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# THE CITY RECORD

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## THE CITY RECORD

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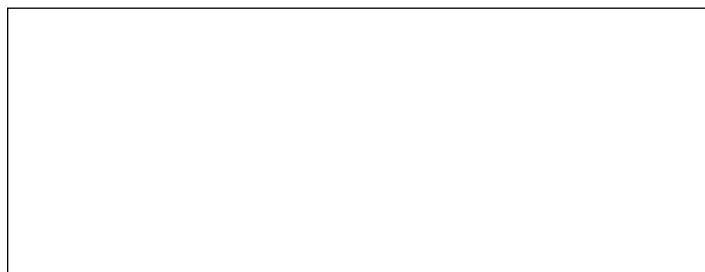
## PUBLIC HEARINGS AND MEETINGS

*See Also: Procurement; Agency Rules*

### BOROUGH PRESIDENT - BROOKLYN

#### ■ PUBLIC HEARINGS

**NOTICE IS HEREBY GIVEN THAT**, pursuant to Section 201 of the New York City Charter, the Brooklyn Borough President will hold a ULURP hearing on the matters below in person, at **6:00 P.M.** on **Tuesday, January 16, 2024**, in the Borough Hall Courtroom. The meeting will be recorded for public transparency.



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

Testimony at the hearing is limited to **2 minutes**, unless extended by the Chair. The Borough President welcomes written testimony on all agenda items. For timely consideration, comments must be submitted to [testimony@brooklynbp.nyc.gov](mailto:testimony@brooklynbp.nyc.gov) no later than Friday, January 19, 2024.

The following agenda items will be heard:

#### 1) Gaming Facility Text Amendment

A public application by the NYC Department of City Planning proposing a citywide zoning text amendment to allow gaming facilities as a permitted use in certain commercial districts (Section 32-10) and manufacturing districts (Section 42-10) in the Zoning Resolution. This modification would allow a gaming facility licensed by the State and developed through a new State defined siting process to be developed without regard to any potential conflict with the Zoning Resolution.

#### 2) 41 Richards Street

A private application by 54 Richards Street LLC requesting a zoning map amendment from M1-1 to M1-5 to facilitate the development of a new 7-story, 86,266 sf mixed-use development containing 66,319 sf of light manufacturing uses, 15,947 sf commercial office space, and 2,730 sf ground-floor commercial retail at 41 Richards Street in Red Hook, CD 6, Brooklyn.

#### 3) 817 Avenue H Rezoning

A private application by Agudist Council of Greater New York requesting a zoning map amendment from R5/C1-3 (OP) to R7A/C2-4 (OP) and zoning text amendment to map a new MIH area to facilitate a new nine-story, 69,275 square-foot mixed-use development, including 41,348 square feet of residential space (approximately 42 dwelling units) and 22,149 square feet of community facility space at 817 Avenue H in the Midwood neighborhood of Community District 14, Brooklyn.

4) 1289 Atlantic Avenue Rezoning

A private application by AA Atlantic LLC requesting a zoning map amendment from M1-1 to C4-5X and R6B and a zoning text amendment to designate an MIH area to facilitate a new 14-story, approximately 162,494 square foot mixed-use building with 112 dwelling units at 1289 Atlantic Avenue, Bedford-Stuyvesant, Community District 3, Brooklyn.

5) 281-311 Marcus Garvey Blvd

A private application by Omni New York LLC, for a zoning map amendment from R6B, R6A, R6B/C2-4, R6A/C2-4 to R7A/C2-4, a zoning text amendment to map a new MIH area, and a City Planning Commission Special Permit for a Large-Scale General Development to facilitate the development of two-mixed-use buildings at 281-311 Marcus Garvey Blvd., Bedford-Stuyvesant, Community District 3, Brooklyn.

6) 396-400 Avenue X Rezoning

A private application by PG Realty Investments LLC, for a zoning map amendment from R4/OP to R7A/C2-4/OP and a text amendment to map a MIH Area to facilitate a new 46,000 square foot, 7-story residential and commercial mixed-use building at 396-400 Avenue X in Community District 15, Brooklyn.

Accessibility questions: Corina Lozada, corina.lozada@brooklynbp.nyc.gov, by: Tuesday, January 9, 2024 5:00 P.M.



j2-16

BOROUGH PRESIDENT - MANHATTAN

PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN that a Discussion and Vote on City of Yes for Economic Opportunity Zoning Text Amendment proposal will take place on Thursday, January 18, 2024 at 8:30 A.M. on Zoom

Topic: Manhattan Borough Board Meeting 2024

Register in advance for this webinar:

https://us06web.zoom.us/webinar/register/WN\_1QC0PuqrS7ieWIoTyv7Iww

After registering, you will receive a confirmation email containing information about joining the webinar.

j11-18

NOTICE IS HEREBY GIVEN that a Discussion and Vote on Gaming Facility Text Amendment proposal will take place on Thursday, January 18, 2024 at 8:30 A.M. on Zoom

Topic: Manhattan Borough Board Meeting 2024

Register in advance for this webinar:

https://us06web.zoom.us/webinar/register/WN\_1QC0PuqrS7ieWIoTyv7Iww

After registering, you will receive a confirmation email containing information about joining the webinar.

j11-18

CITY PLANNING COMMISSION

PUBLIC HEARINGS

The City Planning Commission will hold a public hearing accessible both in-person and remotely via the teleconferencing application Zoom, at 10:00 A.M. Eastern Daylight Time, on Wednesday, January 24, 2024, regarding the calendar items listed below. The public hearing will be held in person in the NYC City Planning Commission Hearing Room, Lower Concourse, 120 Broadway, New York, NY. Anyone attending the meeting in-person is encouraged to wear a mask.

The meeting will be live streamed through Department of City Planning's (DCP's) website and accessible from the following webpage, which contains specific instructions on how to observe and participate, as well as materials relating to the meeting: https://www.nyc.gov/site/nycengage/events/city-planning-commission-public-meeting/461664/1

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

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

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

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

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

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

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

CITYWIDE  
No. 1

CITY OF YES FOR ECONOMIC OPPORTUNITY  
CITYWIDE N 240110 ZRY

IN THE MATTER OF an application submitted by the New York City Department of City Planning, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying multiple ZR Sections to support economic growth and resiliency by providing businesses with additional zoning flexibility to locate and expand.

The proposed text amendment may be seen at the Zoning Application Portal: https://zap.planning.nyc.gov/projects/2023Y0405. Select the "Public Documents" dropdown menu, and then select the Docket.

CITYWIDE  
No. 2

City of Yes for Economic Opportunity - Manufacturing Districts  
CITYWIDE N 240111 ZRY

IN THE MATTER OF an application submitted by New York City Department of City Planning, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying multiple Sections to add new Manufacturing District options.

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

\* \* \*

11-12  
Establishment of Districts

\* \* \*

11-122  
Districts established

In order to carry out the purposes and provisions of this Resolution, the following districts are hereby established:

\* \* \*

Manufacturing Districts

- M1-1 Light Manufacturing District (High Performance)
- M1-1A Light Manufacturing District (High Performance)
- M1-1D Light Manufacturing District (High Performance)

- M1-2 Light Manufacturing District (High Performance)
- M1-2A Light Manufacturing District (High Performance)
- M1-2D Light Manufacturing District (High Performance)
- M1-3 Light Manufacturing District (High Performance)
- M1-3A Light Manufacturing District (High Performance)
- M1-3D Light Manufacturing District (High Performance)
- M1-4 Light Manufacturing District (High Performance)
- M1-4A Light Manufacturing District (High Performance)
- M1-4D Light Manufacturing District (High Performance)
- M1-5 Light Manufacturing District (High Performance)
- M1-5A Light Manufacturing District (High Performance)
- M1-5B Light Manufacturing District (High Performance)
- M1-5D Light Manufacturing District (High Performance)
- M1-5M Light Manufacturing District (High Performance)
- M1-6 Light Manufacturing District (High Performance)
- M1-6A Light Manufacturing District (High Performance)
- M1-6D Light Manufacturing District (High Performance)
- M1-6M Light Manufacturing District (High Performance)
- M1-7A Light Manufacturing District (High Performance)
- M1-8A Light Manufacturing District (High Performance)
- M1-9A Light Manufacturing District (High Performance)
- M2-1 Medium Manufacturing District (Medium Performance)
- M2-1A Medium Manufacturing District (Medium Performance)
- M2-2 Medium Manufacturing District (Medium Performance)
- M2-2A Medium Manufacturing District (Medium Performance)
- M2-3 Medium Manufacturing District (Medium Performance)
- M2-3A Medium Manufacturing District (Medium Performance)
- M2-4 Medium Manufacturing District (Medium Performance)
- M2-4A Medium Manufacturing District (Medium Performance)
- M3-1 Heavy Manufacturing District (Low Performance)
- M3-1A Heavy Manufacturing District (Low Performance)
- M3-2 Heavy Manufacturing District (Low Performance)
- M3-2A Heavy Manufacturing District (Low Performance)

\* \* \*

**ARTICLE IV  
MANUFACTURING DISTRICT REGULATIONS**

**Chapter 1  
Statement of Legislative Intent**

**41-00  
GENERAL PURPOSES OF MANUFACTURING DISTRICTS**

The Manufacturing Districts established in this Resolution are designed to promote and protect public health, safety, and general welfare. These general goals include, among others, the following specific purposes:

- (a) To provide sufficient space, in appropriate locations, to meet the needs of the City's expected future economy for all types of manufacturing and related activities, with due allowance for the need for a choice of sites.
- (b) To provide, as far as possible, that such space will be available for use for manufacturing and related activities, and to protect residences by separating them from manufacturing activities and by generally prohibiting the use of such space for new residential development.
- (c) To encourage manufacturing development which is free from danger of fire, explosions, toxic and noxious matter, radiation, and other hazards, and from offensive noise, vibration, smoke, dust and other particulate matter, odorous matter, heat, humidity, glare, and other objectionable influences, by permitting such development in areas where this Resolution restricts the emission of such nuisances, without regard to the industrial products and processes involved.
- (d) To protect adjacent residential and commercial areas, and to protect the labor force in other establishments engaged in less offensive types of manufacturing and related activities, by restricting those manufacturing activities which involve danger of fire, explosions, toxic and noxious matter, radiation and other hazards, or create offensive noise, vibration, smoke and other particulate matter, odorous matter, heat, humidity, glare, and other objectionable influences, to those limited areas which are appropriate therefor.
- (e) To protect manufacturing and related development against congestion, as far as is possible and appropriate in each area, by limiting the bulk of buildings in relation to the land around them and to one another, and by providing space off public streets for parking and loading facilities associated with such activities.
- (f) To protect the character of certain designated areas of historic and architectural interest, where the scale of building development is important, by limitations on the height of buildings.

- (g) To protect light manufacturing and to encourage stability and growth in appropriate mixed-use areas by permitting light manufacturing and controlled residential uses to co-exist where such uses are deemed compatible.
- (h) To promote the most desirable use of land and direction of building development in accord with a well-considered plan, to promote stability of manufacturing and related development, to strengthen the economic base of the City, to protect the character of the district and its peculiar suitability for particular uses, to conserve the value of land and buildings, and to protect the City's tax revenues.

**41-10  
PURPOSES OF SPECIFIC MANUFACTURING DISTRICTS**

**41-11  
M1 Light Manufacturing Districts (High Performance)**

These districts are designed for a wide range of manufacturing and related uses which can conform to a high level of performance standards. Manufacturing establishments of this type, within completely enclosed buildings, provide a buffer between Residence (or Commercial) Districts and other industrial uses which involve more objectionable influences. New residences are excluded from these districts, except for:

- (a) joint living-work quarters for artists in M1-5B Districts;
- (b) dwelling units in M1-5M and M1-6M Districts;
- (c) dwelling units in M1-1D, M1-2D, M1-3D, M1-4D and M1-5D Districts, where authorized by the City Planning Commission, both to protect residences from an undesirable environment and to ensure the reservation of adequate areas for industrial development; and
- (d) dwelling units in M1-6D Districts.

**41-12  
M2 Medium Manufacturing Districts (Medium Performance)**

[UPDATING TO REFLECT NEW M2A DISTRICTS AND EXISTING ALLOWANCES IN OTHER DISTRICTS]

These districts are designed for manufacturing and related activities which can meet a medium level of performance standards. Enclosure of such activities is not normally required except in areas along the boundary of a Residence District. No new residences or community facilities are permitted.

**41-13  
M3 Heavy Manufacturing Districts (Low Performance)**

These districts are designed to accommodate the essential heavy industrial uses which involve more objectionable influences and hazards, and which, therefore, cannot reasonably be expected to conform to those performance standards which are appropriate for most other types of industrial development. No new residences or community facilities are permitted.

\* \* \*

**ARTICLE IV  
MANUFACTURING DISTRICT REGULATIONS**

**Chapter 2  
Use Regulations**

**42-00  
GENERAL PROVISIONS**

[THE LANGUAGE IN THIS SECTION REFLECTS THE PROPOSED MODIFICATIONS IN CITY OF YES FOR ECONOMIC OPPORTUNITY, A PARALLEL TEXT AMENDMENT]

In order to carry out the purposes and provisions of this Resolution, the #uses# within #buildings or other structures# as well as the open #uses# of #zoning lots#, or portions thereof, have been classified and combined into ten separate Use Groups with similar characteristics. Use Groups 1, 2, 3, 4, 5, 6, 7, 8, 9 and 10, are permitted in #Manufacturing Districts# subject to the provisions of the following Sections:

- (a) Sections 42-11 through 42-20 establish general #use# allowances in Use Groups 1 through 10, including each #use# listed separately therein, by #Manufacturing District#, and additional provisions for certain #uses# where applicable.
- (b) Section 42-30 (SPECIAL PROVISIONS APPLICABLE TO CERTAIN DISTRICTS) sets forth special provisions applicable to the following #Manufacturing Districts#:
  - (1) M1-1D, M1-2D, M1-3D, M1-4D and M1-5D Districts, as set forth in Section 42- 31 (Residential uses in M1-1D through M1-5D Districts);

- (2) M1-6D Districts, as set forth in Section 42-32 (Use regulations in M1-6D Districts);
- (3) M1-5M and M1-6M Districts, as set forth in Section 42-33 (Use regulations in M1-5M and M1-6M Districts);
- (4) M1-1, M1-5 and M1-6 Districts in certain areas, as set forth in Section 42-34 (Use regulations in certain M1-1, M1-5 and M1-6 Districts); and
- (5) M1-5B Districts, as set forth in Section 42-35 (Use regulations in M1-5B Districts); and
- (6) #Manufacturing Districts# with an A suffix, as set forth in Section 42-36 (Use regulations in A suffix districts).

\* \* \*

**42-36**  
**Use Regulations in Manufacturing Districts with an A Suffix**

**42-361**  
**General use modifications**

In M1 and M2 Districts with an A suffix, the applicable #use# regulations shall be modified as follows:

- (a) In M1 Districts with an A suffix:
  - (1) all retail and service #uses# listed in Use Group 6 shall be permitted, and no associated size limitations shall apply;
  - (2) all recreation, entertainment and assembly space #uses# listed in Use Group 8 shall be permitted;
  - (3) all #community facility uses# without sleeping accommodations listed in Use Group 3B shall be permitted.
- (b) In M2 Districts with an A suffix, the #use# regulations for an M1 District with an A suffix shall apply, inclusive of performance standards, supplementary use regulations, and #sign# regulations.

\* \* \*

**ARTICLE IV**  
**MANUFACTURING DISTRICT REGULATIONS**  
**Chapter 3**  
**Bulk Regulations**

**43-00**  
**APPLICABILITY AND GENERAL PROVISIONS**

\* \* \*

**43-10**  
**FLOOR AREA REGULATIONS**

\* \* \*

**43-12**  
**Maximum Floor Area Ratio**

M1 M2 M3

In all districts, as indicated, for any #zoning lot#, the maximum #floor area ratio# shall not exceed the #floor area ratio# set forth in the following table, except as otherwise provided in the following Sections:

- Section 43-121 (Expansion of existing manufacturing buildings)
- Section 43-122 (Maximum floor area ratio for community facilities)
- Section 43-13 (Floor Area Bonus for Public Plazas)(Floor Area in Manufacturing Districts With an A Suffix)
- Section 43-14 (Floor Area Bonus for Public Plazas and Arcades)
- Section 43-15 (Existing Public Amenities for which Floor Area Bonuses Have Been Received)
- Section 43-16 (Special Provisions for Zoning Lots Divided by District Boundaries)
- Section 43-61 (Bulk Regulations for Residential Uses in M1-1D Through M1-5D Districts)
- Section 43-62 (Bulk Regulations in M1-6D Districts)

\* \* \*

**43-13**  
**Floor Area Bonus for Public Plazas**  
**Floor Area in Manufacturing Districts With an A Suffix**

M1-6

[MOVING EXISTING TEXT TO SECTION 43-14]

In the district indicated, except for M1-6D Districts, for each square foot of #public plaza# provided on a #zoning lot#, in accordance with the provisions of Section 37-70, inclusive, the total #floor area# permitted on that #zoning lot# under the provisions of Section 43-12 (Maximum Floor Area Ratio) may be increased by six square feet.

[NEW PROVISIONS, PER PROPOSAL]

**43-131**  
**Definitions**

Definitions specifically applicable to this Chapter are set forth in this Section. The definitions of other defined terms are set forth in Section 12-10 (DEFINITIONS), except where explicitly stated otherwise in individual provisions in this Chapter.

**Qualifying uses**

"Qualifying uses" shall include certain #commercial# and #manufacturing uses# eligible for higher permitted #floor area ratio# in M2 and M3 Districts with an A suffix.

In M2 Districts with an A suffix such #uses# shall include #referenced commercial and manufacturing uses#.

In M3 Districts with an A suffix, such #uses# shall include #qualifying uses# in M2 Districts with an A suffix, as well as the following:

**From Use Group 4B and 4C**

- utility infrastructure #uses#
- renewable energy and green infrastructure #uses#

**From Use Group 9**

- all #uses#, other than #self-service storage facilities#.

**43-132**  
**Floor area regulations in M1 Districts with an A suffix**

In M1 Districts with an A suffix, the maximum #floor area ratio# for all permitted #uses# shall be as set forth in the following table.

Districts	Maximum Permitted #Floor Area Ratio#
M1-1A	2.00
M1-2A	3.00
M1-3A	4.00
M1-4A	5.00
M1-5A	6.50
M1-6A	8.00
M1-7A	10.00
M1-8A	12.00
M1-9A	15.00

**43-132**  
**Floor area regulations in M2 or M3 Districts with an A suffix**

In M2 and M3 Districts with an A suffix, the maximum #floor area ratio# for #qualifying uses#, and for all other all permitted #uses# shall be as set forth in the respective columns of the following tables.

Districts	Maximum Permitted #Floor Area Ratio# for #qualifying uses#	Maximum Permitted #Floor Area Ratio# for other #uses#
M2-1A	2.00	1.50
M2-2A	3.00	2.50
M2-3A	4.00	3.25
M2-4A	5.00	4.25
M3-1A	2.00	1.00
M3-2A	3.00	1.00

43-14
Floor Area Bonus for Public Plazas and Arcades

M1-6 M1-7A M1-8A M1-9A

[MOVING EXISTING TEXT FROM SECTION 43-13.
COMBINING WITH EXISTING TEXT]

(a) Public Plazas

In the districts indicated, except for M1-6D Districts, for each square foot of #public plaza# provided on a #zoning lot#, in accordance with the provisions of Section 37-70, inclusive, the total #floor area# permitted on that #zoning lot# under the provisions of Section 43-12 (Maximum Floor Area Ratio) may be increased by six square feet.

(b) Arcades

In the district districts indicated, except for M1-6D Districts, for each square foot of #arcade# provided on a #zoning lot#, the total #floor area# permitted on the #zoning lot# under the provisions of Section 43-12 (Maximum Floor Area Ratio) may be increased by three square feet. However, the provisions of this Section shall not apply to #zoning lots# that are both within 100 feet of the western #street line# of Seventh Avenue and between West 28th and West 30th Streets in the Borough of Manhattan.

\* \* \*

43-20
YARD REGULATIONS

\* \* \*

43-21
Definitions

Words in italics are defined in Section 12-10 or, if applicable exclusively to this Section, in this Section.

\* \* \*

43-23
Permitted Obstructions in Required Yards or Rear Yard Equivalents

[THE LANGUAGE IN THIS SECTION REFLECTS THE PROPOSED MODIFICATIONS IN CITY OF YES FOR CARBON NEUTRALITY TEXT AMENDMENT, CURRENTLY IN PUBLIC REVIEW]

In all #Manufacturing Districts#, the obstructions set forth in Section 23-441 (General permitted obstruction allowances), as well as the following obstructions, shall be permitted within a required #yard# or #rear yard equivalent#:

(a) In any #yard# or #rear yard equivalent#:

\* \* \*

(b) In any #rear yard# or #rear yard equivalent#:

- (1) Any #building# or portion of a #building# used for any permitted #use#, except that any portion of a #building# containing rooms used for living or sleeping purposes (other than a room in a hospital used for the care and treatment of patients, or #joint living-work quarters for artists#) shall not be a permitted obstruction, and provided that the height of such #building# shall not exceed one #story#, excluding #basement#, nor in any event 23 feet above #curb level#. However, in M Districts with an A suffix, the height of such obstruction shall be modified so that such #building# shall not exceed two #stories#, excluding #basements#, nor in any event 30 feet above #curb level#. In addition, in all districts, decks, parapet walls, roof thickness, skylights, vegetated roofs, and weirs, shall be permitted upon such #building#, or portion thereof, pursuant to Section 43-42 (Permitted Obstructions).

\* \* \*

43-26
Minimum Required Rear Yards

M1 M2 M3

In all districts, other than districts with an A suffix, as indicated, a #rear yard# with a depth of not less than 20 feet shall be provided at every #rear lot line# on any #zoning lot# except as otherwise provided in Sections 43-27 (Special Provisions for Shallow Interior Lots), 43-28 (Special Provisions for Through Lots) or 43-31 (Other Special Provisions for Rear Yards). #Rear yards# shall also be provided along portions of #side lot lines# as set forth in Section 43-261 (Beyond one hundred feet of a street line).

For districts with an A suffix, the provisions of Section 43-262 shall apply. However, such provisions shall be modified by the provisions of 43-27 (Special Provisions for Shallow Interior Lots), 43-28 or 43-31.

\* \* \*

43-262
Minimum rear yards for Manufacturing Districts with an A suffix

In Manufacturing Districts with an A suffix, a #rear yard# shall be provided at the minimum depth set forth in the table below for the applicable height above the #base plane#, at every #rear lot line# on any #zoning lot#.

REQUIRED DEPTH OF REAR YARD

Table with 2 columns: Height above #base plane#, Required depth. Rows: Below 65 feet (10), Above 65 (15), Above 125 feet (20).

In addition, where a portion of a #side lot line# beyond 100 feet of the #street line# coincides with a #rear lot line# of an adjoining #zoning lot#, such #side lot line# shall be considered a #rear lot line# and a #rear yard# shall be applied with a minimum depth in accordance with the provisions of this Section.

43-27
Special Provisions for Shallow Interior Lots

M1 M2 M3

(a) For districts without an A suffix

In all districts, other than districts with an A suffix, as indicated, if an #interior lot#:

- (a)(1) was owned separately and individually from all other adjoining tracts of land, both on December 15, 1961, and on the date of application for a building permit; and
(b)(2) is less than 70 feet deep;

the depth of a required #rear yard# for such #interior lot# may be reduced by one foot for each two feet by which the maximum depth of a #zoning lot# is less than 70 feet. No #rear yard# is required on any #interior lot# with a maximum depth of less than 50 feet.

(b) For districts with an A suffix

For districts with an A suffix, if an #interior lot#, or portion thereof, has a depth of less than 95 feet at any point, and such shallow condition was in existence on December 15, 1961, the depth of a required #rear yard#, or portion thereof, may be reduced by six inches for each foot by which the depth of such #zoning lot# is less than 95 feet. No #rear yard# is required on any such #interior lot#, or portion thereof, with a maximum depth of less than 50 feet.

43-28
Special Provisions for Through Lots

M1 M2 M3

(a) For districts without an A suffix

In all districts, other than districts with an A suffix, as indicated, no #rear yard# regulations shall apply on any #through lot# which extends less than 110 feet in maximum #lot depth# from #street# to #street#. However, on any #through lot# 110 feet or more in maximum depth from #street# to #street#, one of the following #rear yard equivalents# shall be provided, except that in the case of a #zoning lot# occupying an entire #block#, no #rear yard# or #rear yard equivalent# shall be required:

- (a)(1) an open area with a minimum #lot depth# of 40 feet midway (or within five feet of being midway) between the two #street lines# upon which such #through lot# fronts;
(b)(2) two open areas, each adjoining and extending along the full length of the #street line#, and each with a minimum depth of 20 feet measured from such #street line#; or
(c)(3) an open area adjoining and extending along the full length of each #side lot line#, with a minimum width of 20 feet measured from each such #side lot line#.

Any such #rear yard equivalent# shall be unobstructed from its lowest level to the sky, except as provided in Section 43-23 (Permitted Obstructions in Required Yards or Rear Yard Equivalents).

(b) For districts with an A suffix

For districts with an A suffix, no rear yard equivalent# shall be required on any through lot# or through lot# portion of a zoning lot#.

\* \* \*

43-30 SPECIAL PROVISIONS APPLYING ALONG DISTRICT BOUNDARIES

M1 M2 M3

In all districts, as indicated, open areas shall be provided in accordance with the provisions of this Section along the boundaries of Residence Districts#, except where such district boundaries are also the boundaries of railroad rights-of-way or cemeteries.

\* \* \*

43-302

Required yards along district boundary coincident with rear lot lines of two adjoining zoning lots

M1 M2 M3

(a) For districts without an A suffix

In all districts, other than districts with an A suffix, as indicated, along such portion of the rear lot line# of a zoning lot# in a Manufacturing District# which coincides with a rear lot line# of a zoning lot# in an adjoining Residence District#, an open area not higher than curb level# and at least 30 feet in depth shall be provided within the Manufacturing District#. Such an open area shall not be used for storage or processing of any kind.

(b) For districts with an A suffix

For districts with an A suffix, where the portion of a rear lot line# of a zoning lot# coincides with the rear lot line# of an adjoining Residence District#, an open area not higher than 30 feet above curb level# and at least 20 feet in depth shall be provided.

43-303

Required yards along district boundary coincident with side lot line of zoning lot in a Manufacturing District

M1 M2 M3

(a) For districts without an A suffix

In all districts, other than districts with an A suffix, as indicated, along such portion of a side lot line# of a zoning lot# in a Manufacturing District# which coincides with a rear lot line# of a zoning lot# in an adjoining Residence District#, an open area not higher than curb level# and at least 15 feet wide shall be provided within the Manufacturing District#. Such open area shall not be used for accessory# off-street loading or for storage or processing of any kind.

(b) For districts with an A suffix

For districts with an A suffix, where the portion of a side lot line# of a zoning lot# coincides with the rear lot line# of an adjoining Residence District#, an open area not higher than curb level# and at least eight feet in depth shall be provided.

\* \* \*

43-40 HEIGHT AND SETBACK REGULATIONS

\* \* \*

43-42 Permitted Obstructions

[THE LANGUAGE IN THIS SECTION REFLECTS THE PROPOSED MODIFICATIONS IN CITY OF YES FOR CARBON NEUTRALITY TEXT AMENDMENT, CURRENTLY IN PUBLIC REVIEW]

In all Manufacturing Districts#, the obstructions set forth in Section 23-621 (General permitted obstruction allowances), as well as the following obstructions, shall be permitted to penetrate a maximum height limit or a sky exposure plane# set forth in Sections 43-43 (Maximum Height of Front Wall and Required Front Setbacks), 43-44 (Alternate Front Setbacks), 43-46 (Height and Setback Provisions for Districts with an A suffix) or 43-49 (Limited Height Districts).

\* \* \*

43-43 Maximum Height of Front Wall and Required Front Setbacks

M1 M2 M3

In all districts, other than districts with an A suffix, as indicated, if the front wall or any other portion of a building or other structure# is located at the street line# or within the initial setback distance# as set forth in the table in this Section, the height of such front wall or other portion of a building or other structure#, except as otherwise set forth in this Section, shall not exceed the maximum height above curb level# set forth in the table. Above such maximum height and beyond the initial setback distance#, the building or other structure# shall not penetrate the sky exposure plane# set forth in the table.

\* \* \*

43-44

Alternate Front Setbacks

M1 M2 M3

In all districts, other than districts with an A suffix, as indicated, if an open area is provided along the full length of the front lot line# with the minimum depth set forth in the following table, the provisions of Section 43-43 (Maximum Height of Front Wall and Required Front Setbacks) shall not apply. The minimum depth of such open area shall be measured perpendicular to the front lot line#. However, in such instances, except as otherwise provided in this Section or in Sections 43-42 (Permitted Obstructions) or 43-45 (Tower Regulations), no building or other structure# shall penetrate the alternate sky exposure plane# set forth in the table in this Section. The sky exposure plane# shall be measured from a point above the street line#.

In an M1-6 District, if the open area provided under the terms of this Section is a public plaza#, such open area may be counted toward the bonus provided for a public plaza#, pursuant to Section 43-13 (Floor Area Bonus for Public Plazas) 43-14 (Floor Area Bonus for Public Plazas and Arcades).

\* \* \*

43-45 Tower Regulations

M1-3 M1-4 M1-5 M1-6

In the districts indicated, other than districts with an A suffix, any building# or buildings#, or portion thereof, which in the aggregate occupy not more than 40 percent of the lot area# of a zoning lot# or, for zoning lots# of less than 20,000 square feet, the percent set forth in Section 43-451 (Towers on small lots), may penetrate an established sky exposure plane#. (Such building# or portion thereof is hereinafter referred to as a tower.) At any given level, such tower may occupy any portion of the zoning lot# not located less than 15 feet from the street line# of a narrow street#, or less than 10 feet from the street line# of a wide street#, provided that the aggregate area so occupied within 50 feet of a narrow street# shall not exceed 1,875 square feet and the aggregate area so occupied within 40 feet of a wide street# shall not exceed 1,600 square feet.

\* \* \*

43-46 Special Provisions for Zoning Lots Directly Adjoining Public Parks Height and Setback Provisions for Districts with an A suffix

M1 M2 M3

[RELOCATING TO SECTION 43-47]

In all districts, as indicated, a public park# with an area of between one and 15 acres shall be considered a wide street# for the purpose of applying the height and setback regulations as set forth in Section 43-43 (Maximum Height of Front Wall and Required Front Setbacks) to any building# or other structure# on a zoning lot# adjoining such public park#. However, the provisions of this Section shall not apply to a public park# more than 75 percent of which is paved.

For M Districts with an A suffix, the height of a building# or other structure# shall not exceed the maximum base heights or maximum building# height set forth in paragraph (a) of this Section. A setback is required for all portions or buildings# or other structures# that exceed the maximum base height specified in paragraph (a) and shall be provided in accordance with paragraph (b). In districts without a maximum height limit, the tower provisions set forth in paragraph (c) shall apply.

(a) Maximum base heights and maximum building# heights

The table below sets forth the maximum base heights and maximum building# or other structure# heights.

MAXIMUM BASE HEIGHT AND MAXIMUM BUILDING HEIGHT

District	Maximum Base Height (in feet)	Maximum Height of Buildings or other Structures (in feet)
M1-1A M2-1A M3-1A	45	65
M1-2A M2-2A M3-2A	65	95
M1-3A M2-3A	95	125
M1-4A M2-4A	125	155
M1-5A	155	205
M1-6A	155	245
M1-7A	155	325
M1-8A M1-9A	155	N/A

In addition, for #zoning lots# with a #lot area# greater than or equal to 20,000 square feet, a #building# may exceed the maximum building heights established in such table by 25 percent.

- (b) Any portion of a #building# above the maximum base height shall provide a setback with a depth of at least 10 feet from any #street wall# fronting on a #wide street# and a depth of at least 15 feet from any #street wall# fronting on a #narrow street#. However, such setback requirement may be modified as follows:
  - (1) the depth of such required setback may be reduced by one foot for every foot that the #street wall# is located beyond the #street line#, but in no event shall a setback of less than seven feet in depth be provided, except as otherwise set forth in this Section. To allow #street wall# articulation, where a #street wall# is divided into different segments and located at varying depths from the #street line#, such permitted setback reduction may be applied to each #street wall# portion separately;
  - (2) the depth of such required setbacks may include the depth of recesses in the #street wall# of the #building# base, provided that the aggregate width of any such recessed portion of a #street wall# with a setback less than seven feet, does not exceed 30 percent of the #aggregate width of #street wall# at any level; and
  - (3) these setback provisions are optional for any #building# that either is located beyond 50 feet of a #street line# or oriented so that lines drawn perpendicular to it, in plan, would intersect a #street line# at an angle of 65 degrees or less. In the case of an irregular #street line#, the line connecting the most extreme points of intersection shall be deemed to be the #street line#;
  - (4) dormers may penetrate a required setback area, provided that the aggregate width of all dormers at the maximum base height does not exceed 40 percent of the width of the #street wall# of the highest #story# entirely below the maximum base height#. Such dormers need not decrease in width as the height above the maximum base height increases.
- (c) Towers
 

For #buildings# in M1-8A and M1-9A Districts, no maximum height limit shall apply. However, any portion of a #building# above a height of 350 feet shall have a maximum #lot coverage# of 50 percent of the #lot area# of the #zoning lot#.

**43-47  
Modification of Height and Setback Regulations  
[RELOCATING FROM SECTION 43-46]**

- (a) For #zoning lots# adjoining #public parks#  
M1 M2 M3

In all districts, as indicated, a #public park# with an area of between one and 15 acres shall be considered a #wide street# for the purpose of applying the height and setback regulations as set forth in Section 43-43 (Maximum Height of Front Wall and Required Front Setbacks) to any #building or other structure# on a #zoning lot# adjoining such #public park#. However, the provisions of this Section shall not apply to a #public park# more than 75 percent of which is paved.

- (b) For #zoning lots# containing certain #community facility uses#  
M1

In the district indicated, for certain #community facility# #uses# in specified situations, the Board of Standards and Appeals may modify the regulations set forth in Sections 43- 41 to 43-45, inclusive, relating to Height and Setback Regulations, in accordance with the provisions of Section 73-64 (Modifications for Community Facility Uses).

\* \* \*

**ARTICLE IV  
MANUFACTURING DISTRICT REGULATIONS**

**Chapter 4  
Accessory Off-Street Parking and Loading Regulations**

**44-00  
GENERAL PURPOSES AND DEFINITIONS**

\* \* \*

**44-20  
REQUIRED ACCESSORY OFF-STREET PARKING SPACES FOR MANUFACTURING, COMMERCIAL OR COMMUNITY FACILITY USES**

**44-21  
General Provisions**

[THE LANGUAGE IN THIS SECTION REFLECTS THE PROPOSED MODIFICATIONS IN CITY OF YES FOR ECONOMIC OPPORTUNITY, A PARALLEL TEXT AMENDMENT]

M1 M2 M3

In all districts, as indicated, #accessory# off-street parking spaces, open or enclosed, shall be provided in conformity with the requirements set forth in the table in this Section for all #development# after December 15, 1961, for the #manufacturing#, #commercial# or #community facility# #uses# listed in the table. In addition, all other applicable requirements of this Chapter shall apply as a condition precedent to the #use# of such #development#.

After December 15, 1961, if an #enlargement# results in a net increase in the #floor area# or other applicable unit of measurement specified in the table in this Section, the same requirements set forth in the table shall apply to such net increase in the #floor area# or other specified unit of measurement.

A parking space is required for a portion of a unit of measurement one-half or more of the amount set forth in the table.

For the purposes of this Section, a tract of land on which a group of such #uses# is #developed# under single ownership or control shall be considered a single #zoning lot#.

For those #uses# for which rated capacity is specified as the unit of measurement, the Commissioner of Buildings shall determine the rated capacity as the number of persons which may be accommodated by such #uses#.

The requirements of this Section shall be waived in the following situations:

- (a) when, as the result of the application of such requirements, a smaller number of spaces would be required than is specified by the provisions of Section 44-23 (Waiver of Requirements for Spaces Below Minimum Number);
- (b) when the Commissioner of Buildings has certified, in accordance with the provisions of Section 44-24 (Waiver of Requirements for All Zoning Lots Where Access Would Be Forbidden), that there is no way to arrange the spaces with access to the #street# to conform to the provisions of Section 44-43 (Location of Access to the Street);
- (c) for houses of worship, in accordance with the provisions of Section 44-25 (Waiver for Locally Oriented Houses of Worship).

For the purposes of applying the loading requirements of this Chapter, #uses# are grouped into the following Parking Requirement Categories (PRC) based on how requirements are measured. The specific designations for #uses# are set forth in the Use Group tables.

Parking Requirement Category	Type of Requirement
PRC – A	square feet of #floor area#
PRC – B	person-rated capacity
PRC – C	square feet of #lot area#
PRC – D	square feet of #floor area#, or number of employees
PRC – E	number of beds

PRC – F guest rooms or suites  
 PRC – G other

**REQUIRED OFF-STREET PARKING SPACES FOR MANUFACTURING, COMMERCIAL OR COMMUNITY FACILITY USES**

Parking Requirement Category	PRC - A				PRC - B			C
	A1	A2	A3	A4	B1	B2	B3	
<b>Unit of Measurement</b>	per square feet of #floor area# <sup>1</sup>				per persons-rated capacity			per square feet of #lot area# <sub>3,4</sub>
M1-1 M1-2 M1-3 M2-1 M2-2 M3-1 Districts without an A suffix  M1, M2 M3 Districts with an A suffix outside the #expanded transit zone#	1 per 200	1 per 300	1 per 300 <sup>2</sup>	1 per 600	1 per 8	1 per 8	1 per 10	1 per 500
M1-4 M1-5 M1-6 M2-3 M2-4 M3-2 Districts without an A suffix  M1, M2 M3 Districts with an A suffix within the #expanded transit zone#	None required	None required	None required	None required	None required	None required	None required	None required

- <sup>1</sup> For ambulatory diagnostic or treatment facilities listed in Use Group 3B, #cellar# space, except #cellar# space used for storage shall be included to determine parking requirements.
- <sup>2</sup> Parking requirements for #uses# in PRC-A3 may be reduced by permit of the Board of Standards and appeals in accordance with the provisions of Section 73-44.
- <sup>3</sup> In the case of golf driving ranges, the requirements in this table apply only to that portion of the range used for tees.
- <sup>4</sup> In the case of outdoor skateboard parks, in M3-1 Districts, the requirements of this table apply only to that portion used as skating runs and #accessory# #buildings#. The #floor area# of #accessory# #buildings# shall be considered #lot area# for the purpose of these requirements.

Parking Requirement Category	PRC - D		PRC - E			PRC - F	
	D1	D2	E1	E2	E3	F1	F2
<b>Unit of Measurement</b>	per square feet of #floor area# or per employees <sup>5</sup>		per bed			per guest room or suites	
M1-1 M1-2 M1-3 M2-1 M2-2 M3-1 Districts without an A suffix  M1, M2 M3 Districts with an A suffix outside the #expanded transit zone#	1 per 1,000 sq ft or 1 per 3 employees, whichever will require a larger number of spaces	1 per 2,000 sq ft or 1 per 3 employees, whichever will require a larger number of spaces	1 per 5 <sup>6</sup>	n/a	n/a	1 per 1	1 per 8

M1-4 M1-5 M1-6 M2-3 M2-4 M3-2 Districts without an A suffix  M1, M2 M3 Districts with an A suffix within the #expanded transit zone#	None required	None required	1 per 10 <sup>6</sup>				None required
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<sup>5</sup> For predominantly open storage of miscellaneous #uses# or predominantly open #manufacturing# #uses#, the #lot area# used for such #uses# shall be considered as #floor area# for the purposes of these requirements.

<sup>6</sup> Parking requirements for #uses# in PRC-E1 are in addition to area utilized for ambulance parking.

Parking Requirement Category	PRC - G						
	Agricultural #uses#	Outdoor racket courts	Outdoor skating rinks	Seminaries	# Schools #	Houses of worship	Museums or non-commercial art galleries
<b>Unit of Measurement</b>	per square feet of #lot area# used for selling purposes	per court	per square feet of #lot area#	per square feet of #floor area# used for classrooms, laboratories, student centers or offices	per square feet of #floor area#	per persons-rated capacity	per square feet of #floor area#
M1-1 M1-2 M1-3 M2-1 M2-2 M3-1 Districts without an A suffix  M1, M2 M3 Districts with an A suffix outside the #expanded transit zone#	1 per 1,000	1 per 2	1 per 800	1 per 1,000	None required	1 per 15	None required
M1-4 M1-5 M1-6 M2-3 M2-4 M3-2 Districts without an A suffix  M1, M2 M3 Districts with an A suffix within the #expanded transit zone#	None required	None required	None required	None required	None required	None required	None required

Parking Requirement Category	PRC - G (continued)							
	Court houses	Fire or Police stations	Prisons	Docks	Camps, overnight and day	Post Offices	Funeral Establishments	Riding academies or stables
<b>Unit of Measurement</b>	per square feet of #floor area#	per square feet of #floor area#	per beds-rated capacity	see Section 62-43	per square feet of #lot area# or per employees	per square feet of #floor area#	per square feet of #floor area#	per square feet of #floor area#



M1-1 M1-2 M1-3 M2-1 M2-2 M3-1 Districts without an A suffix	1 per 600		1 per 10		1 per 1,200	1 per 400	
M1, M2 M3 Districts with an A suffix outside the #expanded transit zone#	None required	None required		see Section 62-43	1 per 2,000 or 1 per 3		None required
M1-4 M1-5 M1-6 M2-3 M2-4 M3-2 Districts without an A suffix	None required		None required		None required	None required	
M1, M2 M3 Districts with an A Suffix within the #expanded transit zone#							

\* \* \*

**44-50  
OFF-STREET LOADING REGULATIONS**

\* \* \*

**44-52  
Required Accessory Off-street Loading Berths**

**[THE LANGUAGE IN THIS SECTION REFLECTS THE PROPOSED MODIFICATIONS IN CITY OF YES FOR ECONOMIC OPPORTUNITY, A PARRALLEL TEXT AMENDMENT]**

M1 M2 M3

In all districts, as indicated, #accessory# off-street loading berths, open or enclosed, shall be provided in conformity with the requirements set forth in the table in this Section and under rules and regulations promulgated by the Commissioner of Buildings, for all #development# after December 15, 1961, for the #community facility#, #commercial# or #manufacturing# #uses# listed in the table, as a condition precedent to the #use# of such #development#.

For the purposes of this Section, a tract of land on which a group of such #uses# is #developed# under single ownership or control shall be considered a single #zoning lot#.

Whenever any #use# specified in the table is located on an open lot, the requirements set forth in the table for #floor area# shall apply to the #lot area# used for such #use#.

For the purposes of applying the loading requirements of this Chapter, #uses# are grouped into the following Loading Requirement Categories (LRC).

<b>Loading Requirement Category</b>	<b>#Use# or Use Group</b>
LRC – A	Use Groups 9 and 10
LRC – B	Use Groups 6 and 8
LRC – C	Use Groups 5 and 7; court houses
LRC – D	Hospitals and related facilities; prisons
LRC – E	Funeral establishments

**REQUIRED OFF-STREET LOADING BERTHS FOR DEVELOPMENTS OR ENLARGEMENTS**

Loading Requirement Category	Districts	
	M1-1 M1-2 M1-4 M2-1 M2-3 M3-1 M3-2 Districts without an A suffix	M1-3 M1-5 M1-6 M2-2 M2-4 Districts without an A suffix
	M1, M2 M3 Districts with an A suffix outside the #expanded transit zone#	M1, M2 M3 Districts with an A suffix within the #expanded transit zone#
LRC-A	First 8,000 sq. ft. : None Next 17,000 sq. ft. : 1 Next 15,000 sq. ft. : 1 Next 20,000 sq. ft. : 1 Each additional 80,000 sq. ft. : 1	First 15,000 sq. ft. : None Next 25,000 sq. ft. : 1 Next 40,000 sq. ft. : 1 Each additional 80,000 sq. ft. : 1
LRC-B	First 8,000 sq. ft. : None Next 17,000 sq. ft. : 1 Next 15,000 sq. ft. : 1 Next 20,000 sq. ft. : 1 Next 40,000 sq. ft. : 1 Each additional 150,000 sq. ft. : 1	First 25,000 sq. ft. : None Next 15,000 sq. ft. : 1 Next 60,000 sq. ft. : 1 Each additional 150,000 sq. ft. : 1
LRC-C	First 25,000 sq. ft. : None Next 75,000 sq. ft. : 1 Next 200,000 sq. ft. : 1 Each additional 300,000 sq. ft. : 1	First 100,000 sq. ft. : None Next 200,000 sq. ft. : 1 Each additional 300,000 sq. ft. : 1
LRC-D <sup>1</sup>	First 10,000 sq. ft. : None None Next 290,000 sq. ft. : 1 Each additional 300,000 sq. ft. : 1	
LRC E	First 10,000 sq. ft. : None Next 20,000 sq. ft. : 1 Any additional amount : 1	

<sup>1</sup> Requirements in this table are in addition to area utilized for ambulance parking

\* \* \*

**ARTICLE VI  
SPECIAL REGULATIONS APPLICABLE TO CERTAIN AREAS**

**Chapter 2  
Special Regulations Applying in the Waterfront Area**

\* \* \*

**62-10  
GENERAL PROVISIONS**

\* \* \*

**62-30  
SPECIAL BULK REGULATIONS**

\* \* \*

**62-341  
Developments on land and platforms**

**[THE LANGUAGE IN THIS SECTION REFLECTS THE PROPOSED MODIFICATIONS IN CITY OF YES FOR ECONOMIC OPPORTUNITY, A PARALLEL TEXT AMENDMENT]**

All #developments# on portions of a #zoning lot# landward of the #shoreline# or on #platforms# shall be subject to the height and setback provisions of this Section. However, when the seaward view from all points along the #shoreline# of a #zoning lot# is entirely obstructed by existing elevated roads, bridges or similar structures which are less than 50 feet above mean high water and within 200 feet of the #shoreline#, #developments# shall be exempt from the requirements of this Section. Height and setback regulations for #developments# on #piers# and #floating structures# are set forth in Sections 62-342 and 62-343.

\* \* \*

- (e) C7 Districts and Manufacturing Districts with an A suffix  
In the districts indicated, the height and setback regulations of Section 33-46 (Height and Setback Provisions for C7 Districts) shall apply.

62-343

Developments on floating structures

THE LANGUAGE IN THIS SECTION REFLECTS THE PROPOSED MODIFICATIONS IN CITY OF YES FOR ECONOMIC OPPORTUNITY, A PARALLEL TEXT AMENDMENT

\* \* \*

**HEIGHT LIMITS FOR FLOATING STRUCTURES**

#Residential District#	#Commercial District#	#Manufacturing District#	Column A	Column B
			Maximum Structure Height	Maximum Height of Repurposed Vessels
R1 thru R5	C1 or C2 mapped in R1 thru R5	-	23 ft.	40 ft.
R6	C3 C1 or C2 mapped in R6	M1-1 M1-2 M1-4	40 ft.	60 ft.
R7 R8	C4-1 C7-1 C7-2 C8-1 C8-2 C8-3 C1 or C2 mapped in R7 or R8 C1-6 C1-7 C2-6 C4-2 C4-3 C4-4 C4-5 C6-1 C6-2 C7-3 C7-4 C8-4	M1-1A M1-2A M2-1 M2-3 M2-1A M2-2A M1-3 M1-5 M1-3A M1-4A M2-2 M2-4 M2-3A M2-4A	50 ft.	70 ft.
R9 R10	C1 or C2 mapped in R9 or R10 C1-8 C1-9 C2-7 C2-8 C4-6 C4-7 C5 C6-3 C6-4 C6-5 C6-6 C6-7 C6-8 C6-9 C7-5 C7-6 C7-7 C7-8 C7-9	M1-6 M1-5A M1-6A M1-7A M1-8A M1-9A	60 ft.	150 ft.

\* \* \*

62-40

SPECIAL PARKING AND LOADING REGULATIONS

\* \* \*

62-43

Parking Requirements for Commercial Docking Facilities

THE LANGUAGE IN THIS SECTION REFLECTS THE PROPOSED MODIFICATIONS IN CITY OF YES FOR ECONOMIC OPPORTUNITY, A PARALLEL TEXT AMENDMENT

#Accessory# off-street parking spaces, open or enclosed, shall be provided in conformity with the requirements set forth in the table in this Section for all #developments# involving the commercial docking facilities listed. For the purposes of this Section, the term #development# shall also include, in the case of an existing docking facility, an increase in any unit of measurement used in computing parking requirements.

In addition, passenger drop-off and pick-up areas shall be provided as set forth in Section 62-462.

#Accessory# off-street parking or drop-off and pick-up area requirements for docking facilities serving ferries or sightseeing, excursion or sport fishing vessels may be modified by City Planning Commission authorization pursuant to the provisions of Section 62-821.

**REQUIRED PARKING SPACES FOR DOCKING FACILITIES**

Docking Facilities Serving	Districts	Number of Required Parking Spaces
Non-commercial pleasure boats	C1 thru C8 M1 M2 M3	1 per 2 berths or moorings
Rental boats		
Ferries	R3** thru R5** C1-1 C2-1 C3 C4-1	0.30 x p*
Sightseeing, excursion or sport fishing vessels	R6** R7-1** R7A** R7B** R7D** C1-2 C2-2 C4-2 C8-1 M1-1 M1-2 M2-1 M2-2 M3-1 R7-2** R7-3** R7X** C1-3 C2-3 C4-3 C8-2 M1-3 R8** R9** C1-4 C2-4 C4-4 C8-3 C7 outside the #expanded transit zone#	0.20 x p* 0.15 x p* 0.10 x p*
	#Manufacturing Districts# with an A suffix outside the #expanded transit zone#	
	R10** C1-5 thru C1-9 C2-5 thru C2-8 C4-4A C4-5 C4-6 C5 C6 C8-4 M1-4 M1-5 M1-6 M2-3 M2-4 M3-2	None required
	C7 within the #expanded transit zone#	
	#Manufacturing Districts# with an A suffix within the #expanded transit zone#	

Passenger ocean vessels C6\*\* 0.15 x p\*

M1-1 M1-2 M1-3 M2-1 M2-2 M3-1 1 per 2,000 sq. ft. of #lot area# or 1 per 3 employees, whichever is less

#Manufacturing Districts# with an A suffix outside the #expanded transit zone#

M1-4 M1-5 M1-6 M2-3 M2-4 M3-2 None required

#Manufacturing Districts# with an A suffix within the #expanded transit zone#

Vessels not otherwise listed M1-1 M1-2 M1-3 M2-1 M2-2 M3-1 1 per 2,000 sq. ft. of #lot area# or 1 per 3 employees whichever is less

#Manufacturing Districts# with an A suffix outside the #expanded transit zone#

M1-4 M1-5 M1-6 M2-3 M2-4 M3-2 None required

#Manufacturing Districts# with an A suffix within the #expanded transit zone#

\* For sightseeing, excursion, sport fishing or passenger ocean vessels, "p" is the sum of the maximum capacities of all such vessels using a dock. The maximum capacity of each vessel is its U.S. Coast Guard certified capacity

For ferries, "p" is the total ferry passenger load of a dock on weekdays between the hours of 6:00 a.m. and 9:00 a.m., as determined by the N.Y.C. Department of Transportation

For docks serving both above categories of vessels, the number of parking spaces required shall be the sum of the number of spaces required for each category

\*\* By City Planning Commission special permit only for ferries or passenger ocean vessels in districts indicated

\* \* \*

ARTICLE VI SPECIAL REGULATIONS APPLICABLE TO CERTAIN AREAS

Chapter 6 Special Regulations Applying Around Mass Transit Stations

66-10 GENERAL PROVISIONS

\* \* \*

66-234 Special height and setback modifications

[THE LANGUAGE IN THIS SECTION REFLECTS THE PROPOSED MODIFICATIONS IN CITY OF YES FOR ECONOMIC OPPORTUNITY, A PARALLEL TEXT AMENDMENT]

The height and setback modifications of this Section shall apply as follows:

\* \* \*

(c) Special height provisions for R6 through R10 Districts and certain #Commercial# and M1 Districts

In R6 through R10 Districts, #Commercial Districts# mapped within or with a #residential# equivalent of such districts, M1 Districts paired with R6 through R10 Districts, and M1-6 Districts, where maximum #building# height limitations apply,

the maximum #building# height shall be increased by 10 feet, or one #story#, whichever is less.

However, for #zoning lots# with an #easement volume# serving an #above-grade mass transit station# in R7 through R10 Districts, #Commercial Districts# mapped within or with a #residential# equivalent of such districts, C7 Districts, M1 Districts paired with R7 through R10 Districts, and M1-6 Districts, and #Manufacturing Districts# with an A suffix, the maximum #building# height shall be increased by 20 feet or two #stories#, whichever is less.

\* \* \*

66-24 Special Regulations for Accessory Off-Street Parking [APPLYING PARKING WAIVER PROVISIONS TO NEW M DISTRICTS]

Where an #easement volume# is provided, the underlying parking regulations of this Resolution shall be modified in accordance with the provisions of this Section.

\* \* \*

(b) Special waiver of requirements for small #zoning lots# For #zoning lots# with a #lot area# of 10,000 or 15,000 square feet or less, as applicable, requirements for #accessory# off-street parking spaces are waived pursuant to the following table:

Table with 2 columns: District and Lot Area (in square feet). Rows include R5 R5D, C1-1 C2-1 C3 C4-1 C1-2 C2-2 C4-2 C8-1 C1-3 C2-3 C4-2A C4-3 C8-2, M1-1 M1-2 M1-3 M2-1 M2-2 M3-1, R6 R7 R8 R9 R10, C1-4 C2-4 C4-4 C4-5D C8-3, C1-5 C1-6 C1-7 C1-8 C1-9 C2-5 C2-6 C2-7 C2-8 C4-4A C4-4L C4-5 C4-5A C4-5X C4-6 C4-7 C5 C6 C7 C8-4, M1-4 M1-5 M1-6 M2-3 M2-4 M3-2, and #Manufacturing Districts# with an A suffix.

\* \* \*

ARTICLE XII SPECIAL PURPOSE DISTRICTS

Chapter 3 Special Mixed Use District

123-00 GENERAL PURPOSES

\* \* \*

123-60 SPECIAL BULK REGULATIONS

\* \* \*

123-66 Height and Setback Regulations

[SPECIAL RULES TO ALLOW DISTRICTS WITH A HIGH M1A FAR A DIFFERENT ENVELOPE]

The height of all #buildings or other structures# in #Special Mixed Use Districts# shall be measured from the #base plane#.

In #Special Mixed Use Districts# where the designated #Residence District# is an R3, R4 or R5 District, the provisions of Section 123-661 (Mixed use buildings in Special Mixed Use Districts with R3, R4 or R5 District designations) shall apply. On #waterfront blocks#, as defined in Section 62-11, where the designated #Residence District# is R3, R4 or R5, the height and setback regulations of Section 62-34, inclusive, shall apply to #buildings and other structures#, except that for #mixed use buildings#, the height and setback regulations set forth in Section 123-661 shall apply.

In #Special Mixed Use Districts# where the designated #Residence District# is an R6 through R10 District, the provisions of Section 123-662 (All buildings in Special Mixed Use Districts with R6, R7, R8,

R9 and R10 District designations) shall apply. However, in certain zoning districts in certain #Special Mixed Use Districts#, such provisions are modified by the special rules of Section 123-663 (Special rules for certain districts in certain Special Mixed Use Districts).

However, for M1 Districts with an A suffix paired with a #Residence District#, the applicable height and setback regulations shall be whichever regulations permit the tallest overall heights between the applicable #Manufacturing District# regulations set forth in Section 43-46, or the applicable #Residence District# regulations set forth in this Section, inclusive, depending on the particular M1 District and #Residence District# pairing.

For any #zoning lot# located in a Historic District designated by the Landmarks Preservation Commission, the minimum base height of a #street wall# may vary between the height of the #street wall# of an adjacent #building# before setback, if such height is lower than the minimum base height required, up to the minimum base height requirements of this Chapter.

\* \* \*

**BOROUGH OF BROOKLYN**

**Nos. 3 - 6**

**341 10<sup>th</sup> STREET REZONING AND LSGD SPECIAL PERMITS  
No. 3**

**CD 6** **C 230337 ZMK**

**IN THE MATTER OF** an application submitted by Stellar 341 LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 16d:

- changing from an existing R6A District to an R7-3 District property bounded by 9<sup>th</sup> Street, a line 100 feet northwesterly of 5<sup>th</sup> Avenue, a line midway between 9<sup>th</sup> Street and 10<sup>th</sup> Street, a line 100 feet southeasterly of 4<sup>th</sup> Avenue, a line 100 feet northeasterly of 10<sup>th</sup> Street, and a line 345 feet northwesterly of 5<sup>th</sup> Avenue;
- changing from an R6B District to an R7-3 District property bounded by a line midway between 9<sup>th</sup> Street and 10<sup>th</sup> Street, a line 100 feet northwesterly of 5<sup>th</sup> Avenue, 10th Street, and a line 100 feet southeasterly of 4th Avenue; and
- establishing within the proposed R7-3 District a C2-4 District bounded by 9<sup>th</sup> Street, a line 100 feet northwesterly of 5<sup>th</sup> Avenue, a line 100 feet northeasterly of 10<sup>th</sup> Street, and a line 345 feet northwesterly of 5<sup>th</sup> Avenue;

as shown on a diagram (for illustrative purposes only) dated October 2, 2023, and subject to the conditions of CEQR Declaration E-730.

**No. 4**

**CD 6** **N 230338 ZRK**

**IN THE MATTER OF** an application submitted by Stellar 341 LLC, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying provisions of Article II, Chapter 3 (Residential Bulk Regulations in Residence Districts) and related Sections, and modifying APPENDIX F (Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas) 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 II  
RESIDENCE DISTRICT REGULATIONS**

**Chapter 1  
Statement of Legislative Intent**

\* \* \*

**21-10  
PURPOSES OF SPECIFIC RESIDENCE DISTRICTS**

\* \* \*

**21-15  
R3-2, R4, R4B, R5, R6, R7, R8, R9 and R10 — General Residence Districts**

These districts are designed to provide for all types of residential buildings, in order to permit a broad range of housing types, with appropriate standards for each district on density, open space, and spacing of buildings. However, R4B Districts are limited to single- or two-family dwellings, and zero lot line buildings are not permitted in R3-2, R4 (except R4-1 and R4B), and R5 (except R5B) Districts. The various districts are mapped in relation to a desirable future

residential density pattern, with emphasis on accessibility to transportation facilities and to various community facilities, and upon the character of existing development. These districts also include community facilities and open uses which serve the residents of these districts or benefit from a residential environment.

R7-3 and R9-1 Districts may be mapped only as specified in this paragraph. Such districts may be mapped within the waterfront area and in the Special Mixed Use Districts and Mandatory Inclusionary Housing areas. In addition, R7-3 Districts may be mapped in the Special Long Island City Mixed Use District and Special St. George District, and R9-1 Districts may be mapped in Mandatory Inclusionary Housing areas.

**Chapter 2  
Use Regulations**

\* \* \*

**Chapter 3  
Residential Bulk Regulations in Residence Districts**

**23-00  
APPLICABILITY AND GENERAL PURPOSES**

**23-01  
Applicability of This Chapter**

\* \* \*

Special regulations applying only in Special Purpose Districts are set forth in Articles VIII, IX, X, XI, XII, XIII and XIV.

For the purposes of this Chapter, the regulations applicable to an R7-2 District shall apply to R7-3 Districts, unless otherwise specified.

In Manhattan Community Districts 1, 2, 3, 4, 5 and 6, Brooklyn Community Districts 1, 2, 6 and 8, and Queens Community Districts 1 and 2, the #conversion# of non-#residential# #floor area# to #residences# in #buildings# erected prior to December 15, 1961, or January 1, 1977, as applicable, shall be subject to the provisions of Article I, Chapter 5 (Residential Conversions Within Existing Buildings), unless such #conversions# meet the requirements for #residential developments# of Article II (Residence District Regulations).

\* \* \*

**23-10  
OPEN SPACE AND FLOOR AREA REGULATIONS**

\* \* \*

**23-15  
Open Space and Floor Area Regulations in R6 Through R10 Districts**

\* \* \*

**23-155  
Affordable independent residences for seniors**

R6 R7 R8 R9 R10

In the districts indicated, the maximum #floor area ratio# for #affordable independent residences for seniors# utilizing the Quality Housing #bulk# regulations shall be as set forth in the table in this Section.

In R6, R7, R8, R9 or R10 Districts without a letter suffix, the maximum #floor area ratio# and #open space ratio# for #affordable independent residences for seniors# utilizing the basic #bulk# regulations shall be as set forth for #residential uses# in Sections 23-151 (Basic regulations for R6 through R9 Districts) and 23-152 (Basic regulations for R10 Districts), as applicable.

**MAXIMUM FLOOR AREA RATIO FOR AFFORDABLE  
INDEPENDENT RESIDENCES FOR SENIORS IN QUALITY  
HOUSING BUILDINGS**

District	Maximum #Floor Area Ratio#
R6 R6A R7B	3.90
R6B	2.20
R7 R7-1 R7-2 R7A	5.01
R7D	5.60
R7X R7-3	6.00
R8 R8A R8X	7.20

\* \* \*

23-60 HEIGHT AND SETBACK REGULATIONS

\* \* \*

23-66 Height and Setback Requirements for Quality Housing Buildings

\* \* \*

23-664 Modified height and setback regulations for certain Inclusionary Housing buildings or affordable independent residences for seniors

R6 R7 R8 R9 R10

\* \* \*

TABLE 2

ALTERNATIVE MAXIMUM BASE HEIGHT AND MAXIMUM BUILDING HEIGHT FOR CERTAIN QUALITY HOUSING BUILDINGS IN NON-CONTEXTUAL DISTRICTS

Table with 4 columns: District, Maximum Base Height (in feet), Maximum Height of #Buildings or other Structures# (in feet), Maximum Number of #Stories#. Rows include R6, R7, R7-1, R7-2, R7-3, R8, R9-1.

23-665 Additional regulations

\* \* \*

Chapter 4 Bulk Regulations for Community Facilities in Residence Districts

24-00 APPLICABILITY, GENERAL PURPOSES AND DEFINITIONS

24-01 Applicability of This Chapter

\* \* \*

Special regulations applying to #large-scale community facility developments# or to #community facility uses# in #large-scale residential developments# are set forth in Article VII, Chapters 9 or 8, respectively.

Special regulations applying only in Special Purpose Districts are set forth in Articles VIII, IX, X, XI, XII, XIII and XIV.

For the purposes of this Chapter, the regulations applicable to an R7-2 District shall apply to R7-3 Districts, unless otherwise specified.

Special regulations applying in the #waterfront area# are set forth in Article VI, Chapter 2.

\* \* \*

24-013 Special provisions for certain community facility uses

The provisions of this Section shall apply to #buildings# containing #long-term care facilities# or philanthropic or non-profit institutions with sleeping accommodations, as listed in Use Group 3.

(a) #Buildings# containing #long-term care facilities#

1. In R1 and R2 Districts

\* \* \*

(3) In R6 through R10 Districts

In R6 through R10 Districts, the #bulk regulations# of Article II, Chapter 3 applicable to #affordable independent residences for seniors#, inclusive, shall apply to #buildings#, or portions thereof, containing #long-term care facilities#, except as follows:

- (i) in R6A Districts or R6 Districts without a letter suffix, the maximum #floor area ratio# for #long-term care facilities# shall be 3.6;
(ii) in R7A Districts or R7 Districts without a letter suffix, other than R7-3 Districts, the maximum #floor area ratio# for #long-term care facilities# shall be 4.6; and
(iii) the minimum size of #dwelling unit# provisions of Section 23-23 shall not apply.

In R6 through R10 Districts without letter suffixes, the Commission may permit the #bulk# regulations of this Chapter to apply to such #long-term care facilities# pursuant to the special permit in Section 74-903.

\* \* \*

Chapter 5 Accessory Off-Street Parking and Loading Regulations

\* \* \*

25-00 GENERAL PURPOSES AND DEFINITIONS

\* \* \*

25-02 Applicability

\* \* \*

25-026 Applicability of regulations in the waterfront area R7-3 Districts

Special regulations applying in the #waterfront area# are set forth in Article VI, Chapter 2: R7-3 Districts shall be governed by the #accessory# off-street parking regulations of an R7-2 District.

\* \* \*

ARTICLE III COMMERCIAL DISTRICT REGULATIONS

\* \* \*

Chapter 3 Bulk Regulations for Commercial or Community Facility Buildings in Commercial Districts

33-00 APPLICABILITY, DEFINITIONS AND GENERAL PROVISIONS

33-01 Applicability of This Chapter

\* \* \*

Special regulations applying only in Special Purpose Districts are set forth in Articles VIII, IX, X, XI, XII, XIII and XIV.

For the purposes of this Chapter, the regulations applicable to C1 or C2 Districts mapped within an R7-2 District shall apply to C1 or C2 Districts mapped within R7-3 Districts, unless otherwise specified.

All C6-1A Districts shall comply with the regulations of C6-1 Districts except as set forth in Sections 33-12, paragraph (c), 33-13, paragraph (b) and 33-15, paragraph (a).

\* \* \*

33-012 Special provisions for certain community facility uses

The provisions of this Section shall apply to #buildings# containing #long-term care facilities# or philanthropic or non-profit institutions with sleeping accommodations, as listed in Use Group 3.

(a) #Buildings# containing #long-term care facilities#

(1) #Commercial Districts# with a residential equivalent of an R1 or R2 District

\* \* \*

(3) #Commercial Districts# with a residential equivalent of an R6 through R10 District

In C1 or C2 Districts mapped within R6 through R10 Districts, or in #Commercial Districts# with a residential equivalent of an R6 through R10 District, the #bulk# regulations of Article II, Chapter 3, applicable to #affordable independent residences for seniors#, inclusive, shall apply to #buildings#, or portions thereof, containing #long-term care facilities#, except as follows:

- (i) in C1 or C2 Districts mapped within R6A Districts or R6 Districts without a letter suffix, or in #Commercial Districts# with a residential equivalent of an R6A District or an R6 District without a letter suffix, the maximum #floor area ratio# for #long-term care facilities# shall be 3.6;
- (ii) in C1 or C2 Districts mapped within R7A Districts or R7 Districts without a letter suffix, other than R7-3 Districts, or in #Commercial Districts# with a residential equivalent of an R7A District or an R7 District without a letter suffix, the maximum #floor area ratio# for #long-term care facilities# shall be 4.6;
- (iii) the minimum size of #dwelling unit# provisions of Section 23-23 shall not apply;

\* \* \*

**Chapter 5**  
**Bulk Regulations for Mixed Buildings in Commercial Districts**

**35-00**  
**APPLICABILITY AND DEFINITIONS**

**35-01**  
**Applicability of this Chapter**

\* \* \*

**35-012**  
**Special provisions for certain community facility uses**

The provisions of this Section shall apply to #zoning lots# with #mixed buildings# containing #long-term care facilities#, or philanthropic or non-profit institutions with sleeping accommodations, as listed in Use Group 3.

- (a) #Buildings# containing #long-term care facilities#
  - (1) #Commercial Districts# with a residential equivalent of an R1 or R2 District
  - (3) #Commercial Districts# with a residential equivalent of an R6 through R10 District

\* \* \*

In C1 or C2 Districts mapped within R6 through R10 Districts, or in #Commercial Districts# with a residential equivalent of an R6 through R10 District, the #bulk# regulations of Article II, Chapter 3, applicable to #affordable independent residences for seniors#, inclusive, shall apply to #buildings#, or portions thereof, containing #long-term care facilities#, except as follows:

- (i) in C1 or C2 Districts mapped within R6A Districts or R6 Districts without a letter suffix, or in #Commercial Districts# with a residential equivalent of an R6A District or an R6 District without a letter suffix, the maximum #floor area ratio# for #long-term care facilities# shall be 3.6;
- (ii) in C1 or C2 Districts mapped within R7A Districts or R7 Districts without a letter suffix, other than R7-3 Districts, or in #Commercial Districts# with a residential equivalent of an R7A District or an R7 District without a letter suffix, the maximum #floor area ratio# for #long-term care facilities# shall be 4.6;
- (iii) the minimum size of #dwelling unit# provisions of Section 23-23 shall not apply;

\* \* \*

**Chapter 6**  
**Accessory Off-Street Parking and Loading Regulations**

\* \* \*

**36-00**  
**GENERAL PURPOSES AND DEFINITIONS**

\* \* \*

**36-02**  
**Applicability of District Regulations**

\* \* \*

**36-027**  
**Applicability of regulations in the waterfront area R7-3 Districts**

Special regulations applying in the #waterfront area# are set forth in Article VI, Chapter 2:

In #Commercial Districts# where #residential uses# are governed by the #bulk# regulations of R7-3 Districts, the #accessory# off-street parking regulations of R7-2 Districts shall apply to #residential uses#.

**36-028**  
**Applicability of regulations in flood zones**

\* \* \*

**APPENDIX F**  
**Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas**

\* \* \*

**BROOKLYN**  
**Brooklyn Community District 6**

Map 1 – [date of adoption]

[EXISTING MAP]



- Inclusionary Housing Designated Area
- Mandatory Inclusionary Housing Program area see Section 23-154(d)(3)
  - Area 2 — 11/23/21 MIH Program Option 1 and Deep Affordability Option
  - Area 3 — 12/9/21 MIH Program Option 1 and Deep Affordability Option
  - Area 4 — 10/27/22 MIH Program Option 1 and Deep Affordability Option
- Excluded Area

[PROPOSED MAP]



Inclusionary Housing Designated Area  
 Mandatory Inclusionary Housing Program area see Section 23-154(d)(3)  
 Area 2 — 11/23/21 MIH Program Option 1 and Deep Affordability Option  
 Area 3 — 12/9/21 MIH Program Option 1 and Deep Affordability Option  
 Area 4 — 10/27/22 MIH Program Option 1 and Deep Affordability Option  
 Area # — [date of adoption] MIH Program Option 1, Option 2 and Workforce Option  
 Excluded Area

\* \* \*

No. 5

**CD 6 C 230339 ZSK**

**IN THE MATTER OF** an application submitted by Stellar 341 LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-743(a)(2) of the Zoning Resolution to modify the height and setback requirements of Sections 23-664 (Modified height and setback regulations for certain Inclusionary Housing buildings or affordable independent residence for seniors), and the rear yard regulations of Section 23-47 (Minimum Required Rear Yards) and Section 23-532 (Required rear yard equivalents), in connection with a proposed mixed-use development, within a large-scale general development, generally bounded by a line 100 feet northeasterly of 10<sup>th</sup> Street, a line 345 feet northwesterly of 5<sup>th</sup> Avenue, 9<sup>th</sup> Street, a line 95 feet northwesterly of 5<sup>th</sup> Avenue, 10<sup>th</sup> Street, and a line 88 feet southeasterly of 4<sup>th</sup> Avenue (Block 1010, Lot 26), within R7-3\* and R7-3/C2-4\* Districts, and partially within C4-4D and C4-3A Districts.

\* Note: The site is proposed to be rezoned by changing from existing R6A and R6B Districts to R7-3 and R7-3/C2-4 Districts under a concurrent related application for a Zoning Map change (C 230337 ZMK).

Plans for this proposal are on file with the City Planning Commission and may be seen on the Zoning Application Portal at <https://zap.planning.nyc.gov/projects/2020K0477>, or at 120 Broadway, 31<sup>st</sup> Floor, New York, N.Y. 10271-0001.

No. 6

**CD 6 C 230340 ZSK**

**IN THE MATTER OF** an application submitted by Stellar 341 LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-532 of the Zoning Resolution to allow the reduction of previously required accessory residential off-street parking spaces from 77 spaces to 39 spaces, and to allow the waiver of the required accessory residential off-street parking spaces, in connection with a proposed mixed-used development seeking bulk modifications, within a large-scale general development in a Transit Zone, generally bounded by a line 100 feet northeasterly of 10<sup>th</sup> Street, a line 345 feet northwesterly of 5<sup>th</sup> Avenue, 9<sup>th</sup> Street, a line 95 feet northwesterly of 5<sup>th</sup> Avenue, 10<sup>th</sup> Street, and a line 88 feet southeasterly of 4<sup>th</sup> Avenue (Block 1010, Lot 26), in R7-3\* and R7-3/C2-4\* Districts, and partially within C4-4D and C4-3A Districts.

\* Note: The site is proposed to be rezoned by changing from existing R6A and R6B Districts to R7-3 and R7-3/C2-4 Districts under a concurrent related application for a Zoning Map change (C 230337 ZMK).

Plans for this proposal are on file with the City Planning Commission and may be seen on the Zoning Application Portal at <https://zap.planning.nyc.gov/projects/2020K0477>, or at 120 Broadway, 31<sup>st</sup> Floor, New York, NY 10271-0001.

**BOROUGH OF QUEENS  
Nos. 8 - 12  
WILLETS POINT PHASE II**

**CD 7 C 240092 ZSQ**

**IN THE MATTER OF** an application submitted by Queens Development Group, LLC, City Football Stadium Group, LLC, and the New York City Economic Development Corporation pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 124-60\* of the Zoning Resolution to allow the distribution of total allowable floor area without regard for zoning lot lines or district boundaries and to modify:

1. the required parking regulations of Sections 25-23 (Requirements Where Group Parking Facilities are Provided), 25-251 (Income-restricted housing units), 36-21 (General Provisions) and 124-50 (OFF-STREET PARKING REGULATIONS);
2. the sign regulations of Sections 32-60 (SIGN REGULATIONS) and 124-15 (Modification of Sign Regulations);
3. the loading requirements of Section 36-62 (Required Accessory Off-Street Loading Berths);
4. the retail continuity regulations of Section 124-14 (Retail Continuity);
5. the height and setback regulations of Section 124-22 (Height and Setback Regulations);
6. the street network requirements of Section 124-30 (Mandatory Improvements);
7. the public open space requirements of Section 124-42 (Types and Standards of Publicly Accessible Open Space);
8. the curb cut requirements of Section 124-53 (Curb Cut Restrictions),

in connection with a proposed mixed-use development on property generally bounded by Northern Boulevard, 27<sup>th</sup> Street, Willets Point Boulevard\*\*, 126<sup>th</sup> Lane\*\*, 39<sup>th</sup> Avenue\*\*, Roosevelt Avenue, and Seaver Way (Block 1833, Lots 117, 120, 130, 135 and 140; Block 1823, Lots 12, 19, 20, 21, 23, 26, 28, 33, 40, 44, 47, 52 and 55; Block 1824, Lots 1, 12, 19, 21, 26, 28, 33, 38, 40, 45, 53 and 100; and Block 1825, Lots 1, 19, 21, 25, 28, 30, 37, 46, 48, 53, 55, 58 and 150; Block 1822, Lot 17; and Block 1820, Lots 1, 6, 9, 18, 34 and 108), within a C4-4 District in the Special Willets Point District.

\*Note: A zoning text amendment to modify Section 124-60 is proposed under a concurrent related application N 240093 ZRQ.

\*\* Note: A city map amendment to establish or extend these streets is proposed under a concurrent related application (C 240058 MMQ)

Plans for this proposal are on file with the City Planning Commission and may be seen on the Zoning Application Portal at <https://zap.planning.nyc.gov/projects/2023Q0251>, or the Department of City Planning, 120 Broadway, 31st Floor, New York, NY, 10271-0001.

No. 9

CD 7 C 240094 ZSQ

IN THE MATTER OF an application submitted by Queens Development Group, LLC, City Football Stadium Group, LLC, and the New York City Economic Development Corporation pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-41 of the Zoning Resolution to allow an arena with a maximum capacity of 25,000 seats on property generally bounded by Seaver Way, 35th Avenue, 127th Street, Willet Point Boulevard\*\*, and 38th Avenue\*\* (Tax Block 1823, Lots 12, 19, 20, 21, 23, 26, 28, 33, 40, 44, 47, 52 and 55; Tax Block 1824, Lots 1, 12, 19, 21, 26, 28, 33, 38, 40, 45, 53 and 100; and Tax Block 1825, Lots 1, 19, 21, 25, 28, 30, 37, 46, 48, 53, 55, 58 and 150), in a C4-4 District, within the Special Willets Point District.

\*\* Note: A city map amendment to establish or extend these streets is proposed under a concurrent related application (C 240058 MMQ)

Plans for this proposal are on file with the City Planning Commission and may be seen on the Zoning Application Portal at <https://zap.planning.nyc.gov/projects/2023Q0251>, or the Department of City Planning, 120 Broadway, 31st Floor, New York, NY 10271-0001.

No. 10

CD 7 C 240095 ZSQ

IN THE MATTER OF an application submitted by Queens Development Group, LLC, City Football Stadium Group, LLC, and the New York City Economic Development Corporation pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-802 of the Zoning Resolution to allow a transient hotel (Use Group 5), in connection with a proposed mixed-use development, on property generally bounded by Seaver Way, 38th Avenue\*\*, and the southeasterly centerline prolongation of Willets Point Boulevard\*\* (Block 1833, Lot 117), in a C4-4 District, within the Special Willets Point District.

\*\* Note: A city map amendment to establish or extend these streets is proposed under a concurrent related application (C 240058 MMQ)

Plans for this proposal are on file with the City Planning Commission and may be seen on the Zoning Application Portal at <https://zap.planning.nyc.gov/projects/2023Q0251>, or the Department of City Planning, 120 Broadway, 31st Floor, New York, NY 10271-0001.

No. 11

CD 7 N 240093 ZRQ

IN THE MATTER OF an application submitted by Queens Development Group, LLC, City Football Stadium Group, LLC and the New York City Economic Development Corporation, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying provisions of Article XII, Chapter 4 (Special Willets Point District).

Matter underlined is new, to be added;  
Matter ~~struck out~~ is to be deleted;  
Matter within # # is defined in Section 12-10 or in Section 124-02;  
\*\*\* indicates where unchanged text appears in the Zoning Resolution.

ARTICLE XII  
SPECIAL PURPOSE DISTRICTS

Chapter 4  
Special Willets Point District

124-00  
GENERAL PURPOSES

\* \* \*

124-05  
Certification for Large Developments

The requirements of this Section shall apply to #zoning lots# of at least 200,000 square feet of #lot area#, containing #developments# or #enlargements# resulting in at least 100,000 square feet of #floor area# on such #zoning lots#, or multiple #zoning lots# of at least 200,000 square feet of #lot area#, in aggregate, that are subject to the provisions of Section 124-60 (SPECIAL PERMIT TO MODIFY USE OR BULK REGULATIONS).

No building permit shall be issued until the Chairperson of the City Planning Commission certifies to the Department of Buildings that such #developments# or #enlargements# comply with the provisions of this Section.

A set of drawings of sufficient scope and detail shall be submitted, showing that:

\* \* \*

- d. for any portion of the #Special Willets Point District# not within the area proposed for #development# or #enlargement# and for which a certification pursuant to this Section has not been obtained, plans shall be submitted showing that the #development# or #enlargement# that is the subject of this certification shall not preclude such portions of the #Special Willets Point District# from complying with the provisions of Sections 124-31 and 124-40 under future certifications pursuant to this Section, except where such compliance is directly prevented by modifications granted by the Commission pursuant to Section 124-60.

\* \* \*

124-30  
MANDATORY IMPROVEMENTS

\* \* \*

124-31  
Standards for Streets and Blocks

#Developments# or #enlargements# that result in a total of at least 100,000 square feet of #floor area# on individual zoning lots of at least 200,000 square feet or groups of #zoning lots# subject to the provisions of Section 124-60 (SPECIAL PERMIT TO MODIFY USE OR BULK REGULATIONS) that are, in aggregate, at least 200,000 square feet, shall front upon #streets# that comply with the requirements of this Section, inclusive, unless modified by special permit pursuant to Section 124-60.

\* \* \*

124-40  
PUBLICLY ACCESSIBLE OPEN SPACE REQUIREMENTS

\* \* \*

124-41  
Amount of Publicly Accessible Open Space

Publicly accessible open space within the #Special Willets Point District# shall total not less than eight acres. Such required amounts shall be open to the sky and shall not include any sidewalks required pursuant to this Section or sidewalk widenings pursuant to Section 124-33.

For #developments# or #enlargements# that result in a total of at least 100,000 square feet of #floor area# on individual #zoning lots# of at least 200,000 square feet or groups of #zoning lots# subject to the provisions of Section 124-60 (SPECIAL PERMIT TO MODIFY USE OR BULK REGULATIONS) that are, in aggregate, at least 200,000 square feet, the following amount of publicly accessible open space shall be provided for each 1,000 square feet of floor area:

- Within Area A: 30 square feet
- Within Area B: 50 square feet.

\* \* \*

124-60  
SPECIAL PERMIT TO MODIFY USE OR BULK REGULATIONS

For any #zoning lot# within the #Special Willets Point District#, the City Planning Commission may permit modification of the #use# regulations, or #bulk# regulations, except #floor area ratio# provisions, or parking and loading regulations of this Resolution, the mandatory improvement or other urban design regulations of this Chapter, or the distribution of #floor area# or #dwelling units# without regard for #zoning lot lines#, provided the Commission shall find that such:

- (a) #use# or #bulk# modification shall aid in achieving the general purposes and intent of the Special District;
- (b) #use# modification shall encourage a lively pedestrian environment along the street, or is necessary for, and the only practicable way to achieve, the programmatic requirements of the development;
- (c) #bulk# modifications shall enhance the distribution of #bulk# within the Special District;
- (d) #bulk# modifications shall permit adequate access of light and air to surrounding streets; and
- (e) parking and loading modifications will not have undue adverse effects on residents and businesses in the surrounding area, will not create serious traffic congestion and will not unduly inhibit surface traffic and pedestrian flow;



- (f) modifications to mandatory improvements or other urban design regulations will not unduly impact the streetscape;
- (g) modifications to the distribution of #floor area# or #dwelling units# and the location of #buildings# will not unduly increase the #bulk# of #buildings# in any one #block# or unduly obstruct access of light and air to the detriment of the occupants or users of #buildings# in the #block# or nearby #blocks# or of people using the public #streets#; and
- (e)(h) #use# or #bulk# modifications, in total, shall relate harmoniously to the character of the surrounding area.

Notwithstanding the foregoing, a #use# modification may include a #use# proposed as part of a phased development within the Special District, where the Commission finds that such #use# is reasonably necessary for transitional purposes to assist in achievement of the goals of the Special District, provided the findings of paragraphs (a), (b) and (e) of this Section are met to the maximum extent possible, taking into account the nature of such #use#.

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

\* \* \*

**No. 12**

**CD 7 C 240058 MMQ**  
**IN THE MATTER OF** an application submitted by the New York City Economic Development Corporation, Queens Development Group, LLC, and CFG Stadium Group, LLC, 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:

- the establishment of 38<sup>th</sup> Avenue, 39<sup>th</sup> Avenue, 126<sup>th</sup> Lane, and a portion of Willets Point Boulevard within an area generally bounded by Van Wyck Expressway Extension, Roosevelt Avenue, Seaver Way, and Northern Boulevard;
- the elimination, discontinuance and closing of 36<sup>th</sup> Avenue, east of Seaver Way;
- the elimination, discontinuance, and closing of streets within an area generally bounded by 127<sup>th</sup> Street, Northern Boulevard, Van Wyck Expressway Extension, and Roosevelt Avenue;
- the raising of grades within streets generally bounded by Northern Boulevard, 127<sup>th</sup> Street, Willets Point Boulevard, 38<sup>th</sup> Avenue, and Seaver Way;
- the adjustment of grades and block dimensions necessitated thereby; and
- any acquisition or disposition of real properties related thereto,

in Community District 7, Borough of Queens, in accordance with Maps No. 5038, and 5039, dated September 26, 2023 and Map No. 5040, dated September 28, 2023, and all signed by the Borough President.

**NOTICE**

On Wednesday, January 24, 2024, a public hearing is being held by the City Planning Commission (CPC), accessible remotely, in conjunction with the above ULURP hearing to receive comments related to a Draft Second Supplemental Environmental Impact Statement (DSSEIS) concerning an application by Queens Development Group (QDG), City Football Group (CFG), along with New York City Economic Development Corporation (NYCEDC) (the Applicants). The Applicants are seeking a series of land use actions, including zoning text amendments, City Map amendment(s), special permits and certifications (the "Proposed Actions") from the City Planning Commission (CPC). The area subject to the Proposed Actions is a 17-acre site generally bound by Seaver Way (formerly known as 126<sup>th</sup> Street) on the west, Northern Boulevard and 34<sup>th</sup> Avenue on the north, 126<sup>th</sup> Place and 127<sup>th</sup> Street on the east, and Willets Point Boulevard and Roosevelt Avenue on the south (the "Proposed Development Site") within the Special Willets Point District (SWPD) in the Willet's Point neighborhood of Queens Community District (CD) 7 affecting Queens Block 1820, Lots 1, 6, 9, 18, 34, 108; Block 1822, Lot 17; Block 1823, Lots 1, 3, 12, 19-21, 23, 26, 28, 33, 40, 44, 47, 52, 55; Block 1824, Lots 1, 12, 19, 21, 26, 28, 33, 38, 40, 45, 53, 100; Block 1825, Lots 1, 19, 21, 25, 28, 30, 37, 46, 48, 53, 55, 58, 150; and Block 1833, Lots 103 and 117.

The Proposed Actions would facilitate a 1.3-million gross square feet (gsf) development containing approximately 1,400 units of new residential (100% affordable); a 250-room, 215,000-gsf hotel; approximately 83,000 gsf of local retail use;

a 500,000-gsf, 25,000-seat soccer-specific stadium for the CFG, 500 accessory parking spaces and approximately 2.77 acres of publicly accessible open space (the "Proposed Development"). The anticipated Build Year is 2027.

Written comments on the DSSEIS are requested and will be received and considered by the Lead Agency through 5:00 P.M. on Monday, February 5, 2024.

For instructions on how to submit comments and participate 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. 23DME005Q.

**BOROUGH OF BROOKLYN  
 No. 13**

**300 GOLD STREET NYPD OFFICE SPACE**

**CD 2 N 240013 PXX**  
**IN THE MATTER OF** a Notice of Intent to acquire office space submitted by the Department of Citywide Administrative Services and the New York Police Department pursuant to Section 195 of the New York City Charter for use of property located at 300 Gold Street (Block 133, Lot 5) (New York Police Department offices), Borough of Brooklyn, Community District 2.

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

Accessibility questions: 212-720-3508, AccessibilityInfo@planning.nyc.gov, by: Wednesday, January 17, 2024, 5:00 P.M.



j9-24

**COMMUNITY BOARDS**

**■ PUBLIC HEARINGS**

**NOTICE IS HEREBY GIVEN** that the following matter has been scheduled for public hearing by Community Board:

**BOROUGH OF BROOKLYN**

Community Board No. 10 - Monday, January 22, 2024 at 7:00 P.M., Knights of Columbus, 1305 86th Street, Brooklyn, NY 11228. The meeting will be livestreamed to bit.ly/3HLO5lw.

Public Hearing regarding proposed Citywide text amendment, City of Yes - Economic Opportunity. Any person wishing to speak about this topic must fill out a Public Session Speaker Form prior to the start of the meeting.



• j12-22

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

**BOROUGH OF BROOKLYN**

COMMUNITY BOARD NO. 18 - Wednesday, January 17, 2024, 7:00 P.M., Board Office Meeting Room, 1097 Bergen Avenue, Brooklyn, NY 11234.

**AGENDA**

A public hearing on the "City of Yes for Economic Opportunity." The NYC Department of City Planning is proposing a citywide zoning text amendment to support economic growth and resiliency in New York City. This text amendment would facilitate the repurposing of existing nonresidential space by providing businesses with additional zoning flexibility to locate and expand. The proposed zoning text amendment would apply to all 59 of the city's Community Districts. See companion ZR amendment in 2024Y0161.

**Please Note:**

- Videoconferencing information for those who wish to view the meeting online, is as follows:

**Webinar topic:**  
 REGULAR MONTHLY BOARD MEETING

**Date and time:**

Wednesday, January 17, 2024 7:00 PM | (UTC-04:00) Eastern Time (US & Canada)

**Join link for Community Residents:**

<https://nycrb.webex.com/nycrb/j.php?MTID=m24be0ec73b8659f21514e0a311bef95d>

**Webinar number:**

2336 117 6751

**Webinar password:**

x9FcC4XERT3 (99322493 from phones and video systems)

**Join by phone**

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

**Access code :** 2336 117 6751

j11-17

**NOTICE IS HEREBY GIVEN** that the following matters have been scheduled for Public Hearing by Community Board:

**BOROUGH OF THE BRONX**

BRONX COMMUNITY BOARD NO. 06 has scheduled a Public Hearing on Tuesday, January 16, 2024, starting at 6:30 P.M. at Bronx Community Board #6's District Office located at 1932 Arthur Avenue, Bronx, New York 10457 and via Zoom Video Conference <https://zoom.us/j/92965908543>.

Uniform Land Use Review Procedure application #N240179ZRY. The application, if approved by all relevant authorities, this Citywide zoning text amendment to allow gaming facilities as a permitted use in certain commercial districts (Section 32-10) and manufacturing districts (Section 42-10) in the Zoning Resolution. This modification would allow a gaming facility licensed by the State and developed through a new State defined siting process to be developed without regard to any potential conflict with the Zoning Resolution.

Individuals wishing to testify during this public hearing are asked to register in advance by completing a speaker's card that will be available at the meeting's information and registration table. All speakers are asked to limit their testimonies to no more than three minutes.

Please contact Bronx Community Board #6 by telephone at (718) 579-6990 or by email at [bronxcb6@bronxcb6.org](mailto:bronxcb6@bronxcb6.org) if you have any questions or require additional information on the public hearing.

Accessibility questions: Carla Leon, (718) 579-6990, [cjleon@bronxcb6.org](mailto:cjleon@bronxcb6.org), by: Tuesday, January 16, 2024, 4:00 P.M.



j11-16

**NOTICE IS HEREBY GIVEN** that the following matter has been scheduled for a public hearing by Bronx Community Board #10:

**BOROUGH OF THE BRONX**

COMMUNITY BOARD #10 - Thursday, January 18, 2024 at 7:00 P.M., Jeanne Jugan Residence, 2999 Schurz Avenue, 10465.

A public hearing with respect to an application to the NYS Office of Cannabis Management (OCM) from Melyne Inc. to open an adult-use retail dispensary, at 3461 East Tremont Avenue, 10465



j12-18

**CONFLICTS OF INTEREST BOARD**

**MEETING**

The Conflicts of Interest Board announces an open meeting of the Board on Wednesday, January 17, 2024, at 9:30 A.M. at the offices of Walden, Macht & Haran, 250 Vesey Street, 27th Floor, New York, NY.

On the public agenda may be the Board's consideration of amendments to Title 53 of the Rules of the City of New York. To confirm whether an item will be held in public session or, for any person planning to attend the meeting, to facilitate access through the building's security, contact the Board's Special Counsel, Katherine J. Miller, at [kmiller@coib.nyc.gov](mailto:kmiller@coib.nyc.gov).

Accessibility questions: Katherine Miller, (212) 437-0730, [kmiller@coib.nyc.gov](mailto:kmiller@coib.nyc.gov), by: Tuesday, January 16, 2024 12:00 P.M.



j12

**BOARD OF EDUCATION RETIREMENT SYSTEM**

**MEETING**

The Board of Education Retirement System Board of Trustees Meeting will be held in-person at our 55 Water Street office (50th floor) on Tuesday, January 23, 2024 from 4:00 P.M. - 6:00 P.M. If you would like to attend this meeting, please contact BERS Executive Director, Sanford Rich, at [Srich4@bers.nyc.gov](mailto:Srich4@bers.nyc.gov).

j12-23

Our next Audit Committee Meeting will be held in-person at 55 Water Street, 50th Floor on Tuesday, January 23, 2024 from 2:00 P.M. - 3:30 P.M. If you would like to attend this meeting, please reach out to Iyekeze Ezeffli at [iezeffli@bers.nyc.gov](mailto:iezeffli@bers.nyc.gov).

j12-23

**HOUSING AUTHORITY**

**NOTICE**

The next Board Meeting of the New York City Housing Authority is scheduled for Wednesday, January 31, 2024 at 10:00 A.M. in the Ceremonial Room on the 5th Floor of 90 Church Street, New York, New York (unless otherwise noted). Copies of the Calendar will be available on NYCHA's website or may be picked up at the Office of the Corporate Secretary at 90 Church Street, 5th Floor, New York, New York, no earlier than 24 hours before the upcoming Board Meeting. Copies of the Minutes will also be available on NYCHA's website or may be picked up at the Office of the Corporate Secretary no earlier than 3:00 P.M. on the Thursday following the Board Meeting.

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

The meeting 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.

Accessibility questions: 212-306-3429, by: Friday, January 19, 2024 4:00 P.M.



j8-29

**OFFICE OF LABOR RELATIONS**

**NOTICE**

The New York City Deferred Compensation Board will hold its next Deferred Compensation Board Hardship meeting on Thursday, January 18, 2024, at 1:00 P.M. The meeting will be held at 22 Cortlandt Street, 28th Floor, New York, NY 10007.

j11-18

**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, January 23, 2024 at 9:30 A.M., a public hearing will be held in the public hearing room at 1 Centre Street, 9th Floor, Borough of Manhattan, with respect to the following properties, and then followed by a public meeting. Participation by videoconference may be available as well. Please check the hearing page on LPC's website (<https://www.nyc.gov/site/lpc/hearings/hearings.page>) for updated hearing information.

The final order and estimated times for each application will be posted on the Landmarks Preservation Commission website the Friday before the hearing. Please note that the order and estimated times are subject to change. An overflow room is located outside of the primary doors of the public hearing room. Any person requiring reasonable accommodation in order to participate in the hearing or attend the meeting should contact Gregory Cala, Community and Intergovernmental Affairs Coordinator, at gcala@lpc.nyc.gov or 212-602-7254 no later than five (5) business days before the hearing or meeting. Members of the public not attending in person can observe the meeting on LPC's YouTube channel at [www.youtube.com/nyclpc](http://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. Finally, please be aware: COVID-19 safety protocols are in effect at the location; all attendees over the age of two who are medically able to tolerate a face covering will be required to wear a face covering, regardless of vaccination status.

**67 Cranberry Street - Brooklyn Heights Historic District**  
**LPC-24-01900** - Block 216 - Lot 37 - **Zoning: R7-1**  
**CERTIFICATE OF APPROPRIATENESS**

A Greek Revival style rowhouse built in 1840. Application is to construct a rear yard addition.

**280 Washington Avenue - Clinton Hill Historic District**  
**LPC-23-07712** - Block 1917 - Lot 6 - **Zoning: R6B**  
**CERTIFICATE OF APPROPRIATENESS**

A Queen Anne style house designed by Marshall J. Morrill and built in 1887. Application is to construct a garage building and a rear yard addition, and to legalize the removal of ironwork without Landmarks Preservation Commission permit(s).

**64 Downing Street - Clinton Hill Historic District**  
**LPC-24-04151** - Block 1982 - Lot 58 - **Zoning: R6B**  
**CERTIFICATE OF APPROPRIATENESS**

An Italianate style rowhouse designed by Babcock & Sturges and built c. 1868-70. Application is to construct a rear yard addition.

**196 Wyckoff Street - Boerum Hill Historic District Extension**  
**LPC-24-03192** - Block 393 - Lot 3 - **Zoning: R6B**  
**CERTIFICATE OF APPROPRIATENESS**

An Italianate style rowhouse with alterations, built in 1870. Application is to modify window openings and install railings on the garage.

**105 Chambers Street, aka 89-91 Reade Street and 160-170 Church Street - Tribeca South Historic District**  
**LPC-23-11234** - Block 145 - Lot 7501 - **Zoning: C6-3A**  
**CERTIFICATE OF APPROPRIATENESS**

An Italianate style store and loft building designed by King and Kellum and built in 1856-57. Application is to replace cast iron elements with a substitute material.

**315 Greenwich Street - Tribeca West Historic District**  
**LPC-24-01920** - Block 141 - Lot 15 - **Zoning: C6-2A/TMU**  
**CERTIFICATE OF APPROPRIATENESS**

An Italianate style store and lofts building built in 1861-1862. Application is to create a new opening and install storefront infill, and remove fire escape baskets.

**801 Greenwich Street - Greenwich Village Historic District**  
**LPC-24-00965** - Block 625 - Lot 2 - **Zoning: R6**  
**CERTIFICATE OF APPROPRIATENESS**

An apartment building designed by Charles Rentz and built in 1890. Application is to construct a rooftop bulkhead and install mechanical equipment.

**101-111 West 10th Street, aka 445-451 Sixth Avenue - Greenwich Village Historic District**  
**LPC-23-11959** - Block 606 - Lot 73, 74, 75, - **Zoning: C1-6**  
**CERTIFICATE OF APPROPRIATENESS**

A row of six houses built in 1836. Application is to modify a storefront and signage master plan approved under Certificate of Appropriateness 96-0125.

**307-309 6th Avenue - Greenwich Village Historic District Extension II**  
**LPC-24-05496** - Block 589 - Lot 40 - **Zoning: R7-2, R6, C1-5**  
**CERTIFICATE OF APPROPRIATENESS**

A commercial and residential building built c. 1832 and altered in 1948, and a stripped neo-Tudor style commercial building built c. 1828 and altered in 1926 and 1963. Application is to demolish the buildings and construct a new building.

**50 East 7th Street - East Village/Lower East Side Historic District**  
**LPC-24-05321** - Block 448 - Lot 9 - **Zoning:**  
**CERTIFICATE OF APPROPRIATENESS**

A Romanesque Revival style church Sunday school building designed by Samuel Burrage Reed and built in 1891-1892. Application is to install mechanical equipment on the roof, replace windows, and install cladding.

**180 Fifth Avenue - Ladies' Mile Historic District**  
**LPC-24-02990** - Block 824 - Lot 29 - **Zoning: C6-4M**  
**CERTIFICATE OF APPROPRIATENESS**

An Italianate style dwelling built c. 1862. Application is to replace storefront infill.

**173 Riverside Drive (aka 171-177 Riverside Drive; 347 West 98th Street; 326 West 90th Street) - Riverside - West End Historic District**  
**LPC-24-03568** - Block 1250 - Lot 67 - **Zoning: R10A R8**  
**CERTIFICATE OF APPROPRIATENESS**

A neo-Renaissance style apartment building designed by J.E.R. Carpenter and built in 1925-26. Application is to establish a master plan governing the replacement of window bulkheads with a substitute material.

**935 Park Avenue - Park Avenue Historic District**  
**LPC-23-11643** - Block 1509 - Lot 69 - **Zoning: R10**  
**CERTIFICATE OF APPROPRIATENESS**

A Renaissance Revival style apartment building designed by Sugarman, Hess & Berger and built in 1923-24. Application is to install a rooftop pergola, stairs, and railings.

j8-22

**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, January 23, 2024, at 9:30 A.M., a public hearing will be held in the public hearing room at 1 Centre Street, 9th Floor, Borough of Manhattan, with respect to the following properties, and then followed by a public meeting. Participation by videoconference may be available as well. Please check the hearing page on LPC's website (<https://www.nyc.gov/site/lpc/hearings/hearings.page>) for updated hearing information. The final order and estimated times for each application will be posted on the Landmarks Preservation Commission website the Friday before the hearing. Please note that the order and estimated times are subject to change. An overflow room is located outside of the primary doors of the public hearing room. Any person requiring reasonable accommodation in order to participate in the hearing or attend the meeting should contact Gregory Cala, Community and Intergovernmental Affairs Coordinator, at [gcala@lpc.nyc.gov](mailto:gcala@lpc.nyc.gov) or 212-602-7254 no later than five (5) business days before the hearing or meeting. Members of the public not attending in person can observe the meeting on LPC's YouTube channel at [www.youtube.com/nyclpc](http://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. Finally, please be aware: COVID-19 safety protocols are in effect at the location; all attendees over the age of two who are medically able to tolerate a face covering will be required to wear a face covering, regardless of vaccination status.

**1866 Washington Avenue - New York Public Library, Tremont Branch**  
**LP-2677** - Block 2918-Lot 1

**ITEM PROPOSED FOR PUBLIC HEARING**

A two-story Neo-Federal style library designed by Carrere & Hastings and built in 1905.

j8-22

## 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, January 18, 2024, 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 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>

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

j4-18

TRANSPORTATION

PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN, pursuant to law, that the following proposed revocable consents, have been scheduled for a public hearing by the New York City Department of Transportation. The hearing will be held remotely commencing on Wednesday, January 24, 2024, at 10:00 A.M., via the WebEx platform and in person, on the following petitions for revocable consent.

WebEx: Meeting Number (access code): 2632 716 8042 Meeting Password: UWmgVG2m4T2

The hearing will be held in person at 55 Water St, BID ROOM, in the Borough of Manhattan. Masks are required to be worn to enter the building and during the hearing.

#1 IN THE MATTER OF a proposed revocable consent authorizing 42nd & 10th Associates LLC to continue to maintain and use electrical sockets, together with conduits in the east sidewalk of Tenth Avenue, south of West 42nd Street, and in the south sidewalk of West 42nd Street, east of Tenth Avenue, in the Borough of Manhattan. The revocable consent is for ten July 1, 2022 to June 30th 2032 and provides among other terms and conditions for -compensation payable to the City according to the following schedule: R.P. # 2170

From the period July 1, 2022 to June 30, 2032 - \$225/per annum

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

#2 IN THE MATTER OF a proposed revocable consent authorizing 422 Louisiana Realty LLC to continue to maintain and use fenced-in areas along the sidewalks of Louisiana Avenue, Wortman Avenue, and Malta Street and a vestibule on the southeast sidewalk of Stanley Avenue, northeast of Louisiana Avenue, in the Borough of Brooklyn. The revocable consent is for a term of ten years from July 1, 2023 to June 30, 2033 and provides among other terms and conditions for compensation payable to the City according to the following schedule: R.P. # 1149

- For the period July 1, 2023 to June 30, 2024 - \$7,438
For the period July 1, 2024 to June 30, 2025 - \$7,599
For the period July 1, 2025 to June 30, 2026 - \$7,760
For the period July 1, 2026 to June 30, 2027 - \$7,921
For the period July 1, 2027 to June 30, 2028 - \$8,082
For the period July 1, 2028 to June 30, 2029 - \$8,243
For the period July 1, 2029 to June 30, 2030 - \$8,404
For the period July 1, 2030 to June 30, 2031 - \$8,565
For the period July 1, 2031 to June 30, 2032 - \$8,726
For the period July 1, 2032 to June 30, 2033 - \$8,887

with the maintenance of a security deposit in the sum of \$8,977 the insurance shall be in the amount of Two Million Dollars (\$2,000,000) per occurrence for bodily injury and property damage, One Million Dollars (\$1,000,000) for personal and advertising injury, Two Million Dollars (\$2,000,000) aggregate, and Two Million Dollars (\$2,000,000) products/completed operations.

#3 IN THE MATTER OF a proposed revocable consent authorizing Albert Einstein College of Medicine to continue to maintain and use a conduit under and across Morris Park Avenue, west of Eastchester Road, in the Borough of the Bronx. The revocable consent is for a term of ten years from the Approval Date by the Mayor and provides among other terms and conditions for compensation payable to the City according to the following schedule: R.P. # 1229

- For the period July 1, 2023 to June 30, 2024 - \$2,358
For the period July 1, 2024 to June 30, 2025 - \$2,410
For the period July 1, 2025 to June 30, 2026 - \$2,462
For the period July 1, 2026 to June 30, 2027 - \$2,514
For the period July 1, 2027 to June 30, 2028 - \$2,566
For the period July 1, 2028 to June 30, 2029 - \$2,619
For the period July 1, 2029 to June 30, 2030 - \$2,671
For the period July 1, 2030 to June 30, 2031 - \$2,723
For the period July 1, 2031 to June 30, 2032 - \$2,775
For the period July 1, 2032 to June 30, 2033 - \$2,827

with the maintenance of a security deposit in the sum of \$3,000 and the insurance shall be in the amount of Two Million Dollars (\$2,000,000) per occurrence for bodily injury and property damage, One Million Dollars (\$1,000,000) for personal and advertising injury, Two

Million Dollars (\$2,000,000) aggregate, and Two Million Dollars (\$2,000,000) products/completed operations.

#4 IN THE MATTER OF a proposed revocable consent authorizing Edward Grzedzinski to continue to maintain and use a stoop on the north sidewalk of State Street, between Hoyt Street and Bond Street, at 353 State Street, in the Borough of Brooklyn. The proposed revocable consent is for a term of ten years from the Approval Date by the Mayor and provides among other terms and conditions for compensation payable to the City according to the following schedule: R.P. # 2211

- For the period July 1, 2023 to June 30, 2024 - \$344.00
For the period July 1, 2024 to June 30, 2025 - \$352.00
For the period July 1, 2025 to June 30, 2026 - \$360.00
For the period July 1, 2026 to June 30, 2027 - \$368.00
For the period July 1, 2027 to June 30, 2028 - \$376.00
For the period July 1, 2028 to June 30, 2029 - \$384.00
For the period July 1, 2029 to June 30, 2030 - \$392.00
For the period July 1, 2030 to June 30, 2031 - \$400.00
For the period July 1, 2031 to June 30, 2032 - \$408.00
For the period July 1, 2032 to June 30, 2033 - \$416.00

with the maintenance of a security deposit in the sum of \$3,000 and the insurance shall be in the amount of Two Million Dollars (\$2,000,000) per occurrence for bodily injury and property damage, One Million Dollars (\$1,000,000) for personal and advertising injury, Two Million Dollars (\$2,000,000) aggregate, and Two Million Dollars (\$2,000,000) products/completed operations.

#5 IN THE MATTER OF a proposed revocable consent authorizing IMTT-Pipeline LLC (F.K.A. IMTT-Pipeline) to continue to maintain and use a pipeline passing under Arthur Kill Road, Washington Avenue North, Washington Avenue South, Parcel "A", Western Avenue, Richmond Terrace, and Newark Bay, in the Borough of Staten Island. The proposed revocable consent is for a term of ten years from the Approval Date by the Mayor and provides among other terms and conditions for compensation payable to the City according to the following schedule: R.P. # 77C

- For the period July 1, 2023 to June 30, 2024 - \$13,146
For the period July 1, 2024 to June 30, 2025 - \$13,430
For the period July 1, 2025 to June 30, 2026 - \$13,714
For the period July 1, 2026 to June 30, 2027 - \$13,998
For the period July 1, 2027 to June 30, 2028 - \$14,282
For the period July 1, 2028 to June 30, 2029 - \$14,566
For the period July 1, 2029 to June 30, 2030 - \$14,850
For the period July 1, 2030 to June 30, 2031 - \$15,134
For the period July 1, 2031 to June 30, 2032 - \$15,418
For the period July 1, 2032 to June 30, 2033 - \$15,702

with the maintenance of a security deposit in the sum of \$15,800 and the insurance shall be in the amount of Two Million Dollars (\$2,000,000) per occurrence for bodily injury and property damage, One Million Dollars (\$1,000,000) for personal and advertising injury, Two Million Dollars (\$2,000,000) aggregate, and Two Million Dollars (\$2,000,000) products/completed operations.

#6 IN THE MATTER OF a proposed revocable consent authorizing Rene Paula Molina and Heather Michelle Paula to construct, maintain and use a fenced-in area with two trash enclosures on the south sidewalk of Clifton Place, between Grand and Classon Avenues, in the Borough of Brooklyn. The proposed revocable consent is for a term of ten years from the Approval Date by the Mayor and provides among other terms and conditions for compensation payable to the City according to the following schedule: R.P. # 2648

From the approval Date to June 30th, 2034 - \$100/per annum.

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

#7 IN THE MATTER OF a proposed revocable consent authorizing Yeshiva University to continue to maintain, and use conduits under, across and along Amsterdam Avenue and under and along West 185th Street, in the Borough of Manhattan. The proposed revocable consent is for a term of ten years from the Approval Date by the Mayor and provides among other terms and conditions for compensation payable to the City according to the following schedule: R.P. # 1003

- For the period July 1, 2023 to June 30, 2024 - \$6,522
For the period July 1, 2024 to June 30, 2025 - \$6,666
For the period July 1, 2025 to June 30, 2026 - \$6,811
For the period July 1, 2026 to June 30, 2027 - \$6,955
For the period July 1, 2027 to June 30, 2028 - \$7,099
For the period July 1, 2028 to June 30, 2029 - \$7,243
For the period July 1, 2029 to June 30, 2030 - \$7,387
For the period July 1, 2030 to June 30, 2031 - \$7,531

For the period July 1, 2031 to June 30, 2032 - \$7,675  
For the period July 1, 2032 to June 30, 2033 - \$7,819

with the maintenance of a security deposit in the sum of \$12,900 and the insurance shall be in the amount of Two Million Dollars (\$2,000,000) per occurrence for bodily injury and property damage, One Million Dollars (\$1,000,000) for personal and advertising injury, Two Million Dollars (\$2,000,000) aggregate, and Two Million Dollars (\$2,000,000) products/completed operations.

**#8 IN THE MATTER OF** a proposed revocable consent authorizing 30 West Pershing LLC to continue to maintain and use a force main, together with a manhole under and along Forest Avenue, between Morrow Street and South Avenue, in the Borough of Staten Island. The proposed revocable consent is for a term of ten years from July 1, 2021 to June 30, 2031 and provides among other terms and conditions for compensation payable to the City according to the following schedule:  
**R.P. # 1707**

- For the period July 1, 2023 to June 30, 2024 - \$18,764/per annum
- For the period July 1, 2024 to June 30, 2025 - \$19,170
- For the period July 1, 2025 to June 30, 2026 - \$19,576
- For the period July 1, 2026 to June 30, 2027 - \$19,982
- For the period July 1, 2027 to June 30, 2028 - \$20,388
- For the period July 1, 2028 to June 30, 2029 - \$20,794
- For the period July 1, 2029 to June 30, 2030 - \$21,200
- For the period July 1, 2030 to June 30, 2031 - \$21,606
- For the period July 1, 2031 to June 30, 2032 - \$22,012
- For the period July 1, 2032 to June 30, 2033 - \$22,418

with the maintenance of a security deposit in the sum of \$22,900 and the insurance shall be in the amount of Two Million Dollars (\$2,000,000) per occurrence for bodily injury and property damage, One Million Dollars (\$1,000,000) for personal and advertising injury, Two Million Dollars (\$2,000,000) aggregate, and Two Million Dollars (\$2,000,000) products/completed operations.

j4-24

## PROPERTY DISPOSITION

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

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

## CITYWIDE ADMINISTRATIVE SERVICES

### SALE

The City of New York in partnership with IAAI.com posts vehicle and heavy machinery auctions online every week at:

<https://iaai.com/search?keyword=dcas+public>

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

Vehicles can be viewed in person at:

Insurance Auto Auctions, Green Yard  
137 Peconic Avenue, Medford, NY 11763  
Phone: (631) 207-3477

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

jy29-j17

## 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](https://nyc.gov/competetowin)

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

### HHS ACCELERATOR PREQUALIFICATION

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

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

## AGING

### PROGRAM OPERATIONS

#### AWARD

*Human Services/Client Services*

**HOME DELIVERED MEALS - Renewal - PIN# 12521P8011KXLR001 - AMT: \$1,079,912.00 - TO: Bay Ridge Center, Inc, 411 Ovington Avenue, Brooklyn, NY 11209.**

FY24 Renewal to extend the contract for 6 months with NYC Aging Baseline funds for meal. NYC Aging ID: 29F.

• j12

**CITYWIDE ADMINISTRATIVE SERVICES**

**CITYWIDE PROCUREMENT**

■ INTENT TO AWARD

*Services (other than human services)*

**85624N0003-NEGOTIATED ACQUISITION EXTENSION: TENANT REPRESENTATIVE SERVICES** - Negotiated Acquisition - Other - PIN# 85624N0003 - Due 1-16-24 at 10:00 A.M.

Pursuant to Section 3-04(b)(2)(iii) of the Procurement Policy Board Rules, the Department of Citywide Administrative Services intends to enter into a negotiated acquisition extension contract with CBRE Inc. for Tenant Rep Services. The contract term is from November 8, 2023 through November 7, 2024 and the contract amount is \$0.00. This notice is for information purposes only.

Any firm that believes it could also provide these requirements will be considered in future procurements conducted by the Agency. Expressions of interest can be sent to plaverpool@dcas.nyc.gov

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

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

*Citywide Administrative Services, 1 Centre Street, 18th Floor North, New York, NY 10001. Perry Laverpool (212) 386-0444; plaverpool@dcas.nyc.gov*

j8-12

**85624N0002- NEGOTIATED ACQUISITION EXTENSION: TENANT REPRESENTATIVE SERVICES** - Negotiated Acquisition - Other - PIN# 85624N0002 - Due 1-16-24 at 10:00 A.M.

Pursuant to Section 3-04(b)(2)(iii) of the Procurement Policy Board Rules, the Department of Citywide Administrative Services intends to enter into a negotiated acquisition extension contract with Cushman and Wakefield Inc. for Tenant Rep Services. The contract term is from November 20, 2023, through November 19, 2024, and the contract amount is \$0.00. This notice is for information purposes only.

Any firm that believes it could also provide these requirements will be considered in future procurements conducted by the Agency. Expressions of interest can be sent to plaverpool@dcas.nyc.gov

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

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

*Citywide Administrative Services, 1 Centre Street, 18th Floor North, New York, NY 10001. Perry Laverpool (212) 386-0444; plaverpool@dcas.nyc.gov*

j8-12

**DIVISION OF MUNICIPAL SUPPLY SERVICE**

■ AWARD

*Goods*

**BATTERY ELECTRIC VEHICLE (BEV) RENTAL** - Competitive Sealed Bids - PIN#85724B0007002 - AMT: \$98,410.00 - TO: Revel Transit Inc, 273 S 5th St, 301, Brooklyn, NY 11211.

• j12

**CORRECTION**

■ INTENT TO AWARD

*Services (other than human services)*

**TECHNICAL CONSULTING SERVICES FOR THE NEW YORK CITY DEPARTMENT OF CORRECTION HEALTHCARE FACILITIES** - Negotiated Acquisition - Available only from a single source - EPIN: 07224N0003 - Due 1-12-24 at 11:00 A.M.

The New York City Department of Correction (DOC) will utilize the Negotiated Acquisition procurement method to obtain services from NCCHC Resources, Inc. to provide technical consulting services to assist DOC in improving the health services it provides to individuals incarcerated at its Rikers Island facilities. The term of the contract will be from September 1, 2023, through August 31, 2024.

NCCHC Resources, Inc., is a 501(c)(3) not-for-profit company providing technical consulting services for correctional health care systems nationwide. As jails, prisons, and juvenile detention facilities strive to deliver constitutional health care, improve quality, and reduce liability, they offer unique expertise from the world's leaders in correctional health care. DOC is resolved to improve the health services it provides to individuals incarcerated at its Rikers Island facilities. The NCCHC Standards for Health Services in Jails, the Standards for Mental Health Services in Correctional Facilities, and the Standards for Opioid Treatment Programs in Correctional Facilities.

Should any vendor feel that they are able to provide the services referenced above, please email your Expressions of Interest to Ms. Diana Davydova at diana.davydova@doc.nyc.gov by January 12, 2024 at 11:00 A.M.

*Use the following address unless otherwise specified in notice, to secure, examine or submit bid/proposal documents, vendor pre-qualification and other forms; specifications/blueprints; other information; and for opening and reading of bids at date and time specified above.*  
*Correction, 7520 Astoria Boulevard, Suite 320, East Elmhurst, NY 11370. Diana Davydova (718) 546-0743; diana.davydova@doc.nyc.gov*

d29-j12

**CENTRAL OFFICE OF PROCUREMENT**

■ AWARD

*Construction Related Services*

**PROJECT ADMINISTRATION CONSULTANT AND OTHER RELATED PROJECT REVIEW SERVICES FOR THE BOROUGH-BASED JAIL (BBJ) PROGRAM** - M/WBE

Noncompetitive Small Purchase - PIN#07224W8021KXL - AMT: \$1,000,000.00 - TO: Laland Baptiste LLC, 150 Broadhollow Road, Suite 314, Melville, NY 11747.

• j12

*Goods*

**FLATBED CARTS, PREP AND OVEN RACKS** - M/WBE

Noncompetitive Small Purchase - PIN#07224W0019001 - AMT: \$384,085.06 - TO: Aldoray & Associates Corp, 1417 Prospect Place, Suite A6, Brooklyn, NY 11213.

• j12

*Services (other than human services)*

**MEDIA BUYING SERVICES FOR NYC CORRECTION OFFICER RECRUITMENT** - M/WBE Noncompetitive Small Purchase -

PIN#07224W0010001 - AMT: \$750,000.00 - TO: OpAD Media Solutions LLC, 275 Madison Av, Ste 2200, New York, NY 10016.

• j12

**BOARD OF EDUCATION RETIREMENT SYSTEM**

**CONTRACTS AND PROCUREMENT**

■ SOLICITATION

*Services (other than human services)*

**LEADERSHIP DEVELOPMENT TRAINING** - Request for Proposals - PIN#2024-001 - Due 2-20-24 at 5:00 P.M.

BERS' Learning and Development Unit ("L&D") is seeking Leadership Development Training for the Agency's Leadership Development

program. The Leadership Development Training should enhance the leadership capabilities of BERS' leader bench, fostering a culture of effective decision-making, strategic thinking, and impactful communication. The program should develop and empower leaders at various levels to drive positive change, improve team performance, and align with BERS' mission and goals

https://www.bers.nyc.gov/site/bers/about/mission-statement.page

https://www.bers.nyc.gov/site/bers/about/objectives.page

Submissions are accepted VIA EMAIL ONLY.

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

Board of Education Retirement System, 55 Water Street, 50th Floor, New York, NY 10041. Sharon Koppula (929) 305-3786; BERSProcurement@bers.nyc.gov

◀ j12

**ENVIRONMENTAL PROTECTION**

■ INTENT TO AWARD

*Construction Related Services*

**JFK AIRPORT INTERCEPTOR** - Government to Government - PIN# 82624Y0459 - Due 2-1-24 at 4:00 P.M.

DEP intends to enter into a Government to Government Agreement with Port Authority of New York and New Jersey for 1620-G2G for the design and construction of an Interceptor sewer line. The Port Authority is in the process of designing and constructing a new cargo building at JFK Airport (the "Cargo Building Project"), on the parcel west of Taxiway CA, north of Taxiway C and bounded by North Boundary Road on the west and north sides (the "Work Area"), which parcel contains an interceptor sewer line belonging to and operated by DEP (the "Existing Interceptor"). The existing Interceptor is critical infrastructure for DEP as it serves approximately one million residents of Queens, NY, and impacts the health and safety of such residents and visitors to the serviced areas. Any firm which believes it can also provide the required service IN THE FUTURE is invited to so, indicated by letter which must be received no later than February 1, 2024, 4:00 P.M. at: Department of Environmental Protection, Agency Chief Contracting Officer, 59-17 Junction Blvd., 17th Floor, Flushing, New York 11373, ATTN: Glorivee Roman, glroman@dep.nyc.gov.

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

Environmental Protection, 59-17 Junction Boulevard, 17th Floor, Flushing, NY 11368. Glorivee Roman (718) 595-3226; glroman@dep.nyc.gov

j11-18

**WATER AND SEWER OPERATION**

■ AWARD

*Construction/Construction Services*

**GENERAL CONSTRUCTION JOB ORDER CONTRACT FOR REGION 2, BRONX** - Renewal - PIN#82621B0020001R002 - AMT: \$3,000,000.00 - TO: Avenue Contracting Inc, 67-23 Fresh Meadow Lane, Fresh Meadows, NY 11365.

The uninterrupted continuation of this contract is needed to keep providing General Construction Job Order Contract Region 2 Bronx, NY. The work under this contract is for General Construction Work under a series of small to medium size construction projects at various Bureau of Water & Sewer Operations (BWSO) facilities in Region 2 (Bronx Control Plant areas).

◀ j12

**GENERAL CONSTRUCTION JOB ORDER CONTRACT FOR REGION 4, BROOKLYN** - Renewal - PIN#82621B0022001R002 - AMT: \$3,000,000.00 - TO: NYCMC Corp, 10734 156 Street, Suite 1, Jamaica, NY 11433.

The uninterrupted continuation of this contract is needed to keep providing general construction Job Order contract region 4, Brooklyn. The work under this contract is for General Construction Work under a series of small to medium size construction projects at various Bureau of Water & Sewer Operations (BWSO) facilities in Region 4 (Brooklyn Pollution Control Plant areas). In addition to large capital construction

projects, BWSO has an ongoing need to accomplish smaller, straight forward construction projects at its facilities. Without Job Order Contracts, for each such project, the BWSO must prepare complete contract documents and execute the required steps through the competitive bid process. Procuring the construction through this traditional design-bid-build process takes considerable time. Many of the projects are essential to maintain the operation of BWSO facilities. The considerable time it takes to get contracts in place can jeopardize the continuation of service and, in some cases, permit the problem to worsen and result in additional costs. This Job Order Contract allows BWSO to accomplish the much-needed projects in a fraction of the time while paying competitive prices for the work.

◀ j12

**GENERAL CONSTRUCTION JOB ORDER CONTRACT FOR REGION 1, QUEENS** - Renewal - PIN#82621B0009001R002 - AMT: \$3,000,000.00 - TO: NYCMC Corp, 10734 156 Street, Suite 1, Jamaica, NY 11433.

The uninterrupted continuation of this contract is needed to keep providing an on-call contractor program that provides construction of small to medium-sized BWSO assets, working within the BWSO Capital Program Management, under direction of the Director, Construction Management and the Chief of Job Order Contracts. BWSO assets include all in-City reservoirs and dam facilities, surface and groundwater facilities, maintenance yards, City Tunnels and associated shafts, in-City aqueducts, drinking water pump stations, operational garages, various office facilities, water distribution and wastewater collection systems, and other miscellaneous structures. The scope of work under JOCs varies based on field operations and upper management's need and decision. The common SOW, JOC-unit performs are roof system replacement, reconstruction of parking or maintenance yards, rehabilitation and restoration of buildings' superstructure, upgrading interior fit-outs, demolition, waterproofing, structural steel structure and electrical upgrading.

◀ j12

**FINANCE**

**FINANCIAL INFORMATION TECHNOLOGY**

■ AWARD

*Services (other than human services)*

**PUPPET ENTERPRISE RENEWAL** - M/WBE Noncompetitive Small Purchase - PIN#83624W0008001 - AMT: \$59,918.22 - TO: Saturn Business Systems Inc, 228 E 45th St, New York, NY 10017.

◀ j12

**HEALTH AND MENTAL HYGIENE**

**EPIDEMIOLOGY**

■ AWARD

*Services (other than human services)*

**VENDOR TO PROVIDE OFF THE SHELF TRAINING** - Other - PIN#81624U0004001 - AMT: \$92,208.00 - TO: Learning Tree International USA Inc, 13650 Dulles Technology Dr, Herndon, VA 20171-6156.

◀ j12

**HOUSING AUTHORITY**

**PROCUREMENT**

■ VENDOR LIST

*Goods and Services*

**PRE-QUALIFIED LIST (PQL) PROGRAM FOR VARIOUS TRADES**

NYCHA is currently accepting applications for Pre-Qualified List (PQL) program for various trades.

A PQL is a tool that NYCHA will use to qualify vendors and contract goods or services for its developments, streamlining the process for both vendors and NYCHA. NYCHA will publish contracting opportunities, and the PQL will predominantly be used to procure goods or services for those contracts. Vendors who apply to those bids

must pre-qualify according to specific criteria, and vendors who are admitted to the PQL can bid on contracts.

Currently NYCHA has established six (6) PQL lists for the Closed-Circuit Television (CCTV), Carpentry, Painting, Lead Based Paint (Assessment and Abatement, Inspection and Assessment & Lab Analysis), Plumbing and Electrical.

All vendors interested in NYCHA's PQLs must follow two (2) important steps:

First, vendors must prepare and submit applications to the PQL: To pre-qualify, vendors must meet the minimum requirements listed on the Request for Qualification of the select PQL. Applications will be evaluated by NYCHA on a rolling basis.

Second, vendors who are admitted to the PQL can then bid on solicitations for services on the PQL: Vendors must bid on each contract award, as these are not guaranteed.

For more information regarding PQLs and to obtain applications, please visit NYCHA's website at: <https://www.nyc.gov/site/nycha/business/nycha-pql.page>

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

Housing Authority, 90 Church Street, 6th Floor, New York, New York, 10007. PQL@nycha.nyc.gov (929) 502-6107; PQL@nycha.nyc.gov

j9-m30

LAW DEPARTMENT

AWARD

Services (other than human services)

JANITORIAL SERVICES - Sole Source - Other - PIN# 02524S0002001 - AMT: \$58,826.00 - TO: ABM Industry Groups LLC, One Liberty Plaza, 7th Floor, New York, NY 10006.

Contract to provide janitorial and cleaning services for two floors at the Law Department's 260 East 161 Street location. PIN 02523X004032. On behalf of the Administration Division, Facilities Unit.

This procurement is being processed via the Sole Source Procurement Method being ABM Janitorial services Inc. is the only cleaning service vendor that Lincoln Property Company (LPC) will allow to clean in their building. LPC is the landlord to the above subject line property. As per the landlord, this vendor secured the cleaning contract for the entire building. ABM Janitorial Inc. is currently charging LPC taxes as LPC is not a tax exempt entity. LPC could not absorb the tax costs and has reached out to the NYC Law Department to transfer the cleaning contract to us directly. We were advised by ABM Janitorial Inc. that we must be in contract with them directly for them to accept our tax exempt status.

j12

PARKS AND RECREATION

AGENCY CHIEF CONTRACTING OFFICE

AWARD

Services (other than human services)

MOORING MAINTENANCE, INSTALLATION, REPAIR AND STORAGE - Competitive Sealed Bids/Pre-Qualified List - PIN# 84623B0124001 - AMT: \$379,468.25 - TO: Miller's Launch, Inc., Pier 7 1/2, 15 Murray Hulbert Avenue, Staten Island, NY 10301.

j12

REVENUE AND CONCESSIONS

VENDOR LIST

Construction/Construction Services

PARKS NON-COMPLEX SITE WORK PQL

NYC Parks and Recreation is certifying the "Parks Non-Complex Site Work PQL" with the following approved vendors:

- 1. 2 SAAB CONSTRUCTION INC
2. AAL CONSTRUCTION SERVICES LLC

- 3. ACME CONTRACTING CORP
4. ADVANCE BUILDERS INC
5. APACHE ENVIRONMENTAL & DEVELOPMENT LLC
6. APPROVED GENERAL CONTRACTING INC
7. ASHNU INTERNATIONAL INC
8. ASPEN LANDSCAPING CONTRACTING, INC
9. BROAD CONSTRUCTION INC
10. DEBORAH BRADLEY CONSTRUCTION AND MANAGEMENT SERVICES INC
11. DELL-TECH ENTERPRISES INC
12. DRAGONETTI BROTHERS LAND SCAPING NURSERY & FLORIST INC
13. EAST END SOLUTIONS INC
14. FGI CORPORATION
15. FREDANTE CONSTR CORP
16. GAZEBO CONTRACTING INC
17. HONEY CONSTRUCTION NY INC
18. JCC CONSTRUCTION CORP
19. K & V CONSTRUCTION INC
20. MSM EMPIRE CONSTRUCTION CORP
21. PADILLA CONSTRUCTION SERVICES, INC. PCS
22. PB Contracting Corp
23. PERKAN CONCRETE CORP
24. PMY CONSTRUCTION CORP
25. PRESTIGE PAVERS OF NYC INC
26. PRIMA PAVING CORP
27. ROCCO AGOSTINO LANDSCAPE & GENERAL CONTRACTOR CORP
28. SHARAN BUILDERS INC
29. SINGH LANDSCAPING & LAWN SPRINKLER CORP
30. ST. JOHN ENTERPRISE, INC
31. T PYRAMID INC
32. TAJ ASSOCIATES USA INC
33. TBO SITESCAPES, INC
34. VERDUGOS GENERAL CONTRACTORS CORP
35. WBE UNLIMITED CORP
36. WILLIAM A GROSS CONSTRUCTION ASSOCIATES INC

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

Parks and Recreation, Olmsted Center Annex, Flushing Meadows-Corona Park, Flushing, NY 11368. Susana Hersh (718) 760-6872; susana.hersh@parks.nyc.gov

j8-12

SOLICITATION

Goods and Services

DEVELOPMENT, OPERATION, AND MAINTENANCE OF A TEMPORARY SPORTS/RECREATIONAL CONCESSION AT ANCHORAGE PLAZA, BROOKLYN - Request for Proposals - PIN# B223-I-O-2023 - Due 2-13-24 at 3:00 P.M.

In accordance with Section 1-13 of the Concession Rules of the City of New York, the New York City Department of Parks and Recreation ("Parks") is issuing, as of the date of this notice, a significant Request for Proposals (RFP) for the Development, Operation and Maintenance of a Temporary Sports/Recreational Concession at Anchorage Plaza, Brooklyn.

There will be a recommended remote proposer meeting on January 9, 2024 at 1:30 P.M. If you are considering responding to this RFP, please make every effort to attend this recommended remote proposer meeting.

The link for the remote proposer meeting is as follows: https://teams.microsoft.com/l/meetupjoin/19%3ameeting\_ZTI0NWU4N... context=%7b%22Tid%22%3a%2232f56fc7-5f81-4e22-a95b15da66513bef%22%2c%22Oid%22%3a%22790e7cbc-73e3-490e-b23f-b0a3a4911202%22%7d Meeting ID: 248 041 536 174 Passcode: mXgfBY

You may also join the remote proposer meeting by phone using the following information: +1-646-893-7101, 103240348# Phone Conference ID: 103 240 348# Subject to availability and by appointment only, we may set up a meeting at the proposed concession site, which is located at the existing facility at Old Fulton, Prospect, and Washington Streets, Brooklyn.

Hard copies of the RFP can be obtained at no cost, through February 13, 2024 by contacting Mallory Mrozinski, Project Manager at (212) 360-8230 or at Mallory.Mrozinski@parks.nyc.gov.

The RFP is also available for download, through February 13, on Parks' website. To download the RFP, visit http://www.nyc.gov/parks/businessopportunities and click 2 on the "Concessions Opportunities at



Parks” link. Once you have logged in, click on the “download” link that appears adjacent to the RFP’s description.

For more information or if you cannot attend the remote proposer meeting, prospective proposers may contact Mallory Mrozinski, Project Manager, at (212) 360-8230 or at Mallory.Mrozinski@parks.nyc.gov. Deaf, hard-of-hearing, deaf-blind, speech-disabled, or late-deafened people who use text telephones (TTYs) or voice carry-over (VCO) phones can dial 711 to reach a free relay service, where specially trained operators will relay a conversation between a TTY/VCO user and a standard telephone user.

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

Parks and Recreation, The Arsenal, 830 Fifth Avenue, New York, NY 10065. Mallory Mrozinski (212) 360-8230; mallory.mrozinski@parks.nyc.gov

j4-18

**POLICE DEPARTMENT**

**MANAGEMENT AND BUDGET**

**AWARD**

Construction / Construction Services

**INSTALLATION OF SCAFFOLDING AND HEAVY DUTY SIDEWALK BRIDGE** - Competitive Sealed Bids -

PIN# 05623B0014001 - AMT: \$4,799,927.35 - TO: LB and J Construction Inc, 1105 Jericho Turnpike, Office 1, 2nd Fl, New Hyde Park, NY 11040.

Furnishing all labor and materials necessary and required for installation of scaffolding and heavy duty sidewalk bridge Citywide.

j12

**PROBATION**

**ADMINISTRATION**

**INTENT TO AWARD**

Human Services / Client Services

**78124N0001-NEON EXPANSION CY 2024** - Negotiated Acquisition - Other - PIN# 78124N0001 - Due 1-23-24 at 12:00 A.M.

In partnership with the New York City Gun Violence Prevention Task Force and the Human Resources Administration (HRA), DOP is committed to public safety and is launching the NeON Expansion initiative to increase access to government benefits and provide more effective support for justice-involved individuals and families in neighborhoods most impacted by gun violence.

i. Evaluation Factors will include: demonstrated quantity and quality of successful recent experience (50 Points); demonstrated level of organizational capability (10); demonstrated quality of service approach (40). ii. There will be a five-member evaluation committee. iii. DOP intends to negotiate with all responsive proposers whose submissions score above the natural break in the scoring rankings.

j9-16

**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.**



**ADMINISTRATION FOR CHILDREN’S SERVICES**

**PUBLIC HEARINGS**

**NOTICE IS HEREBY GIVEN** that a Contract Public Hearing will be held on Friday, January 26, 2024 commencing at 10:00 A.M. on the following contract:

**IN THE MATTER OF** one (1) proposed contract between the Administration for Children’s Services and Kemlot Global Associates Inc., located at 648 Dorothea Lane, Elmont, NY 11003, EPIN:#06824W0017001, in the amount of \$250,000.00. The proposed contract is for On-Call Citywide Electrical Repair and Maintenance Services, with a term of April 1, 2024 to March 31, 2026.

The proposed contractor has been selected by means of the M/WBE Small Purchase procurement method, pursuant to Section 3-08 (c)(1) (iv) of the Procurement Policy Board Rules.

In order to access the Public Hearing or to testify, please join the public hearing WebEx call by calling 1-646-992-2010 (New York), 1-408-418-9388 (outside of NY), Meeting ID: 2343 773 8681 no later than 9:50 A.M. on the date of the hearing. If you require further accommodations, please contact at Wayne.Coger@acs.nyc.gov, no later than three business days before the hearing date.

j12

**NOTICE IS HEREBY GIVEN** that a Public Hearing will be held on Friday, January 26, 2024 commencing at 10:00 A.M. on the following contract:

**IN THE MATTER OF** one (1) proposed contract between the Administration for Children’s Services and NYC IT Inc., located at 110 Avoca Ave, Massapequa Park, NY 11762, EPIN:#06824W0018001, in the amount of \$187,000.00. The proposed contract is for Mobile Technology Technicians, with a term of January 2, 2024 to December 31, 2024.

The proposed contractor has been selected by means of the M/WBE Small Purchase procurement method, pursuant to Section 3-08 (c)(1) (iv) of the Procurement Policy Board Rules.

In order to access the Public Hearing or to testify, please join the public hearing WebEx call by calling 1-646-992-2010 (New York), 1-408-418-9388 (outside of NY), Meeting ID: 2343 773 8681 no later than 9:50 A.M. on the date of the hearing. If you require further accommodations, please contact at Wayne.Coger@acs.nyc.gov, no later than three business days before the hearing date.

j12

**ENVIRONMENTAL PROTECTION**

**PUBLIC HEARINGS**

**NOTICE IS HEREBY GIVEN** that a Public Hearing will be held by the Department of Environmental Protection via conference call on January 30, 2024, commencing at 10:00 A.M. on the following:

**IN THE MATTER OF** a proposed Purchase Order/Contract between the Department of Environmental Protection and Compulink Technologies Inc. located at 260 W 39th St, Rm 302, New York, NY 10018 for Cherwell software license keys. The Contract term shall be one calendar year from the date of the written notice to proceed. The Contract amount shall be \$105,338.88. Location: 59-17 Junction Blvd, Flushing, NY 11373, PIN# 4300051X.

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

In order to access the Public Hearing and testify, please call 1-347-921-5612, Access Code: 960477467# no later than 9:55 A.M. If you need further accommodations, please let us know at least five business days in advance of the Public Hearing via e-mail at noahs@dep.nyc.gov.

Pursuant to Section 2-11(c)(3) of the Procurement Policy Board Rules, if DEP does not receive, by January 22, 2024, from any individual a

written request to speak at this hearing, then DEP need not conduct this hearing. Requests should be made to Mr. Noah Shieh via email at noahs@dep.nyc.gov.

• j12

NOTICE IS HEREBY GIVEN that a Public Hearing will be held by the Department of Environmental Protection via conference call on January 30, 2024, commencing at 10:00 A.M. on the following:

IN THE MATTER OF a proposed Purchase Order/Contract between the Department of Environmental Protection and Metrofab Pipe Co Inc. located at 15 Fairchild Court, Plainview, NY 11803 for Chemical Feed Control Panel. The Contract term shall be one calendar year from the date of the written notice to proceed. The Contract amount shall be

\$104,289.00 Location: 59-17 Junction Blvd, Flushing, NY 11373, PIN#4030305X.

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

In order to access the Public Hearing and testify, please call 1-347-921-5612, Access Code: 986471430# no later than 9:55 A.M. If you need further accommodations, please let us know at least five business days in advance of the Public Hearing via e-mail at noahs@dep.nyc.gov.

Pursuant to Section 2-11(c)(3) of the Procurement Policy Board Rules, if DEP does not receive, by January 22, 2024, from any individual a written request to speak at this hearing, then DEP need not conduct this hearing. Requests should be made to Mr. Noah Shieh via email at noahs@dep.nyc.gov.

• j12

SPECIAL MATERIALS

CITYWIDE ADMINISTRATIVE SERVICES

■ NOTICE

OFFICIAL FUEL PRICE (\$) SCHEDULE NO. 9308 FUEL OIL AND KEROSENE

Table with columns: CONTR. NO., ITEM NO., FUEL/OIL TYPE, DELIVERY, VENDOR, CHANGE (\$), PRICE (\$). Includes rows for various fuel types (e.g., #2DULS, B100, #2DULSB50, JET) and delivery methods (CITYWIDE BY TW, RACK PICK-UP, BARGE DELIVERY, FLOYD BENNETT) with associated price changes and effective dates.

4287149	#2DULSB10	90% ITEM 6.0 10% ITEM 7.0	CITYWIDE BY TW	SPRAGUE	-0.0468 GAL.	3.5126 GAL.
4287149	#2DULSB20	80% ITEM 6.0 20% ITEM 7.0	CITYWIDE BY TW	SPRAGUE	-0.0635 GAL.	3.7232 GAL.
4287149	#2DULSB5	95% ITEM 9.0 5% ITEM 10.0	RACK PICK-UP	SPRAGUE	-0.0384 GAL.	3.2573 GAL.
4287149	#2DULSB10	90% ITEM 9.0 10% ITEM 10.0	RACK PICK-UP	SPRAGUE	-0.0468 GAL.	3.3626 GAL.
4287149	#2DULSB20	80% ITEM 9.0 20% ITEM 10.0	RACK PICK-UP	SPRAGUE	-0.0635 GAL.	3.5732 GAL.
4387181	HDRD W1	HDRD 95%+ B100 5% in effect 12/1 until further notice	CITYWIDE BY TW	APPROVED OIL COMPANY	0.0000 GAL.	4.8432 GAL.
4387181	HDRD W2	HDRD 95%+ B100 5% in effect 12/1 until further notice Year-Round	RACK PICK-UP	APPROVED OIL COMPANY	0.0000 GAL.	4.6932 GAL.
Non-Winterized / Winterized						
4287149	#1DULSB20	80% ITEM 11.0 20% ITEM 12.0	CITYWIDE BY TW	SPRAGUE	-0.0591 GAL.	4.0972 GAL.
4287149	#1DULSB20	80% ITEM 13.0 20% ITEM 14.0	RACK PICK-UP	SPRAGUE	-0.0591 GAL.	3.9472 GAL.
4287149	#1DULSB5	95% ITEM 11.0 5% ITEM 12.0	CITYWIDE BY TW	SPRAGUE	-0.0332 GAL.	3.8469 GAL.
4287149	#1DULSB5	95% ITEM 13.0 5% ITEM 14.0	RACK PICK-UP	SPRAGUE	-0.0332 GAL.	3.6969 GAL.

OFFICIAL FUEL PRICE (\$) SCHEDULE NO. 9309  
FUEL OIL, PRIME AND START

CONTR. NO.	ITEM NO.	FUEL/OIL TYPE	DELIVERY	VENDOR	CHANGE (\$)	PRICE (\$) EFF. 1/8/2024
4287030	1	#4B5	MANHATTAN	UNITED METRO	-0.168 GAL.	2.6023 GAL.
4287030	2	#4B5	BRONX	UNITED METRO	-0.168 GAL.	2.6223 GAL.
4287030	3	#4B5	BROOKLYN	UNITED METRO	-0.168 GAL.	2.5623 GAL.
4287030	4	#4B5	QUEENS	UNITED METRO	-0.168 GAL.	2.5923 GAL.
4287031	5	#4B5	RICHMOND	APPROVED OIL COMPANY	-0.168 GAL.	2.7823 GAL.
4187014	1	#2B5	MANHATTAN	SPRAGUE	-0.0385 GAL.	2.9118 GAL.
4187014	3	#2B5	BRONX	SPRAGUE	-0.0385 GAL.	2.8638 GAL.
4187014	5	#2B5	BROOKLYN	SPRAGUE	-0.0385 GAL.	2.8768 GAL.
4187014	7	#2B5	QUEENS	SPRAGUE	-0.0385 GAL.	2.8848 GAL.
4187014	9	#2B5	STATEN ISLAND	SPRAGUE	-0.0385 GAL.	2.9638 GAL.
4187014	11	#2B10	CITYWIDE BY TW	SPRAGUE	-0.0468 GAL.	2.9519 GAL.
4187014	12	#2B20	CITYWIDE BY TW	SPRAGUE	-0.0635 GAL.	3.0862 GAL.
4187015	2	#2B5	MANHATTAN (RACK PICK-UP)	APPROVED OIL COMPANY	-0.0385 GAL.	2.6771 GAL.
4187015	4	#2B5	BRONX (RACK PICK-UP)	APPROVED OIL COMPANY	-0.0385 GAL.	2.6771 GAL.
4187015	6	#2B5	BROOKLYN (RACK PICK-UP)	APPROVED OIL COMPANY	-0.0385 GAL.	2.6771 GAL.
4187015	8	#2B5	QUEENS (RACK PICK-UP)	APPROVED OIL COMPANY	-0.0385 GAL.	2.6771 GAL.
4187015	10	#2B5	STATEN ISLAND (RACK PICK-UP)	APPROVED OIL COMPANY	-0.0385 GAL.	2.6771 GAL.

OFFICIAL FUEL PRICE (\$) SCHEDULE NO. 9310  
FUEL OIL AND REPAIRS

CONTR. NO.	ITEM NO.	FUEL/OIL TYPE	DELIVERY	VENDOR	CHANGE (\$)	PRICE (\$) EFF. 1/8/2024
20211200451	1	#2B5	All Boroughs (Pickup under delivery)	APPROVED OIL	-0.0385 GAL	3.0912 GAL.
20211200451	2	#4B5	All Boroughs (Pickup under delivery)	APPROVED OIL	-0.168 GAL	2.8527 GAL.

OFFICIAL FUEL PRICE (\$) SCHEDULE NO. 9311  
GASOLINE

CONTR. NO.	ITEM NO.	FUEL/OIL TYPE	DELIVERY	VENDOR	CHANGE (\$)	PRICE (\$) EFF. 1/8/2024
4387063	1.0	Reg UL	CITYWIDE BY TW	GLOBAL MONTELLO	-0.0259 GAL	2.2193 GAL.
4387063	2.0	Prem UL	CITYWIDE BY TW	GLOBAL MONTELLO	-0.0158 GAL	2.6055 GAL.
4387063	3.0	Reg UL	RACK PICK-UP	GLOBAL MONTELLO	-0.0259 GAL	2.1171 GAL.
4387063	4.0	Prem UL	RACK PICK-UP	GLOBAL MONTELLO	-0.0158 GAL	2.5082 GAL.
3787121	5.0	E85	CITYWIDE BY DELIVERY	UNITED METRO	-0.1208 GAL	2.1903 GAL.
3787121	6.0	E70	CITYWIDE BY DELIVERY	UNITED METRO	-0.1018 GAL	2.2864 GAL.

NOTE:

1. Federal excise taxes are imposed on taxable fuels, (i.e., gasoline, kerosene, and diesel), when removed from a taxable fuel terminal. This fuel excise tax does not include Leaking Underground Storage Tank (LUST) tax. LUST tax applies to motor fuels for both diesel and gasoline invoices. Going forward, LUST Tax will appear as an additional fee at the rate of \$0.001 per gallon and will be shown as a separate line item on your invoice.
2. The National Oil Heat Research Alliance (NORA) has been extended until February 6, 2029. A related assessment of \$.002 per gallon has been added to the posted weekly fuel prices and will appear as a separate line item on invoices. This fee applies to heating oil only and since 2015 has included #4 heating oil. All other terms and conditions remain unchanged.
3. Items 1 - 4 on contract 4287148 and 5 - 20 on contract 4287149 are effective as of June 1st, 2022.
4. Items 1 - 4 on contract 4387063 are effective as of December 19, 2022.
5. Federal Superfund Tax is included in the DCAS weekly pricing schedule, and it should not show as an additional fee.

REMINDER FOR ALL AGENCIES:

All entities utilizing DCAS fuel contracts are reminded to pay their invoices **on time** to avoid interruption of service. Please send inspection copy of receiving report for all gasoline (E70, UL PREM) delivered by tank wagon to OCP/Bureau of Quality Assurance (BQA), 1 Centre Street, 18th Floor, New York, NY 10007.

Starting November 1st, city agencies must transition from non-winterized fuel to winterized fuel. Please make sure your agency orders winter fuel according to the fuel options listed on the weekly price schedule.

COMPTROLLER

NOTICE

NOTICE OF ADVANCE PAYMENT OF AWARDS PURSUANT TO THE STATUTES IN SUCH cases made and provided, notice is hereby given that the Comptroller of the City of New York, will be ready to pay, at 1 Centre St., RM 629, New York, NY 10007 on 1/18/2024 to the person or persons legally entitled an amount as certified to the Comptroller by the Corporation Counsel on damage parcels, as follows:

Table with 3 columns: Parcel No., Block, Lot. Rows include 111A, 114A, 115A, 116A, 117A.

Acquired in the proceeding entitled: ROMA AND HETT AVENUE subject to any liens and encumbrances of record on such property. The amount advanced shall cease to bear interest on the specified date above.

BRAD S. LANDER Comptroller j3-17

CHANGES IN PERSONNEL

DEPARTMENT OF FINANCE FOR PERIOD ENDING 09/29/23. Table with columns: NAME, TITLE, NUM, SALARY, ACTION, PROV EFF DATE, AGENCY.

DEPARTMENT OF TRANSPORTATION FOR PERIOD ENDING 09/29/23. Table with columns: NAME, TITLE, NUM, SALARY, ACTION, PROV EFF DATE, AGENCY.

Table with columns: NAME, TITLE, NUM, SALARY, ACTION, PROV EFF DATE, AGENCY. Includes names like HAQ, HOLLINGSWORTH, HOSSAIN, HUANG, JOHN, JOSHUA, JUNGKUNTZ, KHAN, KING, KITE-LAIDLAW, KURRE, LI, LIU, MADRID, MAGHSOUDI, MARTICH LARA.

DEPARTMENT OF TRANSPORTATION FOR PERIOD ENDING 09/29/23. Table with columns: NAME, TITLE, NUM, SALARY, ACTION, PROV EFF DATE, AGENCY. Includes names like MARTIN, MCCARTER, MEDAKOVICH, MITCHELL, MORTEL JR, NGUYEN, NIRAHU, ORLANDO, OWENS, PINTRO, REDMOND, RESULTAN, RIBAUDO, ROJAS ADRIAN, SANCHEZ MEJIA, SHEMA, SPELLMAN, STARKS, THOMPSON, TODAYARY, VALENTI, WASHINGTON, WILLIAMS, WILLIAMS, XU, YOUNG, YU, YUDKISS, ZHAO, ZHU, ZHU.

DEPT OF PARKS & RECREATION FOR PERIOD ENDING 09/29/23. Table with columns: NAME, TITLE, NUM, SALARY, ACTION, PROV EFF DATE, AGENCY. Includes names like ABRANTES, ADOLPHUS, AFRIN, ALCUDIA, ARAMSOMBATDEE, BAJWA, BARR, BROOKS, BROTHERSON, BROWN, BRUNO, BURRUS, CALECA JR, CANO PEREZ, CANTRELL, CHANG, CHEN, CLAYTON, COHEN, COOPER, CRAWFORD, CURCIO JR, DENNY, DIGIACOMO, DOLINKO, DUNDIE, DUNHAM, ESPANA, FLEYSHEMAN, FULLER, GARCIA, GELL, GOGGIN, GUDJONSSON, HANNA.

DEPT OF PARKS & RECREATION FOR PERIOD ENDING 09/29/23. Table with columns: NAME, TITLE, NUM, SALARY, ACTION, PROV EFF DATE, AGENCY. Includes names like ABBREU JR, ACOSTA, ACOSTA AYALA, ACQUAYE, AGUILAR, ALBERT, ALLEN, AMIDENEAU, ANTHONY, ANZELONE, ARBOLEDA, ARIZZEMENDO, BADILLO, BARKSDALE, BARREIRO, BERNAL, BEY, BLAIR, BODDIE, BOGLE, BOIGUENE, BONNER, BROWN, BROWN, BROWN, CABRERA, CARTER, CHAM, CHAN, CHARLES.