th Avenue, and a line 100 feet southwesterly of 168th Street;
- e. 91st Avenue, 138th Place, a line 100 feet southeasterly of 91st Avenue, a line midway between 138th Place and 139th Street, a line 100 feet northwesterly of Archer Avenue, 139th Street, Archer Avenue, and Van Wyck Expressway;
- f. Atlantic Avenue, 94th Avenue, 138th Place, Atlantic Avenue, 95th Avenue, and Van Wyck Expressway;
- g. a line 100 feet northwesterly of Liberty Avenue, a line 100 feet northeasterly of Remington Street, Lloyd Road, a line 100 feet southwesterly of Brisbin Street, 102nd Avenue, Allendale Street, 101st Avenue, 146th Street, Sutphin Boulevard, Liberty Avenue, 147th Place, Atlantic Avenue, 148th Street, Liberty Avenue, the centerline of the Long Island Railroad Right-Of-Way (Old Southern Division), 107th Avenue and its northeasterly centerline prolongation, a line midway between 156th Street and 157th Street, a line 125 feet southeasterly of Tuskegee Airmen Way, 157th Street, Tuskegee Airmen Way, 150th Street, 107th Avenue, a line 100 feet northeasterly of 150th Street, a line 100 feet northeasterly of Sutphin Boulevard, a line 100 feet southeasterly of Yates Road, Sutphin Boulevard, 108th Avenue, a line 100 feet northeasterly of Sutphin Boulevard, 109 Avenue, Sutphin Boulevard, Ferndale Avenue, a line 100 feet southwesterly of Sutphin Boulevard, a line midway between 108th Avenue and Lakewood Avenue, a line 150 feet southwesterly of Sutphin Boulevard, Lakewood Avenue, a line 100 feet southwesterly of Sutphin Boulevard, a line 100 feet southeasterly of Liberty Avenue, Remington Street, Liberty Avenue, and Van Wyck Expressway;
- h. a line 200 feet northwesterly of Liberty Avenue, 160th Street, Liberty Avenue, and 159th Street;
- i. Archer Avenue, 165th Street, the northwesterly boundary line of the Long Island Railroad Right-Of-Way (Main Line), 179th Place, Jamaica Avenue, Hollis Avenue, 99th Avenue, 189th Street, Henderson Avenue, a line 500 feet southwesterly from 189th Street, the southerly and southeasterly boundary line of the Long Island Railroad Right-Of-Way (Main Line), Liberty Avenue, Dunkirk Street, a line 485 feet northwesterly of Murdock Avenue, the southwesterly boundary line of the Long Island Railroad Right-Of-Way (Montauk Division), Brinkerhoff Avenue, 180th Street, a line midway between 104th Avenue and 105th Avenue, a line 100 feet northeasterly of 177th Street, a line perpendicular to northeasterly street line of 177th Street distant 170 feet southeasterly (as measured along the street line) from the point of intersection of the southeasterly street line of Liberty Avenue and northeasterly of 177th Street, 177th Street, a line midway between 103rd Road and Liberty Avenue, 173rd Street, Liberty Avenue, 172nd Street, a line 100 feet southeasterly of Liberty Avenue, a line 100 feet southeasterly of Merrick Boulevard, a line 100 feet southwesterly of 168th Place, 104th Avenue, a line 150 feet northeasterly from Merrick Boulevard, 105th Avenue, a line 100 feet northeasterly of Merrick Boulevard, a line 100 feet northerly of 108th Avenue, 170th Street, 108 Avenue, a line 100 feet northeasterly of Merrick Boulevard, 171st Street, 109th Avenue, a line 100 feet northeasterly of Merrick Boulevard, a line 200 feet northwesterly of 110th Avenue/Brinkerhoff Avenue, 172nd Street, 110th Avenue/Brinkerhoff Avenue, 171st Place and its southeasterly centerline prolongation, the southeasterly street line of 110th Road and its northeasterly prolongation, a line 90 feet southwesterly of 172nd Street, a line 125 feet northwesterly of 111th Avenue, 172nd Street, 111th Road, Merrick Boulevard, Sayres Avenue, 170th Street, 111th Avenue, a line 100 feet southwesterly of Merrick Boulevard, 108th Drive, a line passing through two points: the first on the northwesterly street line of 108th Drive distant 141 feet southwesterly (as measured along the street line) from the point of intersection of the northwesterly street line of 108th Drive and the southwesterly street line of 169th Place, and the second on the southerly street line of Merrick Boulevard distant 100 feet westerly (as measured along the street line) from the point of intersection of the southerly street line of Merrick Boulevard and the southwesterly street line of 169th Place, 108th Road, 167th Street, 108th Avenue, 166th Street, Hendrickson Place, Merrick Boulevard, 107th Avenue, a line 100 feet northeasterly of 165th Street, a line perpendicular to the northeasterly street line of 165th Street distant 155 feet southeasterly (as measured along the street line) from the point of intersection of the southeasterly street line of Tuskegee Airmen Way and northeasterly street line of 165th Street, 165th Street, a line perpendicular to the southwesterly street line of 165th Street distant 150 feet southeasterly (as measured along the street line) from the point of intersection of the southeasterly street line of Tuskegee Airmen Way and southwesterly street line of 165th Street, a line 100 feet

southwesterly of 165th Street, a line 100 feet northwesterly of 104 Road, a line 95 feet northeasterly of 164th Street, a line 60 feet northwesterly of 104 Road, 164th Street, a line perpendicular to the southwesterly street line of 164th Street distant 70 feet southeasterly (as measured along the street line) from the point of intersection of the southeasterly street line of Tuskegee Airmen Way and southwesterly street line of 164th Street, a line midway between Guy R. Brewer Boulevard and 164th Street, 110th Road, a line 250 feet northeasterly from Guy R. Brewer Boulevard, a line perpendicular to the northwesterly street line of Claude Avenue distant 300 feet northeasterly (as measured along the street line) from the point of intersection of the northeasterly street line of Guy R. Brewer Boulevard and northwesterly street line of Claude Avenue, Claude Avenue, a line perpendicular to the southeasterly street line of Claude Avenue distance 220 feet northeasterly (as measured along the street line) from the point of intersection of the northeasterly street line of Guy R. Brewer Boulevard and southeasterly street line of Claude Avenue, Mathias Avenue, a line 100 feet northeasterly of Guy R. Brewer Boulevard, Sayres Avenue, Guy R. Brewer Boulevard, the southwesterly boundary line of the Long Island Railroad Right-Of-Way (Southern Division), Linden Boulevard, a line 100 feet southwesterly of Guy R. Brewer Boulevard, Mathias Avenue, a line 100 feet northeasterly of Dillon Street, Claude Avenue, a line perpendicular to the northwesterly street line of Claude Avenue distant 115 feet southwesterly (as measured along the street line) from the point of intersection of the southwesterly street line of Guy R. Brewer Boulevard and northwesterly street line of Claude Avenue, 111th Avenue, a line midway between Union Hall Street and Guy R. Brewer Boulevard, 110th Avenue, Union Hall Street, a line 190 feet northwesterly of 109th Avenue, a line midway between Union Hall Street and Guy R. Brewer Boulevard, a line 125 feet southeasterly of Tuskegee Airmen Way, Union Hall Street, a line 100 feet southeasterly of Tuskegee Airmen Way, and 160th Street, Tuskegee Airmen Way, 165th Street, the southeasterly boundary line of the Long Island Railroad Right-Of-Way (Montauk Division), and 158th Street; and

- j. 113th Avenue, Merrick Boulevard, the southeasterly boundary line of St. Albans Memorial Park and its southwesterly and northeasterly prolongation, Marne Place, 173rd Street, a line 100 feet southeasterly of Linden Boulevard, a line midway between 172nd Street and Merrick Boulevard, 115th Avenue, a line 75 feet southwesterly of 172nd Street, a line 240 feet southeasterly of 115th Avenue, 172nd Street, 116th Avenue, a line 100 feet southwesterly of Merrick Boulevard, a line 200 feet southeasterly of Linden Boulevard, 170th Street, Linden Boulevard, and a line 130 feet southwesterly of Merrick Boulevard;

Borough of Queens, Community Districts 8 and 12 as shown on a diagram (for illustrative purposes only) dated February 11, 2025, and subject to the conditions of CEQR Declaration E-842.

No. 3

CD 8, 12 N 250173 ZRQ

IN THE MATTER OF an application submitted by NYC Department of City Planning and 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 Article XI, Chapter 5 (Special Downtown Jamaica District), and related Sections, and 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.

ARTICLE I GENERAL PROVISIONS

Chapter 1

Title, Establishment of Controls and Interpretation of Regulations

* * *

11-10

ESTABLISHMENT AND SCOPE OF CONTROLS, ESTABLISHMENT OF DISTRICTS, AND INCORPORATION OF MAPS

* * *

11-15

Environmental Requirements

* * *

11-151

Special requirements for properties in the Borough of Queens

- (a) Block 9898, Lots 1 and 117, in the Borough of Queens, shall be subject to the provisions of Section 11-15 (Environmental Requirements) governing (E) designations. The City Environmental Quality Review (CEQR) Declarations for these sites shall be listed in APPENDIX C (City Environmental Quality Review (CEQR) Environmental Requirements) of the Zoning Resolution.
- (b) The following special requirements shall apply to a #development#, #enlargement# or change of #use# for properties in the Borough of Queens located within the areas described in paragraphs (1) through (5)(4) of this paragraph, (b).
- (1) The regulations of an R4 District shall apply within an area bounded by Liberty Avenue, 170th Street, a line 100 feet southeasterly of Liberty Avenue, and a line 100 feet southwesterly of 168th Place.
 - (2) The regulations of a C8-1 District shall apply within an area bounded by Liberty Avenue, a line 100 feet southwesterly of 168th Place, a line 150 feet northwesterly of 104th Avenue, and Merrick Boulevard.
 - (3) The regulations of an M1-1 District shall apply within an area bounded by Liberty Avenue, Sutphin Boulevard, 105th Avenue, a line 50 feet southwesterly of 148th Street, a line 100 feet northwesterly of 105th Avenue, and a line 150 feet northeasterly of Sutphin Boulevard.
 - (4) The regulations of an R6 District with a C2-2 District overlay shall apply within an area bounded by 163rd Street, a line perpendicular to 163rd Street passing through a point distant 109.42 feet as measured along the easterly #street line# of 163rd Street from the intersection of the southeasterly line of Hillside Avenue and the northeasterly line of 163rd Street, a line 86 feet northeasterly of 163rd Street, a line perpendicular to 163rd Street passing through a point 146.92 feet distant as measured along the easterly #street line# of 163rd Street from the intersection of the southeasterly line of Hillside Avenue and the northeasterly line of 163rd Street.
 - (5) The regulations of a C8-1 District shall apply within an area bounded by Hillside Avenue, a line 388 feet westerly of 144th Street, a line 100 feet northwesterly of 88th Avenue, a line 100 feet northeasterly of 139th Street, a line 120 feet northwesterly of 88th Avenue, a line 60 feet northeasterly of 139th Street, a line 70 feet southeasterly of Hillside Avenue, and 139th Street; and within an area bounded by Queens Boulevard, Hillside Avenue, 139th Street, a line 100 feet southeasterly of Hillside Avenue, a line midblock between 139th Street and Queens Boulevard, a line perpendicular to Queens Boulevard passing through a point distant 140 feet as measured along the northeasterly #street line# of Queens Boulevard from the intersection of the southeasterly line of Hillside Avenue and the northeasterly line of Queens Boulevard.

However, in the event that the Chairperson of the City Planning Commission, based on consultation with the Department of Environmental Protection of the City of New York, provides a certificate of no effect to the Department of Buildings with regard to industrial air emissions for an area described in paragraph (b) of this Section, the regulations of the zoning districts designated on the #zoning map# shall apply to any #development#, #enlargement# or change of #use# within such area, to the extent permitted under the terms of the certificate of no effect.

ARTICLE XI SPECIAL PURPOSE DISTRICTS

Chapter 5

Special Downtown Jamaica District

115-00

GENERAL PURPOSES

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

- to strengthen the business core of Downtown Jamaica by improving the working and living environments;
- to foster development in Downtown Jamaica and provide direction

- and incentives for further growth where appropriate;
- (c) to encourage the development of affordable housing;
 - (d) to expand the retail, entertainment and commercial character of the area around the transit center and to enhance the area's role as a major transportation hub in the City;
 - (e) to provide transitions between the downtown commercial core, the lower-scale residential communities and the transportation hub;
 - (f) to improve the quality of development in Downtown Jamaica by requiring the provision of specified public amenities in appropriate locations;
 - (g) to encourage the design of new buildings that are in character with the area;
 - (h) to enhance the pedestrian environment by relieving sidewalk congestion and providing pedestrian amenities; and
 - (i) to promote the most desirable use of land and thus conserve and enhance the value of land and buildings, and thereby protect the City's tax revenues.
- (a) to strengthen Downtown Jamaica and its nearby major corridors by promoting the establishment of mixed-use, transit-oriented growth hubs;
 - (b) to enhance neighborhood economic diversity by broadening the range of housing choices at varied incomes;
 - (c) to create a lively and attractive built environment that will provide amenities and services for the use and enjoyment of area residents, workers and visitors;
 - (d) to encourage designs of new buildings that support the neighborhood's character;
 - (e) to establish walkable retail corridors in the neighborhood;
 - (f) to support industrial growth in manufacturing districts that are appropriate near certain residential districts; and
 - (g) to promote the most desirable use of land and thus conserve and enhance the value of land and buildings, and thereby protect the City's tax revenues.

115-01

General Provisions

In harmony with the general purposes and content of this Resolution and the general purposes of the #Special Downtown Jamaica District#, the regulations of this Chapter shall apply within the #Special Downtown Jamaica 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, for #transit-adjacent sites# or #qualifying transit improvement sites#, in the event of a conflict between the provisions of this Chapter and the provisions of Article VI, Chapter 6 (Special Regulations Applying Around Mass Transit Stations), the provisions of Article VI, Chapter 6 shall control. For the purposes of this paragraph, defined terms additionally include those in Section 66-11 (Definitions).

Any special permit granted by the City Planning Commission before September 10, 2007, may be started or continued, in accordance with the terms thereof, or as such terms may be subsequently modified, pursuant to the regulations in effect at the time such special permit was granted, subject to the provisions of Sections 11-42 (Lapse of Authorization or Special Permit Granted by the City Planning Commission Pursuant to the 1961 Zoning Resolution) and 11-43 (Renewal of Authorization or Special Permit).

115-02

Definitions

For the purposes of this Chapter, matters in italics are defined in Sections 12-10 (DEFINITIONS), 32-301 (Definitions), and 66-11 (Definitions), except where explicitly stated otherwise in individual provisions in this Chapter.

115-03

District Plan and Maps

The regulations of this Chapter implement the #Special Downtown Jamaica District# Plan.

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

Map 1	Special Downtown Jamaica District
Map 2	Ground Floor Use and Transparency and Curb Cut Restrictions Streetscape

Regulations

Map 3	Street Wall Location
Map 4	Maximum Building Height
Map 5 Map 3	Sidewalk Widening

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.

115-04

Subdistricts

To carry out the provisions of this Chapter, the Core Subdistrict is established. The location and boundaries of this Subdistrict is shown on Map 1 (Special Downtown Jamaica District) in the Appendix to this Chapter.

115-05

Applicability of the Mandatory Inclusionary Housing Program

For the purposes of applying the Inclusionary Housing Program provisions set forth in Section 27-10 (ADMINISTRATION OF AFFORDABLE HOUSING), inclusive, #Mandatory Inclusionary Housing areas# within the #Special Downtown Jamaica District# are shown on the maps in APPENDIX F of this Resolution.

115-06

Applicability of Article XII, Chapter 3

In the #Special Downtown Jamaica 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.

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.

115-10

SPECIAL USE REGULATIONS

[RELOCATING TEXT TO SECTION 115-12, AND MODIFYING]

In the #Special Downtown Jamaica District#, the #use# regulations of the underlying district shall apply except as modified in this Section, inclusive. The #use# regulations of the underlying C4-5X, C6 and M1-4 Districts relating to #public parking garages# are modified in Section 115-11. The #use# regulations of the underlying C6-4 District relating to Use Group IX are modified in Section 115-12. Special streetscape regulations shall apply pursuant to Section 115-14. The #use# regulations of the underlying M1-4 District are modified as specified in Section 115-13.

In addition, the provisions of paragraph (d) of Section 32-422 (Location of floors occupied by commercial uses) shall be modified such that eating or drinking establishments listed under Use Group VI shall be permitted on a #story# above #dwelling units#.

115-11

Public Parking Garages

In the #Special Downtown Jamaica District#, the #use# regulations of the underlying C4-5X, C6-2, C6-3, C6-4 and M1-4 Districts shall be modified to permit #public parking garages# with a capacity of 150 spaces or less, as of right, subject to the provisions set forth for #accessory# off-street parking spaces in Sections 36-53 (Width of Curb Cuts and Location of Access to the Street), 36-55 (Surfacing) and 36-56 (Screening). #Public parking garages# may be open or enclosed, provided that no portion of such #use# shall be located on a roof other than a roof which is immediately above a #cellar# or #basement#, except as provided by the special permit provisions of Section 74-194 (Parking garages or public parking lots in high density central areas).

115-12

Use Group IX in C6-4 Districts

In C6-4 Districts, the size limitations applicable to wholesale establishments listed under Use Group IX(A), as set forth in paragraph (e)(2) of Section 32-193 (Use Group IX—uses subject to size limitations) shall not apply.

115-13

Modification of Use Regulations in M1-4 Districts

The #use# regulations of the underlying M1-4 District shall apply, except as follows:

- (a) all #uses# listed under Use Group III(B) shall be permitted;
- (b) #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 size limitation;

- (c) #uses# listed under Use Groups IV(B), IX and X shall be limited to those permitted within M1 Districts in #Special Mixed Use Districts#, as set forth in Section 123-20 (SPECIAL USE REGULATIONS), inclusive; and
- (d) such permitted #uses# listed under Use Groups IV(B), IX and X, along with #uses# in Use Group VI that are listed in paragraph (c) of Section 42-163 (Use Group VI—uses subject to additional conditions) shall be located within a #completely enclosed building#.

115-11

Modifications to Permitted Uses

[CONSOLIDATING AND CLARIFYING SECTIONS 115-11 THROUGH 115-13]

The underlying #use# regulations shall be modified as follows:

- (a) in M1 Districts paired with a #Residence District#, #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 size limitation;
- (b) in M2 Districts, no associated size limitations shall apply to grocery and convenience retailers and specialty food retailers, as listed under Use Group VI;
- (c) in C4, C6, M1 Districts paired with a #Residence District# and all #Manufacturing Districts#, #public parking garages#, as listed in Use Group IX, with a capacity of 150 spaces or less, shall be permitted as-of-right; and
- (d) in M1 and M2 Districts, #uses# listed under Use Groups IV(B), IX and X, along with #uses# in Use Group VI that are listed in paragraph (c) of Section 42-163 (Use Group VI—uses subject to additional conditions) shall be located within a #completely enclosed building#.

115-12

Location of Uses

[RELOCATING FROM SECTION 115-10, AND MODIFYING]

In C4 and C6 Districts, the provisions of paragraph (d) of Section 32-422 (Location of floors occupied by commercial uses) shall be modified such that eating or drinking establishments listed under Use Group VI shall be permitted on a #story# above #dwelling units#.

115-14

115-13

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 2 (Ground-Floor Use and Transparency and Curb-Cut Restrictions Streetscape Regulations) in Appendix A of 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 addition to the underlying provisions, #ground floor level# frontages on #Tier C street frontages# shall provide a major #building# entrance onto such #street#, except that where #zoning lot# has frontage on more than one #Tier C street frontage#, a major #building# entrance need only be located on one #street# frontage.

Defined terms in this Section include those in Sections 12-10 and 32-301.

115-20

SPECIAL BULK REGULATIONS

The underlying #bulk# provisions shall apply except as modified in this Section, inclusive.

For the purposes of applying the provisions of this Section, the #residential equivalent# for a C6-3 District shall be an R9-1 District in the Core Subdistrict.

115-21

Floor Area Ratio

- (a) Maximum #floor area ratio# for #zoning lots# containing non-#residential uses#

In C6-2 and C6-3 Districts, the maximum #floor area ratio# permitted for #commercial# and #community facility uses#, separately or in combination, shall not exceed 6.0 in C6-2 Districts and 8.0 in C6-3 Districts.

In C6-4 Districts, for #commercial uses#, the maximum #floor area ratio# shall be 12.0.

In M1-4 Districts, the maximum #floor area ratio# permitted for #commercial#, #community facility# or #manufacturing uses#, separately or in combination, shall be 2.0.

- (b) Maximum #floor area ratio# for #zoning lots# containing #residential uses#

The maximum #residential# #floor area ratio# shall be as set forth by the underlying district regulations. However, #sky exposure plane buildings# shall not be permitted.

- (c) #Floor area# bonus

For #developments# or #enlargements# on #qualifying transit improvement sites#, a #floor area# bonus for #mass transit station# improvements may be granted by the City Planning Commission pursuant to the provisions of Section 66-51 (Additional Floor Area for Mass Transit Station Improvements). No other #floor area# bonuses shall apply. For the purposes of this paragraph, defined terms additionally include those in Section 66-11 (Definitions).

The underlying #floor area# regulations shall be modified as follows:

- (a) the maximum #floor area ratio# permitted for #commercial# #uses# shall be 8.0 in C6-3 Districts and 12.0 in C6-4 Districts;
- (b) in all Districts, the maximum #floor area ratio# permitted for #residential uses# shall be as set forth pursuant to the underlying district regulations, except that #sky exposure plane buildings# shall not be permitted;
- (c) the maximum #floor area ratios# may only be exceeded where:
 - (1) a #floor area# bonus for #mass transit station# improvements is granted by the City Planning Commission pursuant to the provisions of Section 66-51 (Additional Floor Area for Mass Transit Station Improvements); or
 - (2) a #floor area# bonus for a #public plaza# is granted by the City Planning Commission in accordance with the provisions of Section 115-52 (Authorization for a Public Plaza); and
- (d) 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#.

115-22

Modification of Rear Yard Regulations

#Rear yard# requirements shall not apply to non-#residential uses# along such portion of a #lot line# that coincides with a boundary of a railroad right-of-way, or in any portion of a C6-4 District.

115-23

Height and Setback Regulations

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

For #zoning lots# subject to the sidewalk widening requirements of Section 115-31, the boundary of the sidewalk widening furthest from the #street line# shall be considered the #street line# for the purposes of applying all height and setback regulations.

All heights shall be measured from the #base plane#.

115-31

Permitted obstructions

The provisions of Section 33-42 (Permitted Obstructions) shall apply to all #buildings# within the #Special Downtown Jamaica District#, except that dormers may penetrate a maximum base height in accordance with the provisions of paragraph (b)(1) of Section 23-413 (Permitted obstructions in certain districts).

115-232

Street wall location

C4-C6

In the districts indicated, #street walls# shall be provided in accordance with the provisions of this Section.

- (a) For #zoning lot# frontages designated on Map 3 (Street Wall Location) in Appendix A of this Chapter the #street wall# location provisions of paragraph (a) of Section 35-631 shall apply. For the purposes of applying the #street wall# location provisions of this Section, all #streets# shall be considered as #wide street#; and

- (b) For all other #zoning lot# frontages, the #street wall# location provisions of paragraph (b) of Section 35-631 shall apply.

However, such #street walls# need only extend to a minimum base height of 40 feet.

No #street wall# location requirements shall apply to any open space fronting on Sutphin Boulevard between 94th and 95th Avenues provided pursuant to the Jamaica Gateway Urban Renewal Plan, as shown on Map 3.

For #building# walls facing Archer Avenue on Blocks 9988 and 9994, the #street walls# required pursuant to this paragraph (b) shall not be located along the Archer Avenue #street line#, but shall instead be located along the northern boundary of the Public Place mapped on each such block. However, if the Public Place is not mapped on Block 9994, then the #street wall# shall be located on a line perpendicular to 147th Place and passing through a point 51.77 feet distant (as measured along the southwesterly #street line# of 147th Place) from the corner of the northeasterly #street line# of Archer Avenue and the southwesterly #street line# of 147th Place. To accommodate the #development# of a one #story# #building# which may be located within each Public Place, such #street walls# shall have no #building# entrances or windows up to a height of 30 feet within 100 feet of 147th Place on Block 9994 and within 100 feet of 146th Street on Block 9988.

In #Residence Districts#, #Commercial Districts# and M1 Districts paired with a #Residence District#, the underlying #street wall# location provisions shall be modified as follows:

- (a) along Jamaica Avenue, the #street wall# location provisions of paragraph (a) of Section 35-631 shall apply;
- (b) along all other #zoning lot# frontages, the #street wall# location provisions of paragraph (b) of Section 35-631 shall apply. However, for #zoning lots# fronting along 164th Street between Jamaica Avenue and Archer Avenue, or 92nd Road between 164th Street and 165th Street, such #street wall# location provisions need not apply;
- (c) for all Districts, such #street walls# need only extend to a minimum base height of 40 feet; and
- (d) along the following #street# frontages, for #developments# with #building# widths exceeding 100 feet, 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#:
 - (1) Hillside Avenue, between the Van Wyck Expressway and Parsons Boulevard;
 - (2) Archer Avenue, between the Van Wyck Expressway and Parsons Boulevard;
 - (3) Sutphin Boulevard, between Hillside Avenue and Liberty Avenue; and
 - (4) 150th Street, between Hillside Avenue and Liberty Avenue.

115-233

Maximum building height

C4-C6

The maximum base height for #buildings# shall be provided in accordance with the provisions of Section 23-43, inclusive, for the applicable #residential equivalent#, except that the minimum base height shall be 40 feet. At a height not lower than the minimum base height or higher than the maximum base height specified for the applicable district, a setback shall be provided in accordance with the provisions of Section 23-433 (Standard setback regulations).

After setback, the maximum #building# heights shall as set forth in Section 23-43, inclusive, for the applicable #residential equivalent#, except that:

- (a) in C6-2 and C6-3 Districts, no #building or other structure# shall exceed a height of 250 feet. However, no maximum #building# height limitation shall apply on Block 9993, shown on Map 4 (Maximum Building Height) in Appendix A of this Chapter, if such #block# is #developed# or if a #building# on such #block# is #enlarged#, pursuant to the Jamaica Gateway Urban Renewal Plan; and
- (b) in C6-4 Districts, no #building or other structure# shall exceed a height of 290 feet.

The underlying height and setback provisions shall be modified as follows:

In #Residence# and #Commercial Districts#, all #buildings# shall follow the applicable height and setback regulations for #residences# set forth in Section 23-43 (Height and Setback Requirements in R6 Through

R12 Districts), inclusive, in accordance with the applicable #residential equivalent, except that in C6 Districts without a letter suffix, the height and setback provisions of paragraph (b) of Section 123-652 (Special base and building heights) may be applied for the applicable #residential equivalent# in lieu of the provisions of Section 23-434 (Height and setback modifications for eligible sites).

115-30

MANDATORY IMPROVEMENTS

115-31

Sidewalk Widening

The provisions of this Section shall apply to all #developments# fronting upon locations requiring sidewalk widenings as shown on Map 6 Map 3 (Sidewalk Widening) in Appendix A of this Chapter. A sidewalk widening is a continuous, paved open area along the #street line# of a #zoning lot# having a depth of two feet or five feet, as set forth on Map 6 Map 3. Such depth shall be measured perpendicular to the #street line#. Sidewalk widenings shall be improved as sidewalks to Department of Transportation standards, at the same level as the adjoining public sidewalk and directly accessible to the public at all times. No #enlargement# shall be permitted to decrease the depth of such sidewalk to less than such minimum required total sidewalk depth.

All mandatory sidewalk widenings must provide lighting in accordance with the requirements of Section 37-743, except that the minimum level of illumination shall be not less than two horizontal foot candles throughout the entire mandatory sidewalk widening.

115-40

SPECIAL OFF-STREET PARKING AND OFF-STREET LOADING REGULATIONS

The underlying off-street parking and loading provisions shall apply except as modified in this Section, inclusive.

115-41

Parking and Loading Regulations

Within the #Special Downtown Jamaica District#, the underlying off-street parking and loading regulations shall be modified, as follows:-

- (a) #Commercial# and #manufacturing uses#.

In C4, C6 and M1 Districts, the off-street parking and loading regulations of a C4-4 District shall apply, except as modified in this Section.

- (1) For any #use# that is not allowed in a C4 District, the underlying off-street parking requirements of the applicable C6-2, C6-3, C6-4 or M1-4 District shall apply.
- (2) In C4, C6 and M1 Districts, the provisions of Sections 36-12 and 44-12 (Maximum Size of Accessory Group Parking Facilities) shall be modified to permit an #accessory# #group parking facility# to contain up to 300 off-street parking spaces. Pursuant to the provisions of Sections 36-13 and 46-13 (Modification of Maximum Size of Accessory Group Parking Facilities), the Commissioner of Buildings may permit such #group parking facility# to contain up to 150 additional spaces.
- (3) In C4, C6 and M1 Districts, the provisions of Section 36-21 (General Provisions) pertaining to #accessory# off-street parking spaces for #commercial# or #community facility uses# shall be modified as follows: #uses# in listed under Use Groups VII and IX, with parking requirement category A3, shall be required to provide one parking space per 2,000 square feet of #floor area#.
- (4) Modification of Waiver of Parking Requirements
 - (i) In C4, C6 and M1 Districts, the provisions of Sections 36-23 (Waiver of Requirements for Spaces Below Minimum Number) and 44-23 (Waiver of Requirements for Spaces Below Minimum Number or Certain Small Zoning Lots, Developments or Enlargements) shall only apply to #zoning lots# existing both on September 10, 2007 and on the date of application for a building permit.
 - (ii) In C4, C6 and M1 Districts, for any #commercial# #use# permitted in a C4 or C6 District, the waiver provisions for a C4-4 District set forth in Section 36-232 (In districts with very low parking requirements) shall not apply. In lieu thereof, the maximum number of #accessory# off-street parking spaces for which requirements are waived shall be 15 spaces, pursuant to the waiver provisions for a C4-2 District set forth in Section 36-231 (In districts with high, medium or low parking requirements).

- (b) #Residential uses#

- (1) The provisions of Section 25-12 (Maximum Size of Accessory-

Group Parking Facilities) shall be modified to permit an #accessory# #group parking facility# to contain up to 300 off-street parking spaces. Pursuant to the provisions of Section 25-13 (Modification of Maximum Size of Accessory Group Parking Facilities), the Commissioner of Buildings may permit such #group parking facility# to contain up to 150 additional spaces.

- (2) The provisions of Sections 25-52 (Off-site Spaces for Residences) and 25-521 (Maximum distance from zoning lot) shall be modified to permit the location of off-street parking spaces #accessory# to #residences# on a #zoning lot# other than the same #zoning lot# as the #residences# to which such spaces are #accessory#, provided that such #zoning lot# is no more than 1,500 feet from the nearest boundary of the #zoning lot# occupied by the #residences# to which they are #accessory#.
- (3) The provisions of Section 36-42 (Off-site Spaces for Residences) and 36-421 (Maximum distance from zoning lot) shall be modified to permit the location of off-street parking spaces #accessory# to #residences# on a #zoning lot# other than the same #zoning lot# as the #residences# to which such spaces are #accessory#, provided that such #zoning lot# is no more than 1,500 feet from the nearest boundary of the #zoning lot# occupied by the #residences# to which they are #accessory#.

The underlying parking and loading provisions shall be modified as follows:

- (a) permitted or required off-street parking spaces #accessory# to #residences# may be provided on a #zoning lot# other than the same #zoning lot# as the #residences# to which such spaces are #accessory#, provided that such #zoning lot# is no more than 1,500 feet from the nearest boundary of the #zoning lot# occupied by the #residences# to which they are #accessory#; and
- (b) along #Tier C street frontages#, as shown on Map 2 in the Appendix to this Chapter, all curb cuts accessing off-street parking or loading spaces shall be subject to the provisions for R8 Districts set forth in Section 25-631 (Location and width of curb cuts in certain districts).

115-42

Location of Access to the Street

Curb cuts shall be prohibited at locations specified as #Tier C street frontages# on Map 2 (Ground Floor Use and Transparency and Curb Cut Restrictions) in Appendix A of this Chapter.

However, where permitted or required #accessory# off-street parking and loading requirements apply in a location where such curb cuts are prohibited, a curb cut may be allowed, provided that the City Planning Commission certifies to the Commissioner of Buildings that such #zoning lot# has access only to such prohibited location and that such curb cut shall be no greater than 20 feet in width.

An application to the City Planning Commission for certification respecting such curb cut shall be accompanied by a site plan drawn to a scale of at least one sixteenth inch to a foot, showing the size and location of the proposed curb cut.

The waiver provisions of Article III, Chapter 6 (Accessory Off-street Parking and Loading Regulations), shall not apply to the special location of access requirements of this Section.

115-43

Authorization for Curb Cut

Between 160th Street and a point 205 feet east of 160th Street along Archer Avenue, The City Planning Commission may authorize, subject to the applicable zoning district regulations, curb cuts that are prohibited by Section 115-42 (Location of Access to the Street), provided the Commission finds that a curb cut at such location:

- (a) is not hazardous to traffic safety;
- (b) will not create or contribute to serious traffic congestion, or unduly inhibit vehicular movement;
- (c) will not adversely affect pedestrian movement;
- (d) will not interfere with the efficient functioning of bus lanes, specially designated #streets# and public transit facilities; and

- (e) will not be inconsistent with the character of the existing streetscape.

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

115-50

SPECIAL PERMIT TO MODIFY USE OR BULK REGULATIONS SPECIAL APPROVALS

115-51

Special Permit to Modify Use or Bulk Regulations

For any #zoning lot# within the #Special Downtown Jamaica District#, the City Planning Commission may permit modification of the #use# or #bulk# regulations, except #floor area ratio# provisions, provided the Commission shall find that such:

- (a) #use# or #bulk# modification will aid in achieving the general purposes and intent of the Special District;
- (b) #use# modification will encourage a lively pedestrian environment along the #street# or mandatory sidewalk widening, or is necessary for, and the only practicable way to achieve, the programmatic requirements of the development;
- (c) #bulk# modifications will enhance the distribution of #bulk# on the #zoning lot#;
- (d) #bulk# modifications will permit adequate access of light and air to surrounding #streets# and properties; and
- (e) #use# or #bulk# modification will relate harmoniously to the character of the surrounding area.

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

115-52

Authorization for a Public Plaza

In #Commercial Districts# with a #residential equivalent# of an R9 or R10 District, or 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 #Commercial Districts# with a #residential equivalent# of an R9 District, or M1 Districts paired with an R9 District, the underlying bonus ratio for a C6-3 District shall apply; and
 - (ii) For #Commercial Districts# with a #residential equivalent# of an R10 District, or M1 Districts paired with an R10 District, the underlying bonus ratio for a C6-4 District shall apply.

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 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 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.

115-53

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:

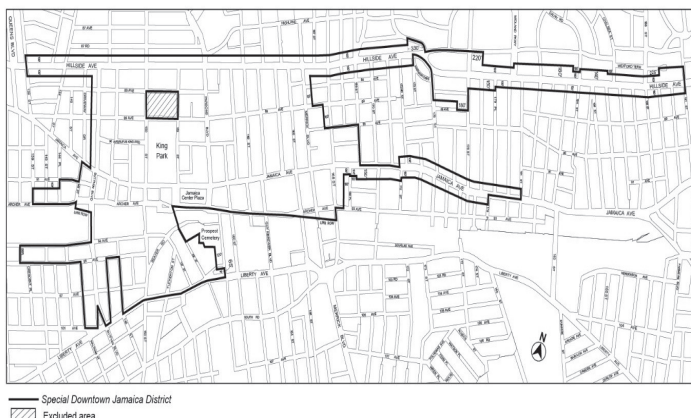
- (1) such #bulk# modifications are the minimum extent necessary to reasonably accommodate the #school# and other #buildings# on the #zoning lot#;
- (2) the proposed modification does not impair the essential character of the surrounding area; and
- (3) the proposed modification will not unduly obstruct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

Appendix A

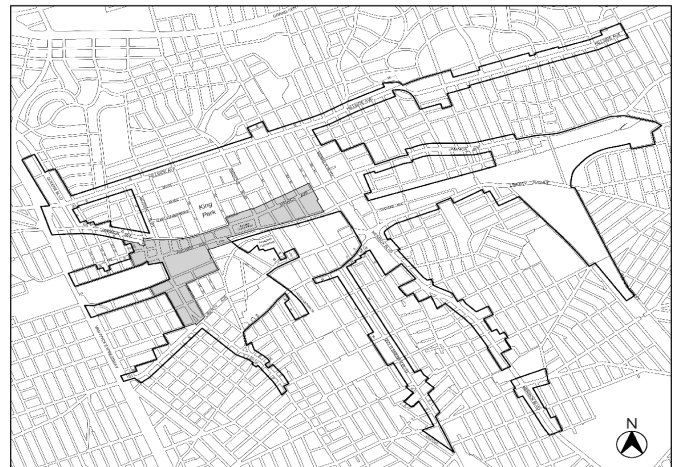
Special Downtown Jamaica District Maps

Map 1 — Special Downtown Jamaica District

[EXISTING MAP]



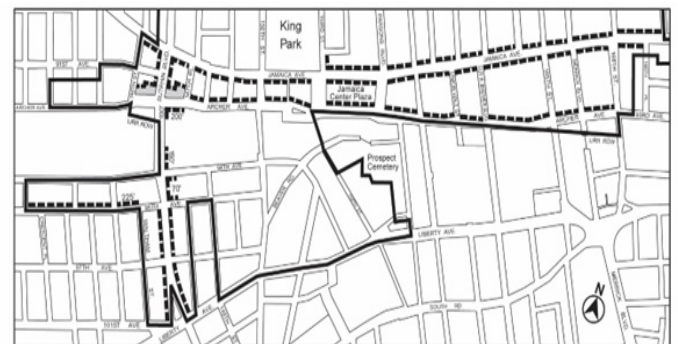
[PROPOSED MAP]



— Special Downtown Jamaica District
 ■ Core Subdistrict

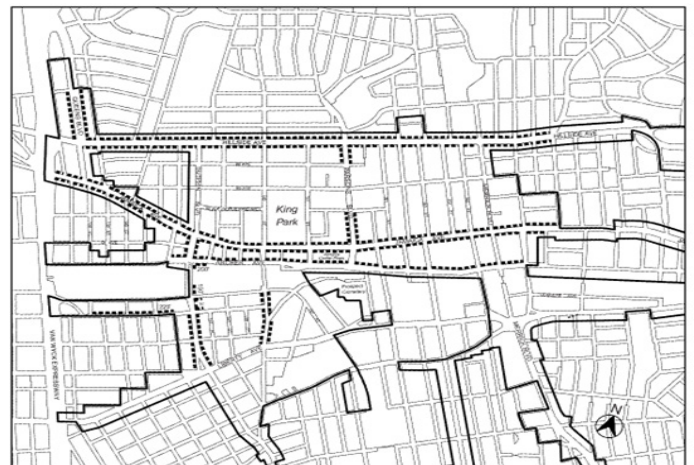
Map 2 — Ground Floor Use and Transparency and Curb-Cut Restrictions Streetscape Regulations

[EXISTING MAP]



— Special Downtown Jamaica District
 - - - Tier C street frontage
 ■ Public place

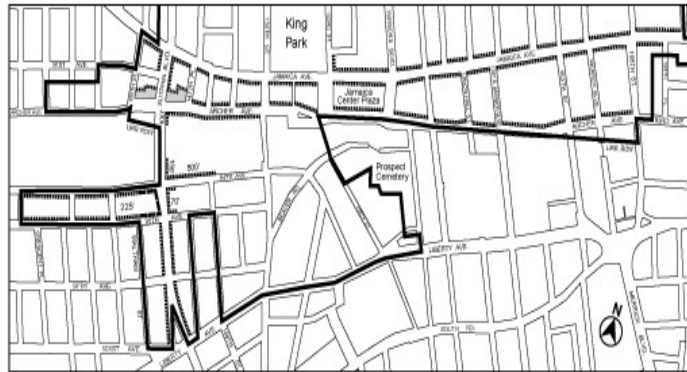
[PROPOSED MAP]



— Special Downtown Jamaica District
 - - - Tier C street frontages

Map 3 — Street Wall Location

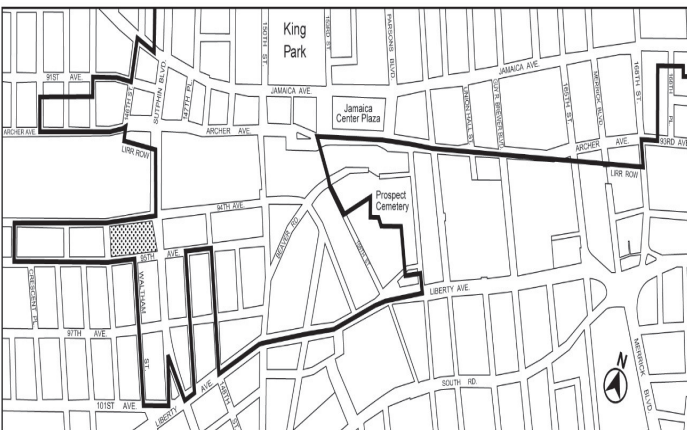
[EXISTING MAP]



- Special Downtown Jamaica District
- Required Street Wall
- The street wall location requirements of Section 115-232 (a) shall apply unless developed pursuant to the Jamaica Gateway Urban Renewal Plan, in which case no street wall location requirements shall apply
- Public Place

Map 4 — Maximum Building Height

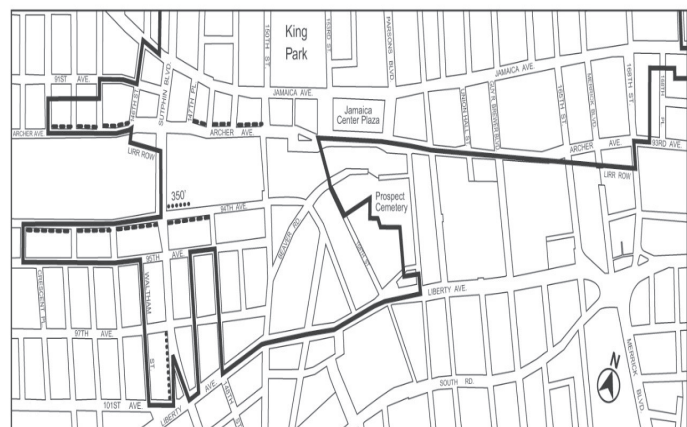
[EXISTING MAP]



- Special Downtown Jamaica District
- No Building Height Limit

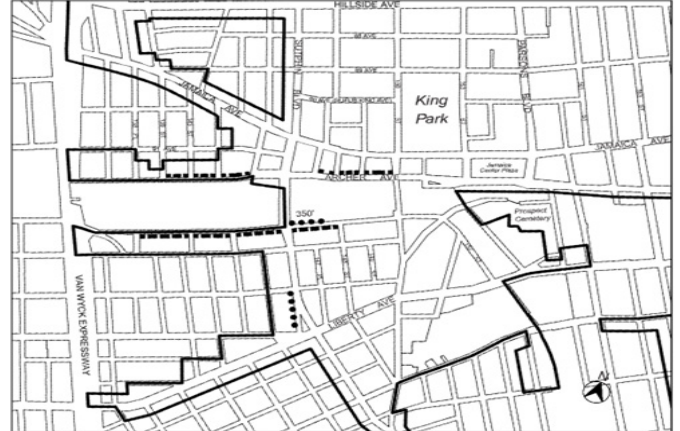
Map 5 Map 3 — Sidewalk Widening

[EXISTING MAP]



- Special Downtown Jamaica District
- 2' Sidewalk Widening
- 5' Sidewalk Widening

[PROPOSED MAP]



- Special Downtown Jamaica District
- 2' Sidewalk Widening
- 5' Sidewalk Widening

* * *

APPENDIX F

Mandatory Inclusionary Housing Areas and former Inclusionary Housing Designated Areas

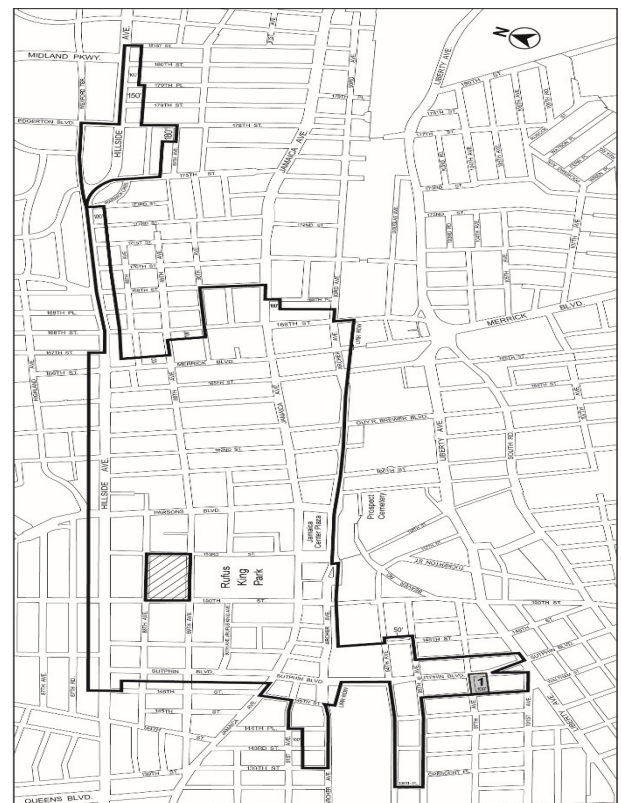
QUEENS

* * *

Queens Community Districts 8 and 12

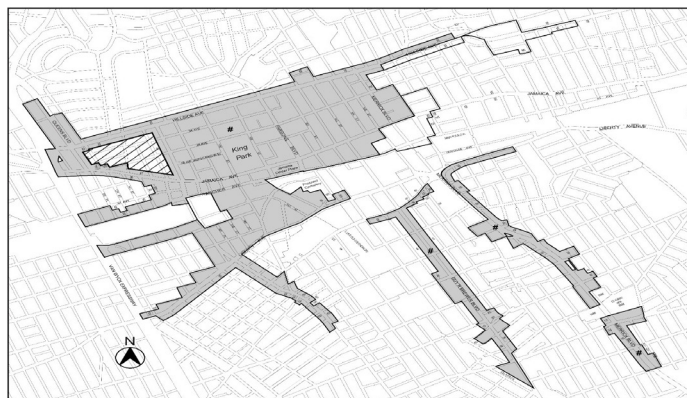
Map 1 – [date of adoption]

[EXISTING MAP]



- Inclusionary Housing designated area
- Mandatory Inclusionary Housing Program area see Section 23-154(d)(3)
- Area 1 – 4/7/22 MIH Program Option 1 and Option 2
- Excluded Area

[PROPOSED MAP]



□ Former Inclusionary Housing designated area
 ■ Mandatory Inclusionary Housing area
 ▨ Area # - [date of adoption] MIH Option 1, Option 2 and Option 3
 ▩ Excluded area

Portion of Community Districts 8 and 12, Queens

* * *

No. 4

CD 12 **C 250171 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 108-41-108-51 Union Hall Street (Block 10150, Lots 6, 7, 8, 10), 108-32 – 108-34 Guy R Brewer Boulevard (Block 10150 Lots 51, 52), 108-38 Guy R Brewer Boulevard (Block 10150, Lot 54), 108-44 Guy R Brewer Boulevard (Block 10150, Lot 57), 109-43 – 109-47 Union Hall Street (Block 12152, Lots 8, 9, 10, 11) 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 income restricted housing units pursuant to zoning, Borough of Queens, Community District 12.

No. 5

CD 12 **C 250187 MMQ**
IN THE MATTER OF an application submitted by the New York City Department of Transportation and the New York City Economic Development Corporation 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 narrowing and re-alignment of Archer Avenue between 144th Place and 147th Place; and 2. the discontinuance and closing of a portion of Archer Avenue between 144th Place and 146th Street; and 3. the establishment and elimination of public places along Archer Avenue between 144th Place and 147th Place; and 4. the adjustment of grades and block dimensions necessitated thereby; including authorization for any acquisition or disposition of real property related thereto, in Community District 12, Borough of Queens, in accordance with Map No. 5048 dated April 1, 2025, and signed by the Borough President.

NOTICE

On Wednesday, July 2, 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), and disposition of city-owned property – to implement land use and zoning recommendations in the Jamaica neighborhood. The Proposed Actions would affect an approximately 230-block area focused

around Downtown Jamaica (also commonly referred to as Jamaica Center), the industrial districts to the south and east, and portions of Jamaica's key corridors including Hillside Avenue, Jamaica Avenue, Liberty Avenue, Sutphin Boulevard, Guy R. Brewer Boulevard, and Merrick Boulevard. The Project Area is generally bounded by Hillside Avenue to the north, the Van Wyck Expressway Service Road to the west, 109th Avenue, 115th Avenue, and 116th Avenue to the south; and 191st Street and Farmers Boulevard to the east. The majority of the Project Area is located in Queens Community District 12, with a portion along Hillside Avenue and Queens Boulevard located in Community District 8. Overall, the Proposed Actions are expected to facilitate development on 103 projected development sites, resulting in a net increase of approximately 12,235,310 gross square feet (gsf) of residential floor area (12,319 dwelling units), including approximately 2,500 – 3,7441 permanently income-restricted homes, 1,476,220 gsf of commercial space, 836,034 gsf of community facility space, 24,818 gsf of industrial space, and 1,994,252 gsf of warehouse space and a net decrease of approximately 24,193 gsf of auto-related uses and 72 accessory parking spaces. It is expected that the projected development included in the Reasonable Worst Case Development Scenario (RWCDs) would be built by 2040, following approval of the proposed actions.

Written comments on the DEIS are requested and will be received and considered by the Lead Agency through 5pm on Monday, July 14, 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. 24DCP132Q.

BOROUGH OF STATEN ISLAND

No. 6

THE HILLSIDE SWIMMING CLUB, INC.

CD 2 **C 250061 ZSR**
IN THE MATTER OF an application submitted by Hillside Swimming Club, Inc. pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-133 of the Zoning Resolution to allow a non-commercial club with swimming pools located less than 500 feet from any lot line, on property located at 151 Signs Road (Block 2145, Lot 25), in an R3X District.

Plans for this proposal are on file with the City Planning Commission and may be seen on the Zoning Application Portal at <https://zapping.nyc.gov/projects/2022R0315> or the Department of City Planning at 120 Broadway, 31st Floor, New York, NY 10271-0001.

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: Thursday, June 26, 2025 5:00 P.M.



j17-jy2

COMMISSION TO STRENGTHEN LOCAL DEMOCRACY

■ PUBLIC HEARINGS

Please be advised that the New York City Commission to Strengthen Local Democracy will hold a public hearing on Land Use:

Thursday, June 26th
 5:00 - 7:00 P.M.

Sunset Park Library, Community Rooms 1/2
 5108 4th Avenue, Brooklyn

This meeting is open to the public and centers on Land Use (Fair Housing, Community Planning, ULURP, Leasing Fraud Prevention and more). In order to testify in person or via zoom you must register (<https://forms.office.com/g/aG6qaQ8AVs>). We ask that you register 24 hours prior to the public hearing but will accept registrations up to and during the first 30 minutes of the hearing. Each member of the public will be given three (3) minutes to testify. If possible, we request written testimony be submitted to info@

thecommission.nyc.

Public testimony will be accepted in person or via Zoom until 7:00 P.M. If you are unable to testify due to time constraints, written testimony of any length will continue to be accepted for the public record up to 72 hours after the meeting ends. If you're testifying remotely, you will receive an email prior to the start of the hearing with information on how to join the hearing via Zoom.

The public can watch the hearing via Zoom. (<https://us06web.zoom.us/j/84552354250>)

What if I need assistance to observe the meeting?

This location is accessible to individuals using wheelchairs or other mobility devices. With advance notice, American Sign Language interpreters will be available, and members of the public may request induction loop devices and language translation services. Please make induction loop, language translation or additional accessibility requests by Thursday, June 19th at 5:00 P.M. by indicating on your registration or emailing the Commission at info@thecommission.nyc. All requests will be accommodated to the extent possible.

j20-26

Please be advised that the New York City Commission to Strengthen Local Democracy will hold a public hearing on recommendations for amending the Charter:

**Tuesday, July 1st
5:00 -7:00 P.M.**

**Queens Public Library, Central Branch, Auditorium
89-11 Merrick Boulevard, Jamaica**

This meeting is open to the public and will hear testimony on proposed amendments to the City Charter. **In order to testify in person or via zoom you must register** (<https://forms.office.com/g/R2EAnEzdnW>). We ask that you register 24 hours prior to the public hearing but will accept registrations up to and during the first 30 minutes of the hearing. Each member of the public will be given three (3) minutes to testify. If possible, **we request written testimony be submitted to** info@thecommission.nyc.

Public testimony will be accepted in person or via Zoom until 7:00 P.M. If you are unable to testify due to time constraints, written testimony of any length will continue to be accepted for the public record up to 72 hours after the meeting ends. If you're testifying remotely, you will receive an email prior to the start of the hearing with information on how to join the hearing via Zoom.

The public can watch the hearing via Zoom. (<https://us06web.zoom.us/j/87698544274>)

What if I need assistance to observe the meeting?

This location is accessible to individuals using wheelchairs or other mobility devices. With advance notice, American Sign Language interpreters will be available, and members of the public may request induction loop devices and language translation services. Please make induction loop, language translation or additional accessibility requests by Thursday, June 25th at 5:00 P.M. by indicating on your registration or emailing the Commission at info@thecommission.nyc. All requests will be accommodated to the extent possible.

← j25-jy1

COMPTROLLER

■ MEETING

The City of New York Audit Committee Meeting is scheduled for Wednesday, June 25, 2025 at 9:30 A.M., at 1 Centre Street, Room 1005 North. The meeting will be open to the General Public.

j17-25

BOARD OF EDUCATION RETIREMENT SYSTEM

■ MEETING

Our next Executive Committee Meeting will be held *in-person* at our 55 Water Street office (50th floor) Wednesday, June 25, 2025, from 12:30 P.M. - 3:00 P.M. If you would like to attend this meeting, please reach out to Salil Mehta at smehta8@bers.nyc.gov.

j13-25

THIS PUBLIC HEARING IS CANCELED

The Board of Education Retirement System Board of Trustees Meeting scheduled for Wednesday, June 25, 2025, from 4:00 P.M. - 6:00 P.M. has been canceled.

j18-25

HOUSING AUTHORITY

■ MEETING

The next Board Meeting of the New York City Housing Authority is scheduled for Wednesday, June 25, 2025 at 10:00 A.M. in the Ceremonial Room on the 5th Floor of 90 Church Street, New York, New York 10007 (unless otherwise noted).

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

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

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

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

Any person requiring a reasonable accommodation in order to participate in the Board Meeting, should contact the Office of the Corporate Secretary by phone at (212) 306-6088 or by e-mail at corporate.secretary@nycha.nyc.gov no later than Wednesday, June 18, 2025, by 5:00 P.M.

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

Accessibility questions: (212) 306-6088, by: Wednesday, June 18, 2025, 5:00 P.M.



j11-25

LANDMARKS PRESERVATION COMMISSION

■ PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN that pursuant to the provisions of Title 25, Chapter 3 of the Administrative Code of the City of New York (Sections 25-303, 25-307, 25-308, 25-309, 25-313, 25-318, 25-320) on Tuesday, July 8, 2025, at 9:30 A.M., a public hearing will be held in the public hearing room at 253 Broadway, 2nd Floor, Borough of Manhattan, with respect to the following properties, and then followed by a public meeting. Participation by video conference may be available as well. Please check the hearing page on LPC's website (<https://www.nyc.gov/site/lpc/hearings/hearings.page>) for updated hearing information.

The final order and estimated times for each application will be posted on the Landmarks Preservation Commission website the Friday before the hearing. Please note that the order and estimated times are subject to change. An overflow room is located outside of the primary doors of the public hearing room. Any person requiring reasonable accommodation in order to participate in the hearing or attend the meeting should contact Steven Thomson, Director of Community and Intergovernmental Affairs, at sthomson@lpc.nyc.gov or 212-669-7923 no later than five (5) business days before the hearing or meeting. Members of the public not attending in person can observe the meeting on LPC's YouTube channel at www.youtube.com/nyclpc and may testify on particular matters by joining the meeting using either the Zoom app

or by calling in from any phone. Specific instructions on how to observe and testify, including the meeting ID and password, and the call-in number, will be posted on the agency's website, on the Monday before the public hearing.

4695 Independence Avenue - Individual Landmark

LPC-25-09048 - Block 5924 - Lot 480 - **Zoning:** R1-1

CERTIFICATE OF APPROPRIATENESS

A Picturesque style cottage attributed to James Renwick Jr. and Joseph Sands and built in 1863-68. Application is to construct an addition and replace roofing materials.

126 Pierrepont Street - Brooklyn Heights Historic District

LPC-25-10609 - Block 243 - Lot 46 - **Zoning:** C5-2A, DB

CERTIFICATE OF APPROPRIATENESS

An Anglo-Italianate style rowhouse built in 1860. Application is to install a balcony at the rear façade.

1 Main Street - DUMBO Historic District

LPC-25-07440 - Block 27 - Lot 7501 - **Zoning:** C6-2A

CERTIFICATE OF APPROPRIATENESS

An Industrial Neo-Classical style factory building designed by William Higginson and built in 1914. Application is to establish a master plan governing the future installation of windows.

Eastern Parkway - Multiple

LPC-25-11028 - Block 0 - Lot 0 - **Zoning:** Parkland

BINDING REPORT

A parkway designed by Frederick Law Olmsted and Calvert Vaux and built in 1870-74. Application is to install signs and paving.

30 Sterling Place - Park Slope Historic District Extension II

LPC-25-12058 - Block 944 - Lot 21 - **Zoning:** R6B

CERTIFICATE OF APPROPRIATENESS

An Italianate style rowhouse built in 1874. Application is to construct a rear yard addition with an elevated rear deck.

491 East 17th Street - Ditmars Park Historic District

LPC-25-04592 - Block 5181 - Lot 64 - **Zoning:** R1-2

CERTIFICATE OF APPROPRIATENESS

A Colonial Revival style freestanding house designed by Seth H. Cutting and built in 1920. Application is to modify the driveway.

1123 Albemarle Road - Prospect Park South Historic District

LPC-25-05796 - Block 5092 - Lot 22 - **Zoning:** R1-2

CERTIFICATE OF APPROPRIATENESS

A house designed by Carroll H. Pratt and built in 1902 and later altered by the mid-20th century. Application is to alter the façade and construct a porch.

140 West Street - Individual and Interior Landmark

LPC-25-07942 - Block 84 - Lot 7501 - **Zoning:** C6-4, LM

CERTIFICATE OF APPROPRIATENESS

An American Art Deco style skyscraper designed by Ralph Walker and built in 1923-27. Application is to modify window assemblies and install balconies.

344 Bowery - NoHo Historic District Extension

LPC-25-09497 - Block 530 - Lot 7506 - **Zoning:** C6-1

CERTIFICATE OF APPROPRIATENESS

A Renaissance Revival style store and loft building designed by Frank Wennemer and built in 1892-93. Application is to install a painted wall mural.

465 6th Avenue, aka 101 West 11th Street - Greenwich Village Historic District

LPC-25-04392 - Block 607 - Lot 47 - **Zoning:** C1-6

CERTIFICATE OF APPROPRIATENESS

A Greek Revival style rowhouse built in 1842 and later altered with an additional story. Application is to legalize the installation of storefront infill without Landmarks Preservation Commission permit(s) and install signage and awnings.

94 Bank Street - Greenwich Village Historic District

LPC-25-00834 - Block 634 - Lot 58 - **Zoning:** C1-6

CERTIFICATE OF APPROPRIATENESS

A Greek Revival style rowhouse built in 1838-39. Application is to construct rooftop and rear yard additions, replace windows and excavate the rear yard.

521 West 25th Street - West Chelsea Historic District

LPC-25-11234 - Block 697 - Lot 13 - **Zoning:** M1-5, WCH

CERTIFICATE OF APPROPRIATENESS

A Factory style building designed by Schickel & Ditmars and built in 1900-1901. Application is to modify masonry openings and install storefront infill and signage.

2-6 East 66th Street - Upper East Side Historic District

LPC-25-11656 - Block 1380 - Lot 69 - **Zoning:** R10R8B/P1

CERTIFICATE OF APPROPRIATENESS

A Neo-Italian Renaissance style apartment building designed J.E.R. Carpenter and built in 1919-20. Application is to modify window openings and install balconies.

j24-jy8

RENT GUIDELINES BOARD

■ PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN THAT THE NEW YORK CITY RENT GUIDELINES BOARD (RGB) will hold a public hearing on **June 27, 2025** at the NYC Department of Health, 125 Worth Street, 2nd Floor Auditorium, New York, NY 10007 from 10:00 A.M. to 12:00 P.M. to consider public comments concerning proposed rent adjustments on leases for apartments, lofts, hotels (including class A and class B hotels, SROs, rooming houses and lodging houses) and other housing units subject to the Rent Stabilization Law of 1969 and the Emergency Tenant Protection Act of 1974. These adjustments will affect leases commencing between October 1, 2025 through September 30, 2026.

Anyone who wants to comment on the proposed rule at a public hearing must sign up to speak. People wishing to speak at the public hearings can pre-register in advance. Pre-registration of speakers is advised. You can pre-register online through our website, nyc.gov/rgb, or you can sign up to speak by calling 212-669-7480 from 9:00 A.M. till 5:00 P.M., Monday through Friday. Pre-registration requests for the hearing must be received before 12:00 P.M. one business day **prior** to the public hearing date. For those who do not pre-register, registration is also available at the public hearings. You can register in-person from 10:00 A.M. to 12:00 P.M. on June 27. You will have two minutes to speak. For further information and to pre-register for a public hearing, call the RGB at (212) 669-7480.

Written requests for pre-registration must be received at the office of the Board at 1 Centre Street, Suite 2210, New York, NY 10007 by 12:00 P.M. on the business day prior to the public hearing date. Written requests for registration can be emailed to csuperville@rgb.nyc.gov or mailed to the Rent Guidelines Board at the address listed above.

This hearing is wheelchair accessible and Spanish interpretation will be provided. Persons who request that a language interpreter, other than Spanish, or a sign language interpreter or other form of reasonable accommodation for a disability be provided at any of the scheduled hearings must notify Ms. Charmaine Superville at the NYC Rent Guidelines Board at (212) 669-7480 or via email at csuperville@rgb.nyc.gov by June 16, 2025 no later than 4:30 P.M. to ensure that accommodations can be made.

The public is invited to observe all public meetings and public hearings but is invited to speak only at the public hearings. All public hearings may be livestreamed from YouTube at: <https://www.youtube.com/RentGuidelinesBoard>. Members of the public must be present at the public hearing location in order to testify.

In addition to in-person testimony, the RGB is providing platforms for submitting both audio and video comments. Audio and video comments must be received by Tuesday, June 27, 2025, to be considered before the final vote. Audio comments can be recorded via voicemail by dialing 929-256-5472. When prompted, you will have up to two minutes to speak. You can also submit prerecorded audio and video comments of up to two minutes in length. Instructions for how to submit these prerecorded comments are available on the Board's website at <https://rentguidelinesboard.cityofnewyork.us/testimony/>.

Proposed rent guidelines for all of the above classes of stabilized housing units were adopted on **May 27, 2025**. Copies of the proposed guidelines are available from the NYC Rent Guidelines Board office at the above listed address, at the Board's website nyc.gov/rgb, or at rules.cityofnewyork.us.

j16-26

NOTICE IS HEREBY GIVEN PURSUANT TO SECTION 104 of the Public Officers Law that a meeting of the New York City Rent Guidelines Board will be held on **Monday, June 30, 2025 starting at 7:00 P.M.** at El Museo del Barrio, 1230 5th Avenue at 104th Street, New York, NY 10029. The final vote to set rent adjustments for rent stabilized units under Apartment and Loft Order #57 and the Hotel Order #55 will be deliberated and taken. This location has the following accessibility option(s) available: Wheelchair Accessible.

The public is invited to attend and observe the proceedings of this in-person meeting. Members of the public can also livestream the meeting via YouTube at <https://www.youtube.com/RentGuidelinesBoard>.

In order to ensure that the members of the Rent Guidelines Board are able to deliberate, and that members of the Board are able to participate meaningfully in the public meeting, items that are reasonably likely to disrupt the proceedings, such as noisemakers and drums, are prohibited and may not be brought into the meeting venue. **Doors will open at 6:00 P.M. We strongly encourage you to arrive early to avoid delays and help speed the entry of all members of the public.** Your cooperation, patience and understanding are greatly appreciated.

• j25

BOARD OF STANDARDS AND APPEALS

■ PUBLIC HEARINGS

July 14th, 2025 and July 15th, 2025, 10:00 A.M. and 2:00 P.M.

NOTICE IS HEREBY GIVEN of teleconference public hearings, Monday, July 14th, 2025, at 10:00 A.M. and 2:00 P.M., and Tuesday, July 15th, 2025, at 10:00 A.M. and 2:00 P.M., to be streamed live through the Board's website (www.nyc.gov/bsa), with remote public participation and in-person portion, on the following matters:

SOC CALENDAR

88-81-BZ

APPLICANT – Rothkrug Rothkrug & Spector, LLP for JFAM Realty Corp., owner.
SUBJECT – Application May 29, 2025 – Extension of Time to Obtain a Certificate of Occupancy of a previously approved variance (§72-21) which permitted the conversion of an existing two-story building from a dwelling and day care center to an office building which expired on June 5, 2024; Waiver of the Board's Rules of Practice and Procedures. R3-1 zoning district.
PREMISES AFFECTED – 3309 Richmond Avenue, Block 5533, Lot 20, Borough of Staten Island.
COMMUNITY BOARD #5SI

83-05-BZ

APPLICANT – Bryan Cave Leighton Paisner LLP, for Village Acquisition II, LLC, owner.
SUBJECT – Application December 23, 2024 – Amendment of a previously approved Variance (§72-21) to permit the enlargement of residential health care facility. R6 zoning district.
PREMISES AFFECTED – 214 West Houston Street and 58 Downing Street, Block 528, Lot(s) 12 & 27, Borough of Manhattan.
COMMUNITY BOARD #2M

268-98-BZIII

APPLICANT – Seyfarth Shaw LLP, for 1252 Forest Avenue Realty Corp., owner.
SUBJECT – Application May 5, 2025 – Amendment of a previously approved Special Permit (§73-211) permitting the operation of a gasoline service station. The amendment is for the discretionary condition of term to reinstate and consideration of the elimination of term which expired on August 10, 2019; Extension of Time to obtain a Certificate of Occupancy which expired on August 17, 2011; Waiver of the Board's Rules. C2-21/R3-2 & R3X zoning district.
PREMISES AFFECTED – 1252 Forest Avenue, Block 388, Lot 54, Borough of Staten Island.
COMMUNITY BOARD #1SI

2017-213-BZIV

APPLICANT – Hirschen Singer & Epstein LLP, for Dynamic Youth Community, Inc., owner.
SUBJECT – Application June 10, 2025 – Extension of Time to Complete Construction and Obtain a Certificate of Occupancy of a previously approved Variance (§72-21) permitting the development of community-facility building contrary to underlying use and bulk regulations which expires on November 15, 2025. C8-2 Special Ocean Parkway District. C8-2 ZD/Special Ocean Parkway District.
PREMISES AFFECTED – 1808 Coney Island Avenue, Block 6592, Lot 39, Borough of Brooklyn.
COMMUNITY BOARD #12BK

2019-206-BZII

APPLICANT – Akerman LLP, for HW LIC One LLC, owner.
SUBJECT – Application May 22, 2025 – Extension of Time to Complete Construction of a previously approved Special Permit (§73-66) to permit the construction of a development that exceeds the height limits established contrary ZR §61-20 which expires on September 23, 2025. C2-3/R6 zoning district.
PREMISES AFFECTED – 51-22 Roosevelt Avenue, Block 1326, Lot 12, Borough of Queens.
COMMUNITY BOARD #2Q

2020-56-AII

APPLICANT – Sheldon Lobel, P.C., for H Hotel LLC, owner.
SUBJECT – Application June 3, 2025 – Extension of Time to Obtain a Certificate of Occupancy of a previously approved Common Law Vesting application which expires on July 25, 2025. M1-6 and C5-3 Special Midtown District.
PREMISES AFFECTED – 58-60 West 39th Street, Block 840, Lot 81, Borough of Manhattan.
COMMUNITY BOARD #5M

Shampa Chanda, Chair/Commissioner



j24-25

TEACHERS' RETIREMENT SYSTEM

■ MEETING

Please be advised that the next Board Meeting of the Teachers' Retirement System of the City of New York (TRS) has been scheduled for Thursday, June 26, 2025 at 3:30 P.M.

The meeting will be held at the Teachers' Retirement System, 55 Water Street, 16th Floor, Boardroom, New York, NY 10041.

The meeting is open to the public. However, portions of the meeting, where permitted by law, may be held in executive session.

The remote Zoom meeting link, meeting ID, and phone number will be available approximately one hour before the start of the meeting at: <https://www.trsnyc.org/memberportal/About-Us/ourRetirementBoard>

Learn how to attend TRS meetings online or in person:
<https://www.trsnyc.org/memberportal/About-Us/ourRetirementBoard/AttendingTRSMetings>

j20-26

TRANSPORTATION

■ PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN, PURSUANT TO LAW, that the following proposed revocable consent has been scheduled for a public hearing by the New York City Department of Transportation. A draft copy of the revocable consent agreement(s) may be obtained at no cost by submitting a request at diningoutnyc.info/requestcopy

The public hearing will be held remotely via Zoom, commencing on 7/15/2025, at 11:00 A.M., on the following petition for revocable consent:

To join the hearing via your browser either click on the following URL link or copy and paste it into your browser's address bar.

Join Zoom Meeting: zoom.us/j/91467302621

Meeting ID: 91467302621

To join the hearing only by phone, use the following information to connect:

Phone: +1-929-205-6099

Meeting ID: 914 6730 2621

- 26 EAST 60TH STREET HOSPITALITY LLC CAFE BILBOQUET to maintain, operate, and use a roadway cafe for a term of four years adjacent to the proposed revocable consent is for a term of four years adjacent to 26 EAST 60 STREET in the borough of Manhattan.
- 34 8TH AVENUE LLC ANFORA to maintain, operate, and use a roadway cafe for a term of four years adjacent to the proposed revocable consent is for a term of four years adjacent to 34 8 AVENUE in the borough of Manhattan.
- 335 COLUMBUS LLC The Mermaid Inn to maintain, operate, and use a roadway cafe for a term of four years adjacent to the proposed revocable consent is for a term of four years adjacent to 335 COLUMBUS AVE in the borough of Manhattan.
- ANH EM HOSPITALITY GROUP LLC Banh to maintain, operate, and use a roadway cafe for a term of four years adjacent to the proposed revocable consent is for a term of four years adjacent to 942 AMSTERDAM AVE in the borough of Manhattan.
- BOWERY GYOKAI LLC SHINSEN to maintain, operate, and use a roadway cafe for a term of four years adjacent to the proposed revocable consent is for a term of four years adjacent to

- 44 BOWERY in the borough of Manhattan.
6. CINDY LIN-ABCEDE Urban Backyard to maintain, operate, and use a roadway cafe for a term of four years adjacent to the proposed revocable consent is for a term of four years adjacent to 180 MULBERRY ST in the borough of Manhattan.
7. CITIZENS OF SOHO LLC CITIZENS OF SOHO to maintain, operate, and use a roadway cafe for a term of four years adjacent to the proposed revocable consent is for a term of four years adjacent to 201 LAFAYETTE ST in the borough of Manhattan.
8. COZY CORNER CORP Cozy Corner Bar to maintain, operate, and use a roadway cafe for a term of four years adjacent to the proposed revocable consent is for a term of four years adjacent to 6001 70TH AVE in the borough of Queens.
9. DINO'S TAVERN INC.TAVERNA KOS to maintain, operate, and use a roadway cafe for a term of four years adjacent to the proposed revocable consent is for a term of four years adjacent to 4119 23RD AVE in the borough of Queens.
10. DREAMING MOON INC. CAFE ATELIER to maintain, operate, and use a roadway cafe for a term of four years adjacent to the proposed revocable consent is for a term of four years adjacent to 112 HUDSON STREET in the borough of Manhattan.
11. EL PORTON BAR & RESTAURANT to maintain, operate, and use a roadway cafe for a term of four years adjacent to the proposed revocable consent is for a term of four years adjacent to 3151 BROADWAY in the borough of Manhattan.
12. ISLE OF US to maintain, operate, and use a roadway cafe for a term of four years adjacent to the proposed revocable consent is for a term of four years adjacent to 1481 3 AVE in the borough of Manhattan.
13. KARCZMA INC to maintain, operate, and use a roadway cafe for a term of four years adjacent to the proposed revocable consent is for a term of four years adjacent to 136 GREENPOINT AVENUE in the borough of Brooklyn.
14. La Cucharita Paisa Bar Restaurant to maintain, operate, and use a roadway cafe for a term of four years adjacent to the proposed revocable consent is for a term of four years adjacent to 1802 WESTCHESTER AVE in the borough of Bronx.
15. L'OSTERIA to maintain, operate, and use a roadway cafe for a term of four years adjacent to the proposed revocable consent is for a term of four years adjacent to 1219 LEXINGTON AVE in the borough of Manhattan.
16. MANOR OKTOBERFEST FOREST HILLS, INC to maintain, operate, and use a roadway cafe for a term of four years adjacent to the proposed revocable consent is for a term of four years adjacent to 7311 YELLOWSTONE BOULEVARD in the borough of Queens.
17. MANOR OKTOBERFEST FOREST HILLS, INC to maintain, operate, and use a roadway cafe for a term of four years adjacent to the proposed revocable consent is for a term of four years adjacent to 7311 YELLOWSTONE BOULEVARD in the borough of Queens.
18. Mermaid Chelsea LLC Mermaid Inn to maintain, operate, and use a roadway cafe for a term of four years adjacent to the proposed revocable consent is for a term of four years adjacent to 227 10 AVENUE in the borough of Manhattan.
19. PARM to maintain, operate, and use a roadway cafe for a term of four years adjacent to the proposed revocable consent is for a term of four years adjacent to 235 COLUMBUS AVE in the borough of Manhattan.
20. REIF'S TAVERN to maintain, operate, and use a roadway cafe for a term of four years adjacent to the proposed revocable consent is for a term of four years adjacent to 302 EAST 92 ST in the borough of Manhattan.
21. SALES GILD IC SANTA CHIARA CAFFE to maintain, operate, and use a roadway cafe for a term of four years adjacent to the proposed revocable consent is for a term of four years adjacent to 5241 CENTER BLVD in the borough of Queens.
22. SONORA NYC LLC Sonora to maintain, operate, and use a roadway cafe for a term of four years adjacent to the proposed revocable consent is for a term of four years adjacent to 174 HOWARD AVE in the borough of Brooklyn.
23. THE OTHERROOM, INC. THE OTHERROOM to maintain, operate, and use a roadway cafe for a term of four years adjacent to the proposed revocable consent is for a term of four years adjacent to 143 PERRY ST in the borough of Manhattan.
24. THE PERFECT PINT to maintain, operate, and use a roadway cafe for a term of four years adjacent to the proposed revocable consent is for a term of four years adjacent to 123 WEST 45 ST in the borough of Manhattan.
25. TOLOACHE to maintain, operate, and use a roadway cafe for a term of four years adjacent to the proposed revocable consent is for a term of four years adjacent to 166 EAST 82 ST in the borough of Manhattan.
26. UP 51 LLC Upside Pizza to maintain, operate, and use a roadway cafe for a term of four years adjacent to the proposed revocable consent is for a term of four years adjacent to 51

SPRING ST in the borough of Manhattan.

27. WADADLI AM, LLC Wadadli Jerk to maintain, operate, and use a roadway cafe for a term of four years adjacent to the proposed revocable consent is for a term of four years adjacent to 419 PUTNAM AVENUE in the borough of Brooklyn.

• j25

PROCUREMENT

"Compete To Win" More Contracts!

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

● Win More Contracts, at nyc.gov/competetowin

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

HHS ACCELERATOR PREQUALIFICATION

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

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

DESIGN AND CONSTRUCTION

■ AWARD

Construction Related Services

HWCRQ06L, REQUIREMENT CONTRACTS FOR REI SERVICES
- Competitive Sealed Proposals - Other - PIN# 85024P0014024 - AMT: \$50,000,000.00 - TO: NV5 New York-Engineers Architects Landscape Architecture, 32 Old Slip, Suite 401, New York, NY 10005-3500.

Requirements contracts for resident engineering inspection services in connection with various infrastructure projects, Citywide (Type L)

• j25

HWCRQ06L, REQUIREMENTS CONTRACTS FOR REI SERVICES
- Competitive Sealed Proposals - Other - PIN# 85024P0014022 - AMT:

\$50,000,000.00 - TO: KS Engineers PC, 2 Riverfront Plaza, 3rd Floor, Newark, NJ 07102.

Requirements contracts for resident engineering inspection services in connection with various infrastructure projects, Citywide (Type L).

☛ j25

ENVIRONMENTAL PROTECTION

SUSTAINABILITY

■ AWARD

Construction / Construction Services

SEQ-P-CLBRST: CONSTRUCTION OF SOUTHEAST QUEENS CLOUDBURST GREEN INFRASTRUCTURE - Competitive Sealed Bids - PIN# 82625B0025001 - AMT: \$4,986,630.00 - TO: Inter Contracting Corp., 35 Colonial Place, Mount Vernon, NY 10550.

The capital project includes construction of Southeast Queens Cloudburst green infrastructure at two separate NYC Parks project sites (Archie Spigner and Rufus King) including the installation of subsurface detention/retention, porous asphalt, trench drains, inline catch basins, and bioretention using natives shrubs, grasses and wildflowers as outlined and drawn in the construction documents. In Queens, New York.

☛ j25

HOUSING PRESERVATION AND DEVELOPMENT

ENS CONSTRUCTION

■ AWARD

Construction / Construction Services

EMERGENCY DEMOLITION OF 153-27 118 AVENUE, QUEENS - Emergency Purchase - PIN# 80625E0052001 - AMT: \$355,042.00 - TO: Granite Environmental LLC, 847-Shepherd Avenue, Brooklyn, NY 11208.

☛ j25

HUMAN RESOURCES ADMINISTRATION

■ AWARD

Services (other than human services)

DESKTOP ASSET MANAGEMENT/PC INSTALLATIONS SERVICES - Competitive Sealed Bids - PIN# 06924B0002001 - AMT: \$853,050.00 - TO: Visionaryz Inc., 111 Broadway, Suite 800, New York, NY 10006.

The New York City Human Resources Administration (HRA) intends to enter into the Contract with qualified vendor for Provision of Desktop Asset Management/PC Installation Services for HRA Facilities, Citywide. This Contract will be utilized for monthly monitoring services, maintenance and repairs to existing burglar alarm systems as well as upgrades and installation of new systems. HRA is attempting to refresh all the Personal Computers and Peripherals through-out the five boroughs of New York City.

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IT CONSULTING SERVICES IT DEVELOPMENT & MANAGEMENT

- Intergovernmental Purchase - PIN# 06925G0017001 - AMT: \$840,000.00 - TO: Universal Technologies LLC, 28 Madison Avenue Ext, Albany, NY 12203-5339.

DSS/ITS is requesting your approval of a new award for a total contract amount of \$840,000.00 awarded to Universal Technologies LLC. The vendor will provide consulting services for the project(s) mentioned below. The period of performance will be for thirty-six (36) months from January 1, 2025 to December 31, 2027. IT Development and Management DSS has a constant increased need for the provision of full systems life cycle applications development on various computer platforms, including a variety of client eligibility and recertification systems, employment/work engagement services, claims systems, etc., that are critical to the operation and functioning of DSS programs, requiring periodic refinements to maintain the applications at optimum service levels. Having a project portfolio which properly reflects the user's business needs and DSS' workload is crucial.

Therefore, there is a need for IT consulting resources for the expanding responsibilities at DSS. As part of this contract, this resource will be providing consulting services for the CurRent Maintenance Operation and Enhancement (MOE) work.

☛ j25

OFFICE OF LABOR RELATIONS

■ AWARD

Services (other than human services)

FITNESS PROGRAMS FOR CITY EMPLOYEES - M/WBE Noncompetitive Small Purchase - PIN# 00225W0014001 - AMT: \$93,000.00 - TO: Bodies by Brownie Wellness Institute LLC, 70 S Munn Avenue, East Orange, NJ 07018-4322.

☛ j25

MANAGEMENT AND BUDGET

■ AWARD

Goods

HEWLETT PACKARD (HP) SAN SOLUTION - M/WBE Noncompetitive Small Purchase - PIN# 00225W0016001 - AMT: \$36,202.00 - TO: SHI International Corp., 290 Davidson Avenue, Somerset, NJ 08873.

☛ j25

PARKS AND RECREATION

CAPITAL PROGRAM MANAGEMENT

■ AWARD

Construction / Construction Services

Q099-125M OLMSTED CENTER RAMP RECONSTRUCTION, QUEENS - M/WBE Noncompetitive Small Purchase - PIN# 84625W0037001 - AMT: \$1,250,586.00 - TO: Padilla Construction Services Inc., 299 Main Street, Westbury, NY 11590.

☛ j25

PROBATION

ADMINISTRATION

■ AWARD

Services (other than human services)

ARMED SECURITY GUARDS BROOKLYN AND STATEN ISLAND - M/WBE Noncompetitive Small Purchase - PIN# 78125W0003001 - AMT: \$930,290.00 - TO: MRNY Consulting Solutions LLC, 87-83 139th Street, Jamaica, NY 11435.

☛ j25

TRANSPORTATION

EXECUTIVE

■ INTENT TO AWARD

Services (other than human services)

PEDESTRIAN VOLUME MODEL NA FOR NYC - Negotiated Acquisition - Other - PIN# 84125N0003001 - Due 7-7-25 at 5:00 P.M.

The New York City Department of Transportation (NYCDOT) intends to enter into negotiations with the Massachusetts Institute of Technology ("MIT") under the Negotiated Acquisition provision (Section 3-04) of the Procurement Policy Board Rules for an agreement whereby MIT will provide a pedestrian volume model that will assist in identifying intersections with the highest pedestrian volumes and crash risk so they can be prioritized for safety improvements and maintenance.

The Agency Chief Contracting Officer has determined that pursuant to Section 3-04(b)(2)(i)D, a compelling need for services exists that cannot be timely met through competitive sealed bidding or competitive sealed proposals and, pursuant to Section 3-04(b)(2)(ii) there is a limited number of vendors available and able to perform the work. A Negotiated Acquisition permits NYCDOT to achieve the safety and maintenance benefits faster than would a competitive procurement method. Based on a review of published literature and models, the lack of inquiries from other parties about NYCDOT's public count data and the City's public sidewalk data, the agency has concluded that no other organization has developed a model of pedestrian volumes in New York City or would be able to perform the required services without a delay of at least two years.

The term (duration) of this contract will be four (4) years (1460 CCD). The projected start/end dates are 12/1/25 and 11/29/29, respectively. The contract award amount will not exceed \$300,000.00.

Vendors may express interest in providing this service in the future by contracting David Maco, New York Department of Transportation, ACCO Office, 55 Water Street, 8th Floor, New York, NY 10041 at dmaco@dot.nyc.gov or (212) 839-9400, by no later than 5:00 P.M. on 7/7/25.

This notice is placed to comply with Section 3-04(d) of PPB Rules.

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■ AWARD

Services (other than human services)

TRANSLATION SERVICES - M/WBE Noncompetitive Small Purchase - PIN# 84125W0089001 - AMT: \$500,000.00 - TO: CQ Fluency Inc., 2 University Plaza Drive, Suite 406, Hackensack, NJ 07601.

• j25

TELEPHONIC INTERPRETATION SERVICES - M/WBE Noncompetitive Small Purchase - PIN# 84125W0082001 - AMT: \$50,000.00 - TO: Words Warriors LLC, 150 W 56th Street, Unit 4805, New York, NY 10019.

• j25

IT AND TELECOM

■ AWARD

Services (other than human services)

TRANSFORMATION APPLICATION DEVELOPER - M/WBE Noncompetitive Small Purchase - PIN# 84125W0084001 - AMT: \$892,584.00 - TO: CPI USA Inc., 6 Doreen Court, Edison, NJ 08820-3746.

• j25

YOUTH AND COMMUNITY DEVELOPMENT

YOUTH SERVICES

■ AWARD

Human Services/Client Services

COMPASS PROGRAMS - Negotiated Acquisition - Other - PIN# 26025N0223001 - AMT: \$735,238.00 - TO: BronxWorks Inc., 60 East Tremont Avenue, Bronx, NY 10453.

• j25

COMPASS PROGRAM SERVICES - 2 YEAR EXTENSION - Negotiated Acquisition - Other - PIN# 26025N0212001 - AMT: \$3,346,100.00 - TO: Bronx House Inc., 990 Pelham Parkway South, Bronx, NY 10461.

• j25

CONTRACT AWARD HEARINGS

NOTE: LOCATION(S) ARE ACCESSIBLE TO INDIVIDUALS USING WHEELCHAIRS OR OTHER MOBILITY DEVICES. FOR FURTHER INFORMATION ON ACCESSIBILITY OR TO MAKE A REQUEST FOR ACCOMMODATIONS, SUCH AS SIGN LANGUAGE INTERPRETATION SERVICES, PLEASE CONTACT THE MAYOR'S OFFICE OF CONTRACT SERVICES (MOCS)

VIA E-MAIL AT DISABILITYAFFAIRS@MOCS.NYC.GOV OR VIA PHONE AT (212) 298-0734. ANY PERSON REQUIRING REASONABLE ACCOMMODATION FOR THE PUBLIC HEARING SHOULD CONTACT MOCS AT LEAST THREE (3) BUSINESS DAYS IN ADVANCE OF THE HEARING TO ENSURE AVAILABILITY.



EDUCATION

■ PUBLIC HEARINGS

The Department of Education ("DOE") Chancellor's Committee on Contracts has been asked for their recommendation to award contracts to following organization(s) for the services described below. Other organizations interested in providing these services to the DOE are invited to indicate their ability to do so in writing to Paul Eichele at 65 Court Street, Room 1201; Brooklyn, NY 11201, or by email to COCInterestedVendor@schools.nyc.gov. Responses should be received no later than 9:00 A.M., July 2, 2025. Any COC recommendation will be contingent upon no expressions of interest in performing services by other parties.

Item(s) for Consideration:

(1) Service(s): The Office of School Health ("OSH") is requesting a contract extension with Savoy Medical Products LLC to/for medical supplies and equipment.

Circumstances for use: Contract Extension
Vendor(s): Savoy Medical Products LLC

(2) Service(s): The Division of School Facilities ("DSF") is requesting a contract extension with Combustion Systems & Instruments Inc. for the Repair & Maintenance of Combustible Gas Leak Detection Systems.

Circumstances for use: Contract Extension
Vendor(s): Combustion Systems & Instruments Inc.

(3) Service(s): The Division of School Facilities ("DSF") is requesting a contract extension with Davis Technologies Group LLC for the Repair and Maintenance of Smoke Detectors.

Circumstances for use: Contract Extension
Vendor(s): Davis Technologies Group LLC

(4) Service(s): The Division of School Leadership ("DSL") is requesting a contract extension with Bank Street College of Education for the University Partnership For Leadership Development Program.

Circumstances for use: Contract Extension
Vendor(s): Bank Street College of Education

(5) Service(s): The Public Schools Athletic League ("PSAL") is requesting a contract extension with CBIZ Benefits and Insurance Services Inc. to continue delivering comprehensive insurance benefits and services to student athletes participating in the Public School Athletic League ("PSAL").

Circumstances for use: Contract Extension
Vendor(s): CBIZ Benefits and Insurance Services Inc.

(6) Service(s): The Division of School Facilities ("DSF") is requesting a contract extension with EME Consulting Engineering and Architecture Group, LLC for the Repair and Replacement of Interior and Exterior Stone and to evaluate buildings' mechanical systems and electrical conditions, offer repair methods, estimate costs for remediation work, and to provide reports and recommendations to DSF.

Circumstances for use: Contract Extension
Vendor(s): EME Consulting Engineering and Architecture Group, LLC.

(7) Service(s): The Division of Instructional & Information Technology ("DIIT") is requesting a contract extension with Nagarro Inc. to provide continued help desk support while a new RFP for help desk services is being developed.

Circumstances for use: Contract Extension
Vendor(s): Nagarro Inc.

(8) Service(s): The Division of Nonpublic and Charter Schools is requesting a contract extension with Brooklyn College for the agreement to Title IIA – School Building Leader Graduate Courses.

Circumstances for use: Contract Extension
Vendor(s): Brooklyn College

(9) Service(s): The Division of Nonpublic and Charter Schools is requesting a contract extension with the vendors listed below for the agreement to Title IIA – School Building Leader Graduate Courses.

Circumstances for use: Contract Extension
Vendor(s): Fordham University
Manhattan College
Mercy University
St. John's University

(10) Service(s): The Division of Early Childhood Education ("DECE") is requesting to enter into a negotiated services contract with the vendors listed below to provide Head Start/Early Head Start services as part of the Birth-to-Five system.

Circumstances for use: Uniquely Qualified
Vendor(s):

Vendor Name	Site ID
ACTION NURSERY INC	KARS
NATIONAL ASSOCIATION OF FAMILY DEVELOPMENT CENTERS, INC.	KASR
UNIVERSITY SETTLEMENT SOCIETY OF NEW YORK	KAXU
BUSHWICK UNITED HOUSING DEVELOPMENT FUND CORPORATION	KAZT
BROOKLYN CHINESE-AMERICAN ASSOCIATION, INC.	KBEP
NEW LIFE CHILD DEVELOPMENT CENTER INC	KBGU
SCO FAMILY OF SERVICES	KBJL
BUSHWICK UNITED HOUSING DEVELOPMENT FUND CORPORATION	KBLW
BROOKLYN CHINESE-AMERICAN ASSOCIATION, INC.	KBMM
BROOKLYN CHINESE-AMERICAN ASSOCIATION, INC.	KBUL
UNIVERSITY SETTLEMENT SOCIETY OF NEW YORK	KBUV
NEW LIFE CHILD DEVELOPMENT CENTER INC	KBVB
WEEKS EDUCATIONAL AND SOCIAL ADVOCACY PROJECT, INC.	KDVU
UNION SETTLEMENT ASSOCIATION	MAON
NORTHSIDE CENTER FOR CHILD DEVELOPMENT, INC.	MAPP
UNION SETTLEMENT ASSOCIATION	MAPW
THE CHILD CENTER OF NY INC	MAQI
UNION SETTLEMENT ASSOCIATION	MAQT
UNIVERSITY SETTLEMENT SOCIETY OF NEW YORK	MAUB
HAMILTON MADISON HOUSE INC	MAUW
BLOOMINGDALE FAMILY PROGRAM INC HEAD START	MAVB
UNION SETTLEMENT ASSOCIATION	MAVX
ADDIE MAE COLLINS COMMUNITY SERVICE	MAWD
ECUMENICAL COMMUNITY DEVELOPMENT ORGANIZATION	MAXC
DOMINICAN WOMEN'S DEVELOPMENT CENTER	MAXV
UNION SETTLEMENT ASSOCIATION	MBVD
THE CHILD CENTER OF NY INC	QASU
PRESCHOOL 'R' US 3, INC.	QBFB
MOVING UP CHILDREN CENTER INC	QBGp

LUTHERAN SOCIAL SERVICES OF METROPOLITAN NEW YORK INC	XAID
THE CHILDREN'S AID SOCIETY	XAJU
LA PENINSULA COMMUNITY ORGANIZATION INC	XAKA
HELP USA INC	XAKQ
BRONXWORKS, INC.	XAOD
SEVENTH AVENUE CENTER FOR FAMILY SERVICES	XAOK
LA PENINSULA COMMUNITY ORGANIZATION INC	XARC
REACH ONE TO TEACH ONE	XAXA
CONGREGATION LUMINOUS, INC.	XCBR

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INFORMATION TECHNOLOGY AND TELECOMMUNICATIONS

■ PUBLIC COMMENT

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

Contract Type: CT1

Contractor: Donnelly & Moore Corporation

Contractor Address: 70 Havermill Road, Suite 101, New City, NY 10956

Scope Of Services: Reporting System Sr Support Engineer Programmer

Maximum Value: \$120,890.00

Term: 3/24/2025 through 8/25/2025

E-PIN: 85825W0109001

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

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

How Can I Comment on This Proposed Contract Award?

Please submit your comment to Rachel Tate-Clarke at rtate@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 Wednesday, July 9, 2025.

☛ j25

MANAGEMENT AND BUDGET

■ PUBLIC COMMENT

This is a notice that the NYC Office of Management and Budget (OMB) is seeking comments from the public about the proposed contract below.

Contract Type: Contract

Contractor: Y&S Technologies, Inc.

Contractor Address: 1666 Carroll Street, Brooklyn, NY, 11213

Scope of Services: To provide 171 ASUS Zenbooks

Maximum Value: \$270,009.00

Term (Start and End Dates): July 21, 2025 through December 31, 2025

E-PIN: 00225W0032001

Procurement Method: MWBE Non-Competitive Small Purchase

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

How can I comment on this proposed contract award?

Please submit your comment to <https://forms.office.com/Pages/ResponsePage.aspx?id=7nn6aTrp30240fvxX0n4IIjMtHYzNJGvQzvqevCnHIUOug0MFQ2Nk5MTkJEEM0JYMEdMSIRKVTfFaSS4u>. Be sure to include the E-PIN above in your message.

Comments must be submitted before 5:00 P.M. on Wednesday, July 2, 2025.

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AGENCY RULES

ENVIRONMENTAL PROTECTION

■ PUBLIC HEARINGS

Notice of Public Hearing and Opportunity to Comment on Proposed Rules

What are we proposing? The Department of Environmental Protection (“Department” or “DEP”) is proposing to promulgate a rule adopting an interim flood risk area map.

When and where is the hearing? The Department will hold a public hearing on the proposed rule amendments. The public hearing will take place at 11 am on July 30, 2025. To participate in the public hearing, please follow these instructions:

Microsoft Teams

Join the meeting now

Meeting ID: 287 786 328 440 8

Passcode: ow7PS2Vc

Dial in by phone

+1 347-921-5612, 513639697#

Find a local number

Phone conference ID: 513 639 697#

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

- **Website.** You can submit comments to the Department through the NYC rules web site at <http://rules.cityofnewyork.us>.
- **Email.** You can email written comments to nycrules@dep.nyc.gov.
- **Mail.** You can mail written comments to the Department, Bureau of Legal Affairs, 59-17 Junction Boulevard, 19th Floor, Flushing, NY 11373.
- **Fax.** You can fax written comments to the Department, Bureau of Legal Affairs, at 718-595-6543.
- **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 calling 718-595-6531. 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 written comments? Yes, you must submit written comments by July 30, 2025.

What if I need assistance to participate in the hearing? You must tell the Department’s Bureau of Legal Affairs if you need a reasonable accommodation of a disability at the hearing. You must tell us if you need a sign language interpreter. You can tell us by postal mail or email to the addresses given above. You may also tell us by telephone at 718-595-6531. You must tell us by July 23, 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, a transcript of the hearing and copies of the written comments will be available to the public at the Bureau of Legal Affairs.

What authorizes the Department to make these rules? Section 1043(a) of the New York City Charter (“City Charter”) and section 24-809 of the Administrative Code of the City of New York authorize the Department to promulgate these proposed rules. This rule was not included in the Department’s regulatory agenda for this fiscal year, as its need was not contemplated when the agenda was published.

Where can I find the Department’s rules? The Department’s rules are in Title 15 of the Rules of the City of New York.

What laws govern the rulemaking process? The Department must

meet the requirements of Section 1043 of the City Charter when creating or changing rules. This notice is made according to the requirements of Section 1043(b) of the City Charter.

Statement of Basis and Purpose

The New York City Department of Environmental Protection (DEP or Department) proposes to amend its rules to add a new chapter (Chapter 66 of Title 15 of the Rules of the City of New York (RCNY)) to include an interim flood risk area map, showing the 10-year rainfall flood risk area and the coastal flood risk area.

Section 1403(b-1) of the Charter of the City of New York provides that the Commissioner of Environmental Protection has “the power to administer and enforce provisions of law, rules and regulations relating to the management and control of discharges and runoff from public and private property, including but not limited to stormwater discharges, which may convey pollutants and other materials that may enter and have an adverse impact on the waters of the state.”

Pursuant to Local Law 124/2024 (amending Chapter 8 of Title 24 of the Administrative Code of the City of New York), which was enacted on December 18, 2024, § 24-809 of the Administrative Code requires DEP to adopt an interim flood risk area map designating areas in the city where there are specifically defined chances of rainfall-induced flooding and coastal flooding risk. Given the inherent uncertainty in the projections used to estimate flood risk and the potential danger of flooding events, the map adds a 50-foot-wide area around the perimeter of the projected 10-year rainfall flood risk area to account for such uncertainty.

These regulations, including the interim flood risk area map, combine with and coordinate with the New York City Building Code Appendix U Section BC U202 and amendments made to the Zoning Resolution in application number N 240290 ZRY (approved by the City Council on December 5, 2024), which delineate flood hazard areas where ancillary dwelling units (ADUs) are prohibited.

Added material is underlined.

“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.

Title 15 of the Rules of the City of New York is amended by addition of a new Chapter 66, to read as follows:

§66-01 Definitions

10-year rainfall flood risk area. The term “10-year rainfall flood risk area” means an area designated on a map promulgated by the department of environmental protection that represents locations in the city where there is a 10 percent chance or greater of rainfall-induced flooding in any year, incorporating the impacts of the projected 2050 sea level rise on sewer outfalls and storm drains as projected by the New York city panel on climate change, with the addition of a 50-foot wide area around the perimeter to account for the margin of uncertainty inherent in such projections.

Coastal flood risk area. The term “coastal flood risk area” means an area designated on a map promulgated by the department of environmental protection that represents locations in the city where there is a 1 percent chance or greater of flooding in any year, incorporating the impacts of sea level rise as projected for the year 2080 by the New York City panel on climate change, provided that if such panel provides projections for baseline years later in time to 2080 then such baseline years may be adopted by rule for the purposes of this definition. In initially determining such area, the department, in consultation with other relevant agencies as described in Administrative Code section 24-809(b), shall consider the federal emergency management agency coastal flood mapping data that defines the current 100-year floodplain, and the best available data, as determined by the department and such agencies, including 90th percentile projections from the New York city panel on climate change and any other data determined to be reasonable, that reflects the 1 percent chance or greater of flooding in any year.

§66-02 Purpose and Applicability

DEP adopts as an appendix to this chapter an interim flood risk area map showing the 10-year rainfall flood risk area and the coastal flood risk area. This interim map is also posted on the department’s website.

The 10-year rainfall flood risk area and the coastal flood risk area, as delineated on the interim map will serve as a reference for the New York City Department of Buildings to determine allowable locations of ancillary dwelling units (ADUs), including backyard ancillary dwelling units, in accordance with the New York City Building Code Appendix U Section BC U202 and Zoning Resolution § 12-10. A property lot is within the 10-year rainfall flood risk area or coastal flood risk area when all or any portion of the lot is within such mapped area.

APPENDIX

The Interim Flood Risk Area Map included in this Appendix is adopted

as a reference standard, and is available at <https://nyc.gov/dep/floodriskmap>.

**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: Adoption of Interim Flood Risk Area Map

REFERENCE NUMBER: DEP-111

RULEMAKING AGENCY: Department of Environmental 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

June 13, 2025
Date

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

**CERTIFICATION PURSUANT TO
CHARTER §1043(d)**

RULE TITLE: Adoption of Interim Flood Risk Area Map

REFERENCE NUMBER: 2025 RG 022

RULEMAKING AGENCY: Department of Environmental 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: June 20, 2025

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SPECIAL MATERIALS

OFFICE OF THE MAYOR

■ NOTICE

EMERGENCY EXECUTIVE ORDER NO. 819

June 17, 2025

WHEREAS, on September 2, 2021, the federal monitor in the *Nunez* use-of-force class action stated that steps must be taken immediately to address the conditions in the New York City jails; and

WHEREAS, on June 14, 2022, the federal court in *Nunez* approved the *Nunez* Action Plan, which “represents a way to move forward with concrete measures now to address the ongoing crisis at Rikers Island”; and

WHEREAS, although there has been improvement in excessive staff absenteeism, extraordinarily high rates of attrition due to staff retirements and other departures continue to seriously affect the Department of Correction's (DOC's) staffing levels and create a serious risk to DOC's ability to carry out the safety and security measures required for the maintenance of sanitary conditions; and access to basic services, including showers, meals, visitation, religious services, commissary, and recreation; and

WHEREAS, this Order is given to prioritize compliance with the *Nunez* Action Plan and to address the effects of DOC's staffing levels, the conditions at DOC facilities, and health operations; and

WHEREAS, additional reasons for requiring the measures continued in this Order are set forth in Emergency Executive Order No. 140 of 2022, Emergency Executive Order No. 579 of 2024, and Emergency Executive Order 623 of 2024; and

WHEREAS, the state of emergency existing within DOC facilities, first declared in Emergency Executive Order No. 241, dated September 15, 2021, and extended by subsequent orders, remains in effect;

NOW, THEREFORE, pursuant to the powers vested in me by the laws of the State of New York and the City of New York, including but not limited to the New York Executive Law, the New York City Charter and the Administrative Code of the City of New York, and the common law authority to protect the public in the event of an emergency:

Section 1. I hereby direct that section 1 of Emergency Executive Order No. 816, dated June 12, 2025, is extended for five (5) days.

§ 2. This Emergency Executive Order shall take effect immediately and shall remain in effect for five (5) days unless it is terminated or modified at an earlier date.

Eric Adams
Mayor

☛ j25

EMERGENCY EXECUTIVE ORDER NO. 820

June 17, 2025

WHEREAS, it is of utmost importance to protect the health and safety of all persons in the custody of the Department of Correction (“DOC”), and of all officers and persons who work in the City of New York jails and who transport persons in custody to court and other facilities, and the public; and

WHEREAS, over 80 provisions in the various Court Orders entered in *Nunez v. City of New York*, 11 CV 5845 (SDNY), require DOC to consult with, and seek the approval of, the *Nunez* Monitor (“Monitor”) prior to implementing or amending policies on issues, including but not limited to, matters relating to security practices, the use of restraints, escorts, emergency lock-ins, de-escalation, confinement management of incarcerated individuals following serious acts of violence and subsequent housing strategies, and DOC may be held in contempt of court and sanctioned if it fails to appropriately consult with and obtain approval from the Monitor regarding policies in these areas; and

WHEREAS, as fully detailed in Emergency Executive Order 579 of 2024, DOC is already experiencing a significant staffing crisis, which poses a serious risk to the health, safety, and security of all people in custody and to DOC personnel; and

WHEREAS, attempting to comply with many of the provisions of Local Law 42 and the new BOC regulations, such as by transporting individuals to court without restraints, would require a massive increase in staff and other resources, which are not available; and

WHEREAS, even if DOC had such additional staffing and resources, that still would not obviate the direct threat to public safety posed by certain provisions of Local Law 42, nor would it obviate the fact that the Monitor has yet to approve implementation of those provisions as required by the *Nunez* Orders, nor would it obviate the fact that additional time would be needed to safely implement those provisions of Local Law 42 eventually approved by the Monitor, because, as the Monitor has expressly cautioned, the safe implementation of any new requirement or reform in DOC facilities requires planning time to “evaluat[e] the operational impact, update[e] policies and procedures, updat[e] the physical plant, determin[e] the

necessary staffing complement, develop[] training materials, and provide[] training to thousands of staff, all of which must occur before the changes in practice actually go into effect" [11 CV 5845 (SDNY) Dkt No. 758-3 at p. 61]; and

WHEREAS, on July 27, 2024, I issued Emergency Executive Order No. 624, and declared a state of emergency to exist within the correction facilities operated by the DOC, and such declaration remains in effect; and

WHEREAS, additional reasons for requiring the measures continued in this Order are set forth in Emergency Executive Order No. 625, dated July 27, 2024, and Emergency Executive Order 682, dated October 30, 2024; and

NOW, THEREFORE, pursuant to the powers vested in me by the laws of the State of New York and the City of New York, including but not limited to the New York Executive Law, the New York City Charter and the Administrative Code of the City of New York, and the common law authority to protect the public in the event of an emergency:

Section 1. I hereby direct section 1 of Emergency Executive Order No. 817, dated June 12, 2025 is extended for five (5) days.

§ 2. This Emergency Executive Order shall take effect immediately and shall remain in effect for five (5) days unless it is terminated or modified at an earlier date.

Eric Adams
Mayor

• j25

EMERGENCY EXECUTIVE ORDER NO. 821

June 17, 2025

WHEREAS, over the past several months, thousands of asylum seekers have been arriving in New York City, from the Southern border, without having any immediate plans for shelter; and

WHEREAS, the City now faces an unprecedented humanitarian crisis that requires it to take extraordinary measures to meet the immediate needs of the asylum seekers while continuing to serve the tens of thousands of people who are currently using the DHS Shelter System; and

WHEREAS, additional reasons for requiring the measures continued in this Order are set forth in Emergency Executive Order No. 224, dated October 7, 2022; and

WHEREAS, the state of emergency based on the arrival of thousands of individuals and families seeking asylum, first declared in Emergency Executive Order No. 224, dated October 7, 2022, and extended by subsequent orders, remains in effect;

NOW, THEREFORE, pursuant to the powers vested in me by the laws of the State of New York and the City of New York, including but not limited to the New York Executive Law, the New York City Charter and the Administrative Code of the City of New York, and the common law authority to protect the public in the event of an emergency:

Section 1. I hereby order that section 1 of Emergency Executive Order No. 818, dated June 12, 2025, is extended for five (5) days.

§ 2. This Emergency Executive Order shall take effect immediately and shall remain in effect for five (5) days unless it is terminated or modified at an earlier date.

Eric Adams
Mayor

• j25

NYC OER Voluntary Cleanup Program Applications

The New York City Office of Environmental Remediation (OER) has received an NYC Voluntary Cleanup Program (VCP) application for a site located at 533 West 27th Street, New York, NY. Site No. 25CVCP012M is assigned to this project.

The New York City Office of Environmental Remediation (OER) has received an NYC Voluntary Cleanup Program (VCP) application for a site located at 286 Hudson Street, New York, NY. Site No. 25CVCP046M is assigned to this project.

The New York City Office of Environmental Remediation (OER) has received an NYC Voluntary Cleanup Program (VCP) application for a site located at 2351-2359 Lorillard Place, Bronx, NY. Site No. 25CVCP035X is assigned to this project.

The New York City Office of Environmental Remediation (OER) has received an NYC Voluntary Cleanup Program (VCP) application for a site located at 99 Dinsmore Place, Brooklyn, NY. Site No. 25CVCP039K

is assigned to this project.

The New York City Office of Environmental Remediation (OER) has received an NYC Voluntary Cleanup Program (VCP) application for a site located at 126-26 35th Avenue, Queens, NY. Site No. 25CVCP032Q is assigned to this project.

The New York City Office of Environmental Remediation (OER) has received an NYC Voluntary Cleanup Program (VCP) application for a site located at 129-19 Metropolitan Avenue, Queens, NY. Site No. 25CVCP045Q is assigned to this project.

Information regarding these sites, including site cleanup plans, can be found on the OER EPIC document repository: <https://a002-epic.nyc.gov/app/search/advanced>.

The public comment period on the cleanup plans runs for 30 days. Please send comments to NYC OER, 100 Gold Street, 2nd Floor, New York, NY 10038 or call 212-788-8841.

• j25

CHANGES IN PERSONNEL

COMMUNITY COLLEGE (MANHATTAN) FOR PERIOD ENDING 04/25/25									
		TITLE		SALARY	ACTION	PROV	EFF DATE	AGENCY	
NAME		NUM							
CHENNY-NSHANJI	JANET	N	04293	\$187.5000	APPOINTED	YES	03/23/25	466	
COLES	ERICA		10102	\$18.5400	APPOINTED	YES	04/07/25	466	
DENG	JIANZHOU		10102	\$18.5800	APPOINTED	YES	03/25/25	466	
DREWES	WILLIAM	H	04625	\$60.0000	APPOINTED	YES	04/01/25	466	
FREUNDLICH-QUIN	JEAN		04802	\$47794.0000	RETIRED	NO	04/07/25	466	
GARCIA	JANICE		10102	\$18.5400	APPOINTED	YES	03/26/25	466	
GHEITH	CARRIE	R	04625	\$40.4500	RESIGNED	YES	01/16/25	466	
GOMES	KEVIN	A	10102	\$18.5400	APPOINTED	YES	04/07/25	466	
IZQUIERDO	EVANGELI	F	04689	\$47.4200	APPOINTED	YES	04/04/25	466	
JOSEPH	KENNIA		04689	\$47.4200	APPOINTED	YES	04/09/25	466	
KARASIK	SAMUEL	E	04687	\$53.7900	APPOINTED	YES	04/10/25	466	
KUPERBERG	ELAINE		04802	\$47794.0000	RETIRED	NO	04/02/25	466	
KUPERBERG	ELAINE		10102	\$18.5400	APPOINTED	YES	04/14/25	466	
LAI	ERNEST	S	04294	\$17.1881	APPOINTED	YES	01/26/25	466	
LARRINGTON	STEPHEN		04293	\$239.4225	DECEASED	YES	12/20/24	466	
MEJIA-NAPOLITAN	EFRAIN	T	04844	\$40810.0000	APPOINTED	NO	04/06/25	466	
MESSINA	ALLISON	M	04316	\$163000.0000	APPOINTED	YES	04/13/25	466	
POCCHIA	MICHAEL		04625	\$55.0000	APPOINTED	YES	03/10/25	466	
PULAMI	DIVYA		10102	\$18.5400	APPOINTED	YES	03/25/25	466	
RAHMAN	MAHIR	T	10102	\$18.5400	APPOINTED	YES	04/07/25	466	
REID	SHARON	D	04685	\$64.3200	APPOINTED	YES	03/24/25	466	
ROWE	MICHAEL	K	10102	\$18.5400	APPOINTED	YES	04/08/25	466	
SHETH	GURVINDE		04716	\$165.0060	APPOINTED	YES	04/06/25	466	
SMITH	BRANDON	K	04604	\$38.5000	APPOINTED	YES	03/25/25	466	
VILLANUEVA	RICARDO		10102	\$18.5400	APPOINTED	YES	04/07/25	466	

CUNY CENTRAL OFFICE FOR PERIOD ENDING 04/25/25									
		TITLE		SALARY	ACTION	PROV	EFF DATE	AGENCY	
NAME		NUM							
MAJUMDAR	NEH	J	04688	\$59.0000	APPOINTED	YES	04/01/25	467	
ROSE	MARI		04097	\$129310.0000	RESIGNED	YES	04/13/25	467	
ROTHMAN	SHAYNE	H	04689	\$47.4200	APPOINTED	YES	04/01/25	467	
ZAMANSKY	MICHAEL		04685	\$78.3000	APPOINTED	YES	04/01/25	467	

COMMUNITY COLLEGE (HOSTOS) FOR PERIOD ENDING 04/25/25									
		TITLE		SALARY	ACTION	PROV	EFF DATE	AGENCY	
NAME		NUM							
ARCIDIACONO MOR	GIUSEPPE		04844	\$40810.0000	APPOINTED	NO	04/06/25	468	
COOPER	CELEBRIT	E	04625	\$50.0000	APPOINTED	YES	03/26/25	468	
FLORES FIGUEROA	CAROLIN	A	10102	\$18.5400	APPOINTED	YES	03/27/25	468	
KYLER	KYANA		04689	\$47.4200	APPOINTED	YES	03/31/25	468	
LOPEZ	ILIANA-B		10102	\$20.0000	APPOINTED	YES	04/09/25	468	
MARTINEZ	HILLARY	E	04689	\$47.4200	APPOINTED	YES	03/31/25	468	
MEI	BEN		04058	\$62277.0000	RESIGNED	YES	04/13/25	468	
NUNEZ TAVERAS	RAFAEL	N	04880	\$111013.0000	INCREASE	YES	04/01/25	468	
PENA DE LLORENZ	NORMA		04096	\$92878.0000	RETIRED	YES	04/15/25	468	
PEREZ	XITLALI		10102	\$18.5400	APPOINTED	YES	04/07/25	468	
REYES FRANCO	LINA	A	10102	\$18.5400	APPOINTED	YES	04/09/25	468	
ROSARIO	IDDY		04099	\$86645.0000	RESIGNED	YES	04/10/25	468	
ROTH	DANIEL	L	04888	\$25.3800	APPOINTED	YES	03/26/25	468	
RWEYEMAMU	ERIC		04099	\$64649.0000	APPOINTED	YES	04/06/25	468	
TERADA	YUKA		10102	\$18.5400	APPOINTED	YES	03/26/25	468	
VAUGHN	MARTHA		04625	\$50.0000	APPOINTED	YES	03/21/25	468	
VENTURA	CHRISTOP		10102	\$18.5400	APPOINTED	YES	04/14/25	468	

COMMUNITY COLLEGE (LAGUARDIA) FOR PERIOD ENDING 04/25/25									
		TITLE		SALARY	ACTION	PROV	EFF DATE	AGENCY	
NAME		NUM							
ALI BOUBACAR	IMRANA		10102	\$18.5400	APPOINTED	YES	03/03/25	469	
AMAYA	ROSA	A	10102	\$19.5400	APPOINTED	YES	03/26/25	469	
BARRY	AMADOU	O	10102	\$18.5400	APPOINTED	YES	02/19/25	469	
BISHOP	DANTELLA	O	10102	\$18.5400	APPOINTED	YES	03/24/25	469	
BOSTWICK	THOMAS	H	04294	\$68.7525	APPOINTED	YES	02/23/25	469	

BRIGHT	ORION	04866	\$66803.0000	APPOINTED	YES	03/30/25	469
CARDONIGA II	CUSTODIO P	10102	\$18.5400	APPOINTED	YES	03/17/25	469
CHAN	MARY	04294	\$68.7525	APPOINTED	YES	02/23/25	469
CHEN	YONGXUAN G	04625	\$40.4500	APPOINTED	YES	03/24/25	469
COLLINS	MICHAEL D	04601	\$31.2200	APPOINTED	YES	03/13/25	469

**COMMUNITY COLLEGE (LAGUARDIA)
FOR PERIOD ENDING 04/25/25**

NAME	TITLE	NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY
DOLABAILLE	DAMON	04294	\$68.7525	APPOINTED	YES	01/26/25	469
DOMINGUEZ	MADELINE S	10102	\$18.5400	APPOINTED	YES	03/26/25	469
DOUGLAS	STEPHANI	04687	\$53.7900	APPOINTED	YES	01/06/25	469
EDMONDS	ELIJAH M	04802	\$44011.0000	RESIGNED	NO	04/06/25	469
FISK	MORGHAN C	10102	\$18.5400	APPOINTED	YES	03/06/25	469
FRACCALVIERI	PAUL P	04625	\$50.0000	APPOINTED	YES	04/03/25	469
GOLDEN	EMMA	04689	\$47.4200	APPOINTED	YES	03/17/25	469
HAKIM	SOPIA	10102	\$18.5400	APPOINTED	YES	03/24/25	469
HLYZOVA	OLESLIA	04601	\$31.2200	APPOINTED	YES	03/11/25	469
HTOO	YU WUT H	10102	\$18.5400	APPOINTED	YES	03/17/25	469
JONES	MARCUS L	04294	\$68.7525	APPOINTED	YES	02/23/25	469
KHIARI	YOUSSEF	10102	\$18.5400	APPOINTED	YES	03/06/25	469
KOP	MARISKA	04689	\$47.4200	APPOINTED	YES	03/10/25	469
LALITE	RAWLISHA	04099	\$90375.0000	APPOINTED	YES	03/30/25	469
LAMA	RINZIN C	10102	\$22.1700	APPOINTED	YES	01/02/25	469
MAREK	ANTON L	04601	\$31.2200	APPOINTED	YES	03/24/25	469
MELGAR	ERIKA V	10102	\$18.5400	APPOINTED	YES	03/31/25	469
MERENDA	LUCAS N	10102	\$18.5400	APPOINTED	YES	03/31/25	469
MILLER	ELIZABET	04689	\$47.4200	APPOINTED	YES	03/17/25	469
NARANJO	WILLIAM D	10102	\$20.0000	APPOINTED	YES	03/31/25	469
NISHI	SEAN T	04689	\$47.4200	APPOINTED	YES	03/17/25	469
ORTEGA	CHANTE P	10102	\$20.0000	APPOINTED	YES	03/31/25	469
PAUL	ANTONIO C	04017	\$44411.0000	APPOINTED	YES	04/13/25	469
PEPIN SANCHEZ	JOHANN D	04017	\$65946.0000	APPOINTED	YES	04/06/25	469
POLASKI	HANNAH C	04058	\$62277.0000	APPOINTED	YES	03/01/25	469
RAMOS	NANCY	10102	\$18.5400	APPOINTED	YES	03/24/25	469
RIVERA	KAYLIN T	04689	\$47.4200	APPOINTED	YES	03/17/25	469
SANDOVAL	NICOLLE	04601	\$31.2200	APPOINTED	YES	03/17/25	469
TORRES	ALYSSA	10102	\$18.5400	APPOINTED	YES	03/06/25	469
VELISTA	KEZIA A	10102	\$26.9000	APPOINTED	YES	03/24/25	469
WEIL	JAMIE A	04689	\$47.4200	APPOINTED	YES	03/17/25	469
WU	MENG MEN	10102	\$18.5400	APPOINTED	YES	03/06/25	469
XU	ZIYI	04294	\$91.6700	APPOINTED	YES	03/23/25	469
YADAV	BRIKESH	10102	\$18.5400	APPOINTED	YES	02/11/25	469
ZENTENO	DIEGO	10102	\$20.0000	APPOINTED	YES	03/24/25	469

**HUNTER COLLEGE HIGH SCHOOL
FOR PERIOD ENDING 04/25/25**

NAME	TITLE	NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY
BASSO	RAYMOND M	04692	\$112.5000	APPOINTED	YES	03/03/25	470
HARPER	THOMAS J	04692	\$149.6000	APPOINTED	YES	03/03/25	470
KWON	HYUK J	04692	\$94.0700	APPOINTED	YES	03/03/25	470
NAZAROV	YEVGENIY	04692	\$75.5700	APPOINTED	YES	03/03/25	470
PATEL	HIMANEE	04603	\$33069.0000	APPOINTED	YES	03/27/25	470
POTTER	GREGORY A	04692	\$75.5700	APPOINTED	YES	03/03/25	470
ZUCKERMAN	DAVID S	04692	\$125.0000	APPOINTED	YES	04/14/25	470

**DEPARTMENT OF EDUCATION ADMIN
FOR PERIOD ENDING 04/25/25**

NAME	TITLE	NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY
ACOSTA	MICHEL	56057	\$49486.0000	APPOINTED	YES	04/06/25	740
ADNANE	KARIM	56058	\$74264.0000	INCREASE	YES	04/01/25	740
AGGISON	ANGELA	13304	\$170098.0000	INCREASE	YES	03/07/25	740
AGUIRRE	COLLETTE M	51221	\$80200.0000	APPOINTED	YES	04/01/25	740
AKALONU	CLINTON	51221	\$80200.0000	APPOINTED	YES	04/01/25	740
AKTHER	SALMA	54513	\$49474.0000	INCREASE	YES	03/09/25	740
ALBERT	DIANA R	56057	\$43033.0000	APPOINTED	YES	04/01/25	740
ALGARADI	ABDULRAH M	56058	\$69844.0000	INCREASE	YES	03/09/25	740
ALLEN	NICOLA	34176	\$50804.0000	APPOINTED	YES	04/06/25	740
ALYA	WAGEEH S	54513	\$49474.0000	INCREASE	YES	02/05/25	740
ANDON	ANA R	54513	\$49474.0000	INCREASE	YES	12/08/24	740
APPOW	KYRAN A	13613	\$65000.0000	INCREASE	NO	03/09/25	740
ARENAS	PAOLA	56058	\$73336.0000	INCREASE	YES	04/08/25	740
AVENIS	NATASHA	51222	\$82370.0000	APPOINTED	YES	04/01/25	740
BALAN	ELSTE	1262C	\$89301.0000	APPOINTED	NO	04/01/25	740
BAUZA	PARIS C	56057	\$43033.0000	APPOINTED	YES	03/13/25	740
BEINER	MICHAEL V	10050	\$173076.0000	RETIRED	NO	03/31/25	740
BOLIVAR TORRES	CLAUDIA C	51221	\$80200.0000	APPOINTED	YES	04/06/25	740
BRAGO BISMARCK	MICHAEL	10026	\$170098.0000	INCREASE	NO	03/07/25	740
BURDGE	ALYSSA	51221	\$82370.0000	APPOINTED	YES	04/06/25	740
CAMPBELL	TAISHA	10124	\$72000.0000	INCREASE	NO	04/01/25	740
CANNY	JULIA	51221	\$80200.0000	APPOINTED	YES	04/09/25	740
CARNEY	HALEY V	80087	\$95222.0000	APPOINTED	YES	04/13/25	740
CARVAJAL	KRISTIE	56058	\$69844.0000	APPOINTED	YES	04/01/25	740
CHECO	LISETTE	54513	\$49474.0000	INCREASE	YES	01/02/25	740
CHU	LAURA A	51221	\$82370.0000	APPOINTED	YES	04/02/25	740
DE LA CRUZ	MAIRENY	56057	\$49981.0000	APPOINTED	YES	04/06/25	740
DUNCAN	KYLE A	56058	\$69844.0000	RESIGNED	YES	04/01/25	740
EDMUND	SHEREE T	12628	\$67170.0000	APPOINTED	NO	04/01/25	740
ELEFTERAKIS	MICHAEL	56058	\$60733.0000	APPOINTED	YES	03/16/25	740
ESPINOSA	LUIS	56058	\$69844.0000	INCREASE	YES	04/01/25	740
FARRIS	STEPHANI M	56057	\$43033.0000	APPOINTED	YES	04/02/25	740
FERNANDEZ	NAOMI	56057	\$43033.0000	APPOINTED	YES	04/01/25	740
FERRELLI	LISA M	54513	\$49474.0000	INCREASE	YES	03/20/25	740

**DEPARTMENT OF EDUCATION ADMIN
FOR PERIOD ENDING 04/25/25**

NAME	TITLE	NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY
FLORES	ARNOLD A	13613	\$62593.0000	RESIGNED	NO	04/13/25	740
GANTZ	TONI	95005	\$228579.0000	RESIGNED	YES	04/13/25	740
GOLDMAN	MALKA	51221	\$82370.0000	INCREASE	NO	04/06/25	740
GOODEN	BRANDON L	56058	\$60733.0000	RESIGNED	YES	04/02/25	740
GRAVESANDE	TYRONE R	10031	\$132426.0000	DECREASE	NO	03/30/25	740
GRILES	OMAR S	56058	\$70309.0000	RESIGNED	YES	03/10/25	740
HAGGWOOD	NIA L	56057	\$49486.0000	APPOINTED	YES	03/20/25	740
HAOUMI	YAHYA	54514	\$106079.0000	INCREASE	YES	03/02/25	740
HAVE	SYED M	1262D	\$117204.0000	APPOINTED	YES	04/02/25	740
HARVEY	WANDA	56057	\$67000.0000	APPOINTED	YES	03/16/25	740
JEFFREY	TAHIRAH	55050	\$76642.0000	APPOINTED	YES	03/23/25	740
JOHNSON	TAKEISHA	56058	\$69844.0000	INCREASE	YES	04/01/25	740
JONES	LORI M	55050	\$76642.0000	APPOINTED	YES	04/06/25	740
JOSEPHS	NEIL	54513	\$49474.0000	INCREASE	YES	03/09/25	740
KIM	BRITT	56057	\$60000.0000	APPOINTED	YES	04/02/25	740
KIM	DO Y	51221	\$80200.0000	APPOINTED	YES	04/08/25	740
KING	RAVEN	56057	\$43033.0000	APPOINTED	YES	04/01/25	740
LAPRESE	LAURIE A	54513	\$49474.0000	INCREASE	YES	03/20/25	740
LAWRENCE	DONISHA J	56073	\$69662.0000	APPOINTED	YES	03/26/25	740
LIN	HAO MIN	51222	\$80200.0000	APPOINTED	YES	04/06/25	740
LIU	MAGGIE	40502	\$80000.0000	INCREASE	NO	02/28/25	740
LOGAN	TIFFANY C	54503	\$39950.0000	APPOINTED	YES	03/07/25	740
LOW	SALLY	54513	\$49474.0000	INCREASE	YES	03/21/25	740
MARGIOTTA	SARAH E	51221	\$82370.0000	APPOINTED	YES	04/01/25	740
MARSHALL	CHANCE	56058	\$69844.0000	INCREASE	YES	04/10/25	740
MARSHALL	TIMOTHY	56057	\$43033.0000	APPOINTED	YES	02/23/25	740
MARTINEZ	REGINA	56057	\$43033.0000	APPOINTED	YES	04/03/25	740
MARTINEZ	SHERICA L	56057	\$43033.0000	APPOINTED	YES	04/01/25	740
MCDONALD	SAMAJ	56058	\$60733.0000	APPOINTED	YES	04/08/25	740
MEDINA	ERICA M	56058	\$72638.0000	APPOINTED	YES	04/01/25	740
MENDOZA	DIANA	56057	\$43033.0000	APPOINTED	YES	04/06/25	740
MITCHELL	NIYA S	56058	\$69844.0000	APPOINTED	YES	04/08/25	740
MORENO	JOHN RHO T	56058	\$72638.0000	APPOINTED	YES	04/08/25	740
MOYNIHAN	ALLISON	51221	\$82370.0000	INCREASE	NO	04/16/25	740
MUSA	DOMINQU	60888	\$49496.0000	APPOINTED	NO	04/06/25	740
NASSAR	LYLAL	56073	\$60575.0000	APPOINTED	YES	03/25/25	740
NICALEK	JADWIGA	51221	\$88715.0000	RETIRED	NO	04/08/25	740
ORTIZ	SOLENNY	54513	\$49474.0000	INCREASE	YES	12/03/24	740
OSMAN	FATEMA	51221	\$82370.0000	APPOINTED	YES	04/06/25	740
OSORIO CALDERON	VAITIARE L	56057	\$51094.0000	APPOINTED	YES	03/16/25	740
PANTIA	NORLYANN C	54503	\$39950.0000	APPOINTED	YES	03/02/25	740
PARMAR	MANISH	1263A	\$106549.0000	RESIGNED	NO	04/04/25	740
PATERNOSTRO	KATHLEEN A	10251	\$69105.0000	RETIRED	NO	04/01/25	740
PEREZ JR	RAFAEL	56058	\$71963.0000	RESIGNED	YES	04/06/25	740
PETTERS	ELIZABET A	54512	\$42365.0000	RESIGNED	YES	03/14/25	740
PIGNATELLI	JULIA	51221	\$80200.0000	APPOINTED	YES	04/08/25	740
PIKO	STEPHANI	51221	\$82370.0000	APPOINTED	YES	04/01/25	740
POLANCO	ISIS V	56058	\$69844.0000	RESIGNED	YES	03/19/25	740
POLITE	DEBRA Y	56058	\$76828.0000	APPOINTED	YES	04/06/25	740
QUINONES	YAHAIIRA	54503	\$39950.0000	APPOINTED	YES	03/23/25	740
RAHMAN	MUMINUR	80087	\$106607.0000	APPOINTED	YES	04/06/25	740

**DEPARTMENT OF EDUCATION ADMIN
FOR PERIOD ENDING 04/25/25**

NAME	TITLE	NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY
RAHMAN	SABIHA B	51221	\$80200.0000	APPOINTED	YES	04/01/25	740
RAMCHARAN	CHANDRA	54513	\$49474.0000	INCREASE	YES	03/09/25	740
RAMOS	DANILVIA	40526	\$61742.0000	INCREASE	YES	04/01/25	740
RAMOS	ELIZABET	56057	\$54435.0000	APPOINTED	YES	04/01/25	740
RAMOS	MAGDA	56057	\$50000.0000	RESIGNED	YES	04/13/25	740
RINKOVSKY	ELIZABET M	51221	\$82370.0000	APPOINTED	YES	04/01/25	740
RODRIGUEZ	NICOLE	56057	\$43033.0000	APPOINTED	YES	04/06/25	740
RUDMAN	MIRZA	54513	\$49474.0000	INCREASE	YES	03/21/25	740
SAFFOLD	BRITTANY S	10065	\$110700.0000	INCREASE	YES	04/01/25	740
SAPINSKY	ZOFIA	4					