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# THE CITY RECORD

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## THE CITY RECORD

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The City Record.

## PUBLIC HEARINGS AND MEETINGS

See Also: Procurement; Agency Rules

### CITY PLANNING COMMISSION

#### ■ PUBLIC HEARINGS

The City Planning Commission will hold a public hearing accessible both in-person and remotely via the teleconferencing application Zoom, at 10:00 A.M. Eastern Daylight Time, on Wednesday, July 30, 2025, regarding the calendar items listed below. The public hearing will be held in person in the NYC City Planning Commission Hearing Room, Lower Concourse, 120 Broadway, New York, NY. Anyone attending the meeting in-person is encouraged to wear a mask.

The meeting will be live streamed through Department of City Planning’s (DCP’s) website and accessible from the following webpage, which contains specific instructions on how to observe and participate, as well as materials relating to the meeting: <https://www.nyc.gov/site/nycengage/events/city-planning-commission-public-meeting/530196/1>

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

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

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

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

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

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

### BOROUGH OF BROOKLYN Nos. 6 - 8 DOMINO SITE B No. 6

**CD 1** **C 250276 ZSK**  
**IN THE MATTER OF** an application submitted by Domino A Partners LLC and Domino B Partners LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of special permits pursuant to the following sections of the Zoning Resolution:

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

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

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

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

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

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

No. 7

CD 1 C 250278 ZSK

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

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

No. 8

CD 1 N 250275 ZRK

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

Matter underlined is new, to be added;

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

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

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

\* \* \*

ARTICLE VII ADMINISTRATION

Chapter 4 Special Permits by the City Planning Commission

\* \* \*

74-70 ADDITIONAL PERMITS

\* \* \*

74-74 Large-scale General Development

\* \* \*

74-743 Special provisions for bulk modification

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

\* \* \*

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

\* \* \*

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

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

\* \* \*

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

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

\* \* \*

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

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

\* \* \*

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

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

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

- (i) such exemptions shall result in improvements to #residential# amenities accessible to all residents of the #large-scale general development#; and
(ii) an amount of #floor area# equivalent to 20 percent of the amount of #residential# floor space exempted from #floor area# pursuant to the provisions of paragraph (a)(14) shall be allocated to units affordable at levels required for #affordable housing units# for a #UAP site#, as those terms are defined in Section 27-111 (General definitions).

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

\* \* \*

BOROUGH OF QUEENS
Nos. 9 - 11
IKOS SENIOR LIVING
No. 9

CD 01 C 250208 ZMQ
IN THE MATTER OF an application submitted by the New York City Department of Housing Preservation and Development pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 9a:

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

No. 10

CD 1 N 250209 ZRQ
IN THE MATTER OF an application submitted by New York City Department of Housing Preservation and Development, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York amending APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area.

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

\* \* \*

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

\* \* \*

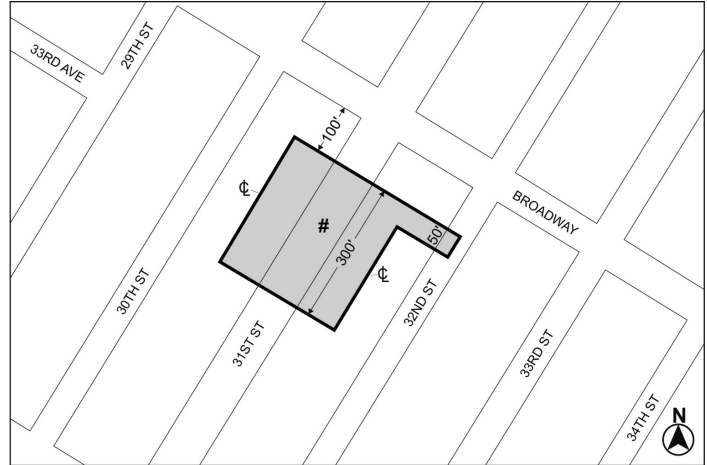
QUEENS

Queens Community District 1

\* \* \*

Map 12 - [date of adoption]

[PROPOSED MAP]



Mandatory Inclusionary Housing area
Area # - [date of adoption] MIH Option 1

Portion of Community District 1, Queens

\* \* \*

No. 11

CD 1 C 250207 HAQ
IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development (HPD)

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

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

Nos. 12 - 18

LONG ISLAND CITY NEIGHBORHOOD PLAN

CDs 1 & 2 C 250176 ZMQ
IN THE MATTER OF an application submitted by the NYC Department of City Planning - Queens Borough Office pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 8d and 9b:

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

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

- 20. changing from an M1-5/R9 District to an M1-6/R10 District property bounded by 42<sup>nd</sup> Road, a line 100 feet northwesterly of Crescent Street, 43<sup>rd</sup> Avenue, and 23<sup>rd</sup> Street;
- 21. changing an R7A District to an M1-6A/R9 District property bounded by a line 900 feet southwesterly of 43<sup>rd</sup> Avenue, Vernon Boulevard, the northerly street line of 44<sup>th</sup> Road and it's easterly prolongation, a line 150 feet southerly of former southerly terminus of 44<sup>th</sup> Avenue and its easterly prolongation, and a line 135 feet easterly of former westerly terminus of 44<sup>th</sup> Avenue and its northerly and southerly prolongations;
- 22. changing an M1-4 District to an M1-6A/R9 District property bounded by 44<sup>th</sup> Drive and its westerly centerline prolongation, 5<sup>th</sup> Street, 45<sup>th</sup> Avenue, Vernon Boulevard, a line 75 feet northerly of 46<sup>th</sup> Avenue, a line 100 feet westerly of Vernon Boulevard, 46<sup>th</sup> Avenue, 5<sup>th</sup> Street and its northerly centerline prolongation, the northeasterly boundary line of Canal, and the U.S. Pierhead and Bulkhead Line;
- 23. changing an M3-1 District to an M1-6A/R9 District property bounded by the northeasterly boundary line of Canal, the northerly centerline prolongation of 5<sup>th</sup> Street, the northeasterly boundary line of a Park, and the U.S. Pierhead and Bulkhead Line;
- 24. changing an M1-5 District to an M1-6A/R10 District property bounded by 41<sup>st</sup> Avenue, 23<sup>rd</sup> Street, Queens Plaza North, and 21<sup>st</sup> Street; and
- 25. establishing a Special Long Island City District (LIC) bounded by:
  - a. a line 225 feet northeasterly of 40<sup>th</sup> Avenue, 23<sup>rd</sup> Street, Queens Plaza South, and 21<sup>st</sup> Street; and
  - b. the southwesterly boundary line of Queens Bridge Park, Vernon Boulevard, Queens Plaza South, 21<sup>st</sup> Street, 43<sup>rd</sup> Avenue, 23<sup>rd</sup> Street, a line 100 feet northerly of 44<sup>th</sup> Drive, a line 100 feet westerly of 11<sup>th</sup> Street, 46<sup>th</sup> Road, a line 100 feet easterly of Vernon Boulevard, a line 75 feet northerly of 46<sup>th</sup> Avenue, a line 100 feet westerly of Vernon Boulevard, 47<sup>th</sup> Avenue, a line 100 feet easterly of 5<sup>th</sup> Street, 46<sup>th</sup> Avenue, 5<sup>th</sup> Street and its northerly centerline prolongation, the northeasterly boundary line of a Park, and the U.S. Pierhead and Bulkhead Line;

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

**No. 13**

**CD 1, 2** **N 250177 ZRQ**

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

Matter underlined is new, to be added;  
 Matter ~~struck out~~ is old, to be deleted;  
 Matter within # # is defined in Sections 12-10, 32-301, 66-11, 117-361 or 117-503;

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

\* \* \*

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

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

\* \* \*

**62-10**  
**GENERAL PROVISIONS**

\* \* \*

**62-13**  
**Applicability of District Regulations**

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

\* \* \*

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

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

\* \* \*

**62-90 WATERFRONT ACCESS PLANS**

\* \* \*

**62-95 Borough of Queens**

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

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

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

[MOVING PROVISIONS TO SECTION 117-36 AND MODIFYING]

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

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

(a) Special #waterfront yard# requirements

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

(b) Area-wide modifications

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

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

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

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

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

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

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

(d) Special public access provisions by parcel

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

- (1) Parcel 1  
No #upland connection# shall be required within Parcel 1; however, a direct connection shall be provided between the #shore public walkway# and Queensbridge Park.
- (2) Parcel 2  
An #upland connection# shall be located between Vernon Boulevard and the #shore public walkway# within the flexible location zone shown on Map Q-1b in paragraph (f) of this Section, which is the westerly prolongation of Queens Plaza South, either:
  - (i) along the northerly tax lot line of Block 477, Lot 15, and its extension to Vernon Boulevard, if such tax lot is

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

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

(3) Parcel 3

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

(4) Parcel 4

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

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

(5) Parcel 5

- (i) #Upland connection#

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

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

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

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

- (ii) #Supplemental public access area#

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

(6) Parcel 6

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

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

(7) Parcel 7

- (i) #Shore public walkway#

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

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

- (ii) #Upland connection#

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

(8) Parcel 8

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

(9) Parcels 9, 10 and 11

- (i) #Shore public walkway#

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

- (ii) #Upland connection#

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

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

(10) Parcel 12

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

(e) Special visual corridor provisions by parcel

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

(1) Parcels 1 and 2

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

(2) Parcel 3

The requirement for visual corridors on Parcel 3 is waived.

(3) Parcel 4

43rd Avenue shall be provided as a visual corridor.

(4) Parcel 5

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

(5) Parcel 6

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

(6) Parcel 7

The requirement for visual corridors on Parcel 7 is waived.

(7) Parcel 8

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

(8) Parcels 9, 10 and 11

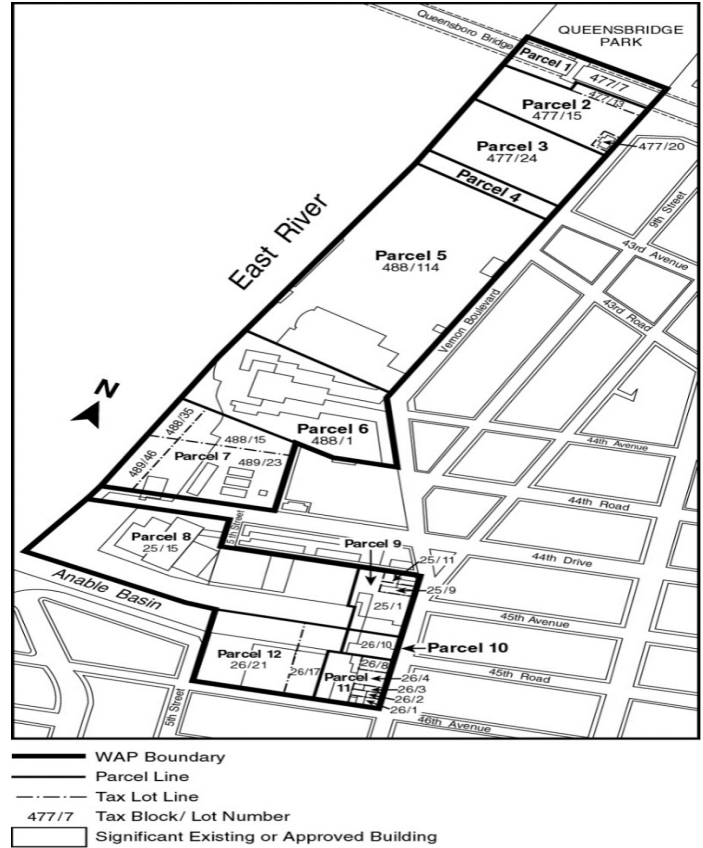
A visual corridor, if required pursuant to Section 62-51, shall be located through Parcel 9, 10 or 11 from Vernon Boulevard using the locational criteria for, and coincident with, the upland connection required pursuant to paragraph (d)(9)(ii) of this Section.

(9) Parcel 12

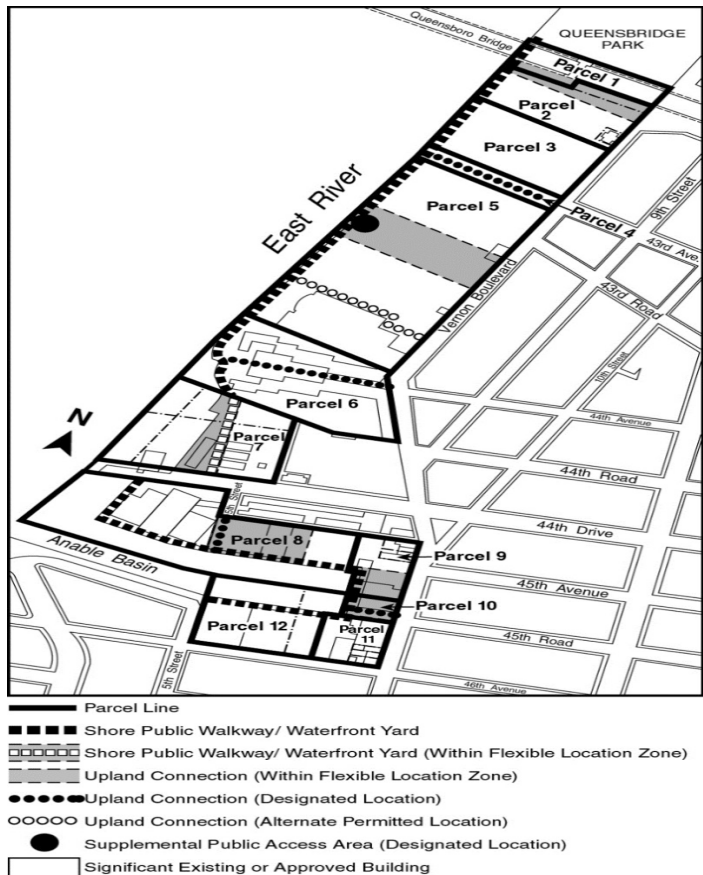
The requirement for visual corridors on Parcel 12 is waived.

(f) Northern Hunters Point Waterfront Access Plan Maps

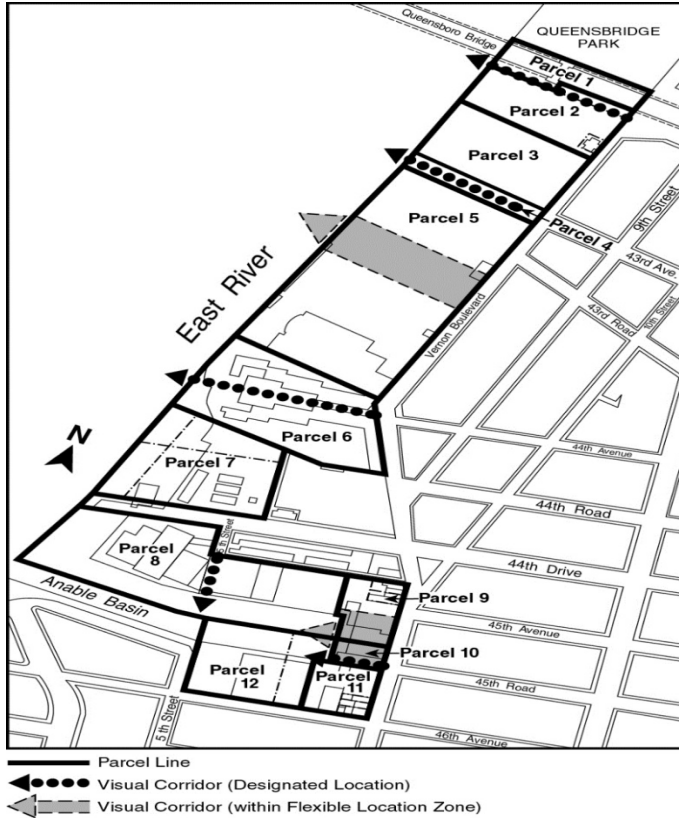
Q-1a: Parcel Designation (62-951f.1)



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



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



\* \* \*

**ARTICLE XI  
SPECIAL PURPOSE DISTRICTS**

**Chapter 7  
Long Island City Mixed Use District**

**117-00  
GENERAL PURPOSES**

[UPDATING TO REFLECT BROADER APPLICABILITY]

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

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

**117-01  
Definitions**

[ADDING SECTION 66-11 APPLICABILITY HERE]

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

Mixed use building or development

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

**117-02  
General Provisions**

[REMOVING REFERENCE TO SECTION 66-11]

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

\* \* \*

**117-03  
District Plan and Maps**

[ADDING NEW APPENDICES AND MAPS]

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

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

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

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

**117-04  
Subdistricts**

[UPDATING AND ADDING NEW SUBDISTRICTS]

In order to carry out the purposes and provisions of this Chapter, four six subdistricts are established within the #Special Long Island City Mixed Use District#, as follows: In each of these subdistricts, special



regulations apply that do not apply elsewhere within the #Special Long Island City Mixed Use District# and supplement or supersede the provisions of Sections 117-00 through 117-03, inclusive:

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

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

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

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

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

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

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

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

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

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

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

**117-06**

**117-05**

**Applicability of the Mandatory Inclusionary Housing Program**

\* \* \*

**117-06**

**Applicability of Article XII, Chapter 3**

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

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

**117-10**

**HUNTERS POINT SUBDISTRICT**

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

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

**117-11**

**General Provisions**

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

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

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

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

**117-20**

**SPECIAL PROVISIONS IN THE DESIGNATED DISTRICTS**

**117-21**

**Special Provisions for Use, Bulk and Parking**

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

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

**117-22**

**117-12**

**Modification of Use Group VI**

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

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

**117-23**

**117-13**

**Street Wall Location in Certain Designated Districts- Modifications**

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

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

(a) In certain districts

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

**117-30**

**SPECIAL PROVISIONS FOR C1 AND C2 DISTRICTS**

**117-31**

**Special Bulk Regulations**

(b) In C1 and C2 Districts

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

\* \* \*

**117-20**

**QUEENS PLAZA WEST SUBDISTRICT**

[ADDING NEW SUBDISTRICT]

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

**117-201**

**General provisions**

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

**117-202**

**Queens Plaza West subdistrict plan**

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

**117-21**

**Special Use Regulations**

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

**117-211**

**Retail and service establishments**

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

**117-212**

**Streetscape regulations**

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

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

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

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

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

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

**117-22  
Special Floor Area Regulations**

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

**117-221  
Special floor area regulations in certain paired districts**

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

MAXIMUM FLOOR AREA RATIO FOR ALL USES

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

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

**117-222  
Special floor area provisions for zoning lots containing schools**

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

**117-223  
Authorization for a public plaza**

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

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

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

(a) Conditions and limitations

The following conditions and limitations shall apply:

- (1) for the purposes of determining the bonus ratio to follow:
  - (i) for M1 Districts paired with an R9 District, the underlying bonus ratio for a C6-3 District shall apply; and
  - (ii) for M1 Districts paired with an R10 District, the underlying bonus ratio for a C6-4 District shall apply; and

the #floor area# bonus resulting from applying such ratio shall not exceed 20 percent of the maximum #floor area ratio# otherwise permitted by the applicable district regulations;

(2) modifications to the maximum permitted #building# height shall not result in an increase that exceeds 25 percent of the maximum #building# height otherwise permitted by the applicable district regulations; and

(3) modifications to the regulations governing #public plazas# shall be limited to:

- (i) the basic design criteria set forth in Section 37-71, inclusive, other than the area dimensions provisions of Section 37-712;
- (ii) the access and circulation provisions set forth in Section 37-72, inclusive, other than hours of access set forth in Section 37-727; and
- (iii) the types and standards for amenities set forth in Section 37-74, inclusive.

(b) Findings

The Commission shall find that:

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

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

**117-224  
Special floor area provisions for off-street parking**

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

**117-23  
Special Yard Regulations**

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

**117-24  
Special Height and Setback Regulations**

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

**117-241  
Street wall location**

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

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

**117-242**  
**Height and setback**

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

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

**117-25**  
**Modifications to Bulk Regulations**

**117-251**  
**Certification to modify height restrictions**

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

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

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

(a) Conditions

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

(b) Findings

The Commission shall find that:

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

\* \* \*

**117-30**  
**NORTHERN HUNTERS POINT WATERFRONT SUBDISTRICT**  
[ADDING NEW SUBDISTRICT]

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

**117-301**  
**General provisions**

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

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

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

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

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

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

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

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

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

**117-31**  
**Special Use Regulations**

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

**117-311**  
**Retail and service establishments**

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

**117-312**  
**Streetscape regulations**

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

**117-32**  
**Special Floor Area Regulations**

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

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

**117-321**  
**Maximum floor area ratio**

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

MAXIMUM FLOOR AREA RATIO FOR ALL USES

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

**117-322**

**Floor area bonus for active recreation space**

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

**117-323**

**Special floor area provisions for zoning lots containing schools**

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

**117-324**

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

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

**117-325**

**Certification for transfer of floor area**

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

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

(a) **Conditions**

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

(b) **Application requirements**

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

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

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

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

**117-33**

**Special Yard Regulations**

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

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

**117-34**

**Special Height and Setback Regulations**

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

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

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

**117-341**

**Street wall location**

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

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

**117-342**

**Base heights, minimum setbacks and articulation**

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

- (a) The maximum base height before a required setback shall be:
  - (1) 85 feet in the following locations:
    - (i) along the #shore public walkways# located along Anable Basin; and
    - (ii) along the portion of 44th Avenue that is beyond 100 feet of both Vernon Boulevard and 5th Street;
  - (2) 125 feet in the following locations:
    - (i) within 100 feet of the #street line# along the portion of Vernon Boulevard that is located north of 45th Avenue;
    - (ii) within 100 feet of the #street line# along the portion of 44th Drive that is beyond 100 feet from the easterly #street line# of 5th Street; and
    - (iii) along the remaining northerly portion of 44th Avenue; and
  - (3) 105 feet along all other #streets#, or portions thereof.
- (b) At a height not lower than the minimum base height or higher than the maximum base height, setbacks shall be provided in accordance with the provisions of Section 23-433 (Standard setback regulations), except that:
  - (1) along a #shore public walkway#, a setback of 30 feet shall be required, as measured from the upland boundary of the #shore public walkway#;

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

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

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

### **117-343 Transition heights**

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

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

### **117-344 Towers**

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

- (a) For #residential# #stories#, each tower footprint shall not exceed a gross area of 10,000 square feet.
- (b) The provisions for maximum width of towers facing a #shoreline# set forth in paragraph (d)(1) of Section 62-343 (Height and setback regulations in other medium- and high-density districts) shall apply, except that:

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

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

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

### **117-35 Modification to Bulk Regulations**

#### **117-351 Certification to modify height restrictions**

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

#### **117-352 Authorization for sites containing schools**

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

(a) Conditions

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

(b) Findings

The Commission shall find that:

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

**117-36****Northern Hunters Point Waterfront Access Plan**

[RELOCATING SECTION 62-951 AND MODIFYING PER PROPOSAL]

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

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

Parcel 2: Block 477, Lot 24

Parcel 3: Block 488, Lot 114

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

Parcel 5: Block 488, Lots 11, 15, 35

Block 489, Lots 1, 23, 46

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

Parcel 7: Block 25, Lot 15

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

Block 26, Lot 10

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

Parcel 10: Block 26, Lots 17 and 21

**117-361****Definitions**

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

Active recreation space

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

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

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

**117-362****Area-wide modifications**

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

(a) All waterfront public access areas(1) Gates

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

(2) Fences and walls

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

(3) Kiosks and boathouses

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

- (i) kiosks and boathouses which comply with the special design guidelines of Section 117-364 (Special design standards); and
- (ii) storage areas and structures, which are #accessory# to water-dependent #uses# and have an area of 150 square feet or less.

(4) Permitted obstructions

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

(b) Shore public walkways

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

(1) Location of circulation paths

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

(2) Level of circulation paths

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

(3) Width of secondary circulation path

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

(4) Connection between circulation paths

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

(c) #Supplemental public access areas#(1) Configuration requirements

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

(2) Lawns

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

## (d) Screening

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

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

**117-363****Special public access and visual corridor provisions by parcel**

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

## (a) Parcel 1

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

## (b) Parcel 2

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

## (c) Parcel 3

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

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

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

## (2) #Supplemental public access area#

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

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

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

## (d) Parcel 4

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

However, the provisions of Sections 62-50 and Section 62-60, inclusive, as modified by Section 117-36, inclusive, relating to required #waterfront public access areas# and #visual corridors#, shall be inapplicable if public access and #visual corridors# are provided pursuant to restrictive declaration, number D-138, executed by the RAK Tennis Corporation on July 29, 1991, and as such may be modified pursuant to the terms of the

declaration and in accordance with Section 62-12 (Applicability to Developments in the Waterfront Area).

## (e) Parcel 5

## (1) #Supplemental public access area#

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

## (2) #Shore public walkway#

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

## (f) Parcel 6

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

## (g) Parcel 7

## (1) #Upland connection#

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

## (2) #Visual corridors#

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

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

## (3) #Supplemental public access area#

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

## (h) Parcel 8

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

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

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

## (2) #Supplemental public access area#

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

## (i) Parcel 9

## (1) #Shore public walkway#

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

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

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

(j) Parcel 10

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

**117-364  
Special design standards**

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

(a) Special design standards for seating

(1) Seating depth

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

(2) Armrests

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

(3) Design feature seating

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

(b) Special design standards for lighting

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

(c) Special design standards for planting

Reduction in planting requirement

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

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

TABLE 1

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

TABLE 2

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

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

(2) #Upland connection#

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

(d) Special design standards for paving

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

(e) Special design standards for kiosks and boathouses

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

(1) Maximum size

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

(2) Location

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

(3) Minimum design requirements

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

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

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

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

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

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

(f) Special design modifications for #upland connections#

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

**117-365  
Requirements for supplemental open spaces and amenities**

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

(a) Supplemental open area

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



62-70, inclusive, and the review procedures of Section 62-80, inclusive.

(b) Supplemental amenities

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

(1) Minimum points required

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

(2) Calculating points for amenities

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

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

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

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

(3) Additional requirements for large #zoning lots#

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

**117-366**

**Special review provisions**

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

(a) #Waterfront public access area# phasing

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

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

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

(b) #Upland connection# phasing

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

**117-40**

**COURT SQUARE SUBDISTRICT**

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

**117-401**

**General provisions**

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

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

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

**117-41**

**Court Square Subdistrict Plan**

[UPDATING CROSS-REFERENCE]

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

**117-42**

**Special Bulk and Use Regulations in the Court Square Subdistrict**

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

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

**117-421**

**Special bulk regulations**

\* \* \*

**117-44**

**Mandatory Subway Improvements**

[UPDATING CROSS-REFERENCE]

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

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

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

\* \* \*

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

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

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

\* \* \*

**117-50  
QUEENS PLAZA SUBDISTRICT**

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

**117-501  
General provisions**

[UPDATING AREA OF APPLICABILITY AND CROSS-REFERENCE]

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

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

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

**117-502  
Queens Plaza Subdistrict Plan**

[UPDATING AREA OF APPLICABILITY AND CROSS-REFERENCE]

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

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

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

\* \* \*

**117-503  
Definitions**

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

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

\* \* \*

**117-51  
Queens Plaza Subdistrict Special Use Regulations**

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

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

\* \* \*

**117-512  
Streetscape regulations**

[UPDATING CROSS-REFERENCE]

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

\* \* \*

**117-52  
Queens Plaza Subdistrict Special Bulk Regulations**

[UPDATING AREA OF APPLICABILITY]

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

**117-521  
General provisions**

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

\* \* \*

**117-522  
Floor area regulations**

[UPDATING AREA OF APPLICABILITY]

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

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

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

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

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

**117-523  
Floor area bonuses**

\* \* \*

**117-53  
Height and Setback and Street Wall Location Regulations**

\* \* \*

**117-531  
Street wall location**

[UPDATING AREA OF APPLICABILITY AND CROSS-REFERENCE]

- (c) In the locations specified on Map 3 (Sidewalk Widening and Street Wall Location) in Appendix C Appendix E of this Chapter, a #building# shall comply with the provisions of paragraphs (a) and (b) of this Section, as applicable, except that #street walls# shall be located as specified on Map 3. The #street wall# of a #building# may be set back only in the areas indicated on Map 3 as "Permitted #Street Wall# Setback Locations," provided that the additional sidewalk widening resulting from such setback is accessible to the public, in accordance with the provisions of Section 117-553 (Mandatory sidewalk widening design requirements), and located adjacent to a public sidewalk or mandatory sidewalk widening.
- (d) For any #building# fronting on Queens Plaza South in Area A-1, or Area B or Area D, as shown on Map 1 (Designated Districts within the Queens Plaza Subdistrict) of Appendix C Appendix E,

any #street wall# along Queens Plaza South shall be set back five feet from the #street line#, except as otherwise specified on Map 3.

\* \* \*

**117-532**  
**Setback regulations for buildings that exceed the maximum base height**

[UPDATING AREA OF APPLICABILITY]

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

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

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

\* \* \*

**117-55**  
**Mandatory Plan Elements for the Queens Plaza Subdistrict**

**117-551**  
**General provisions**

[UPDATING CROSS-REFERENCE]

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

**117-552**  
**Mandatory sidewalk widening**

[UPDATING CROSS-REFERENCE]

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

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

**117-553**  
**Mandatory sidewalk widening design requirements**

\* \* \*

**117-56**  
**Special Permit for Bulk Modifications on Blocks 86/72 and 403**

[UPDATING CROSS-REFERENCE]

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

\* \* \*

**117-60**  
**DUTCH KILLS SUBDISTRICT**

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

**117-61**  
**General Provisions**

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

- M1-2/R5B
- M1-2/R5D
- M1-2/R6A
- M1-3/R7X.

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

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

**117-62**  
**Special Use Regulations**

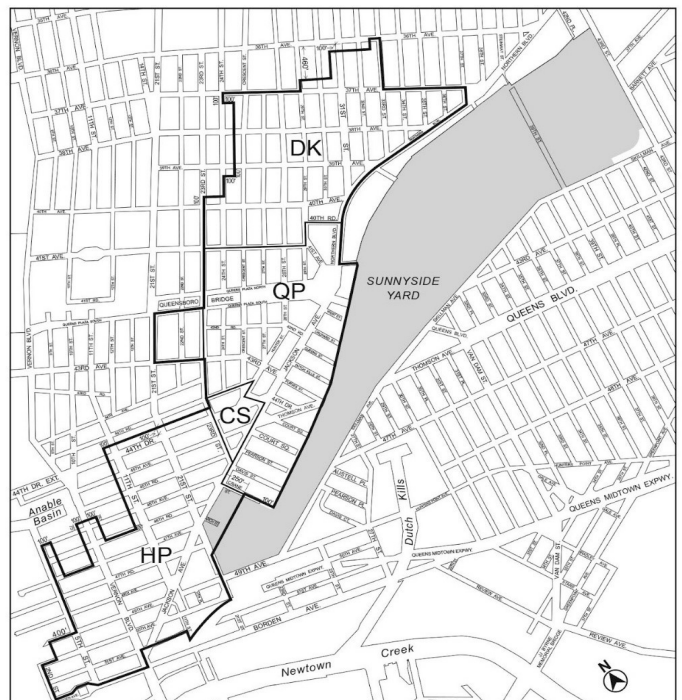
\* \* \*

**Appendix A**  
**Special Long Island City Mixed Use District and Subdistricts**

[UPDATING MAP TO INCLUDE TWO NEW SUBDISTRICTS]

District and Subdistricts

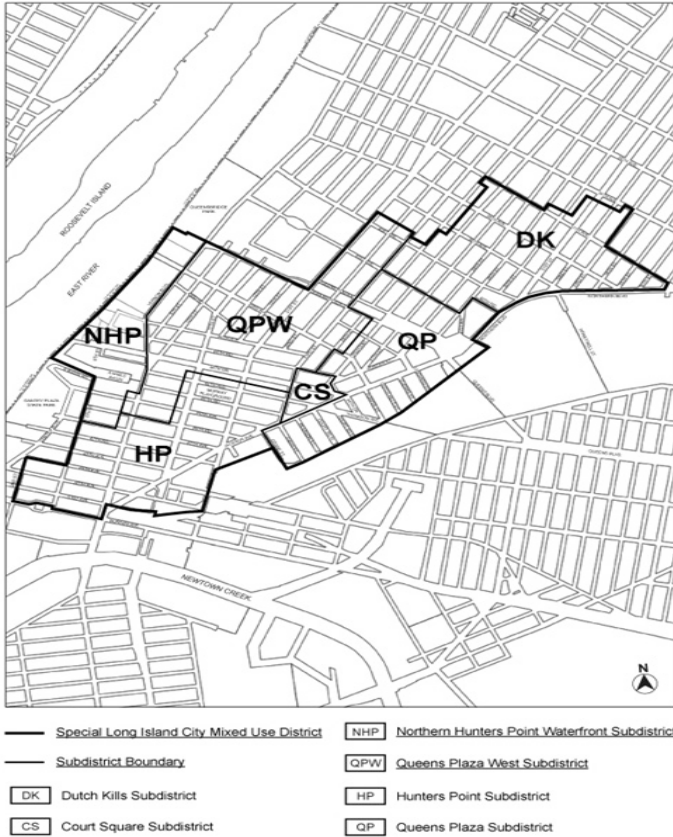
[EXISTING MAP]



Legend for the map:

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

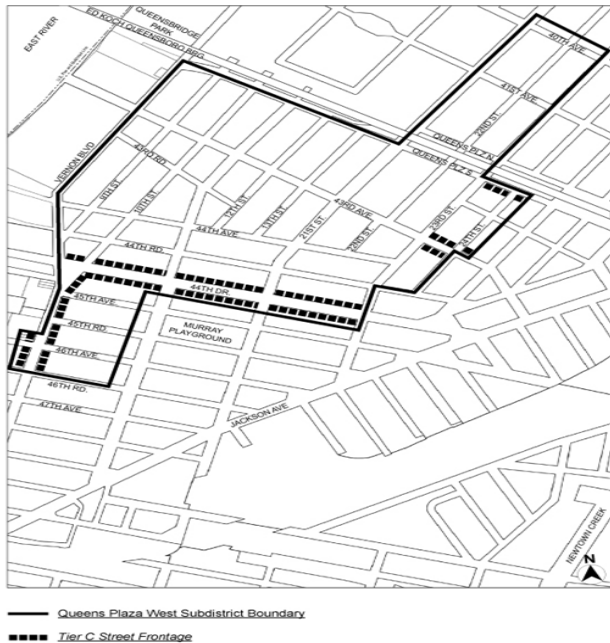
[PROPOSED MAP]



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

[PROPOSED MAP]

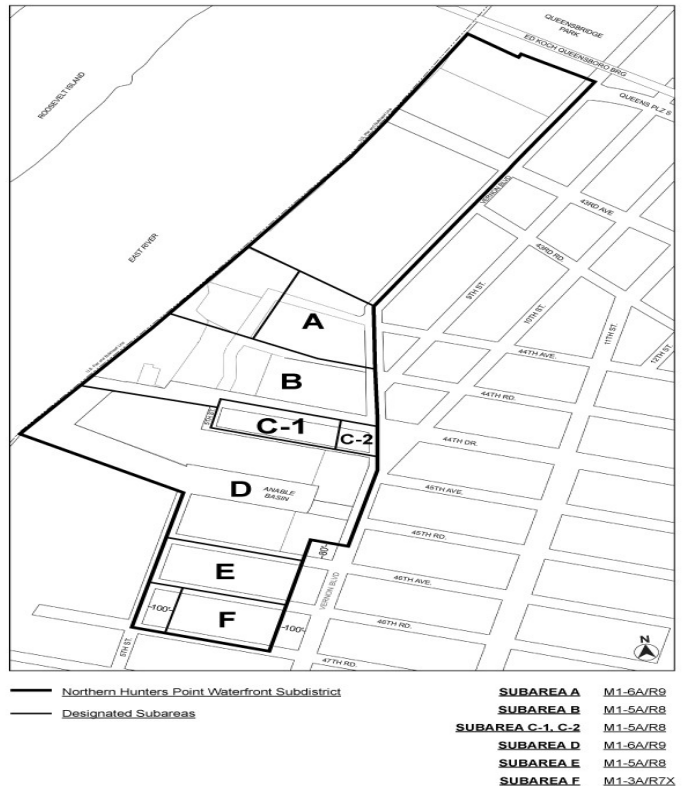
Map 1: Subdistrict Plan Map and Streetscape Regulations



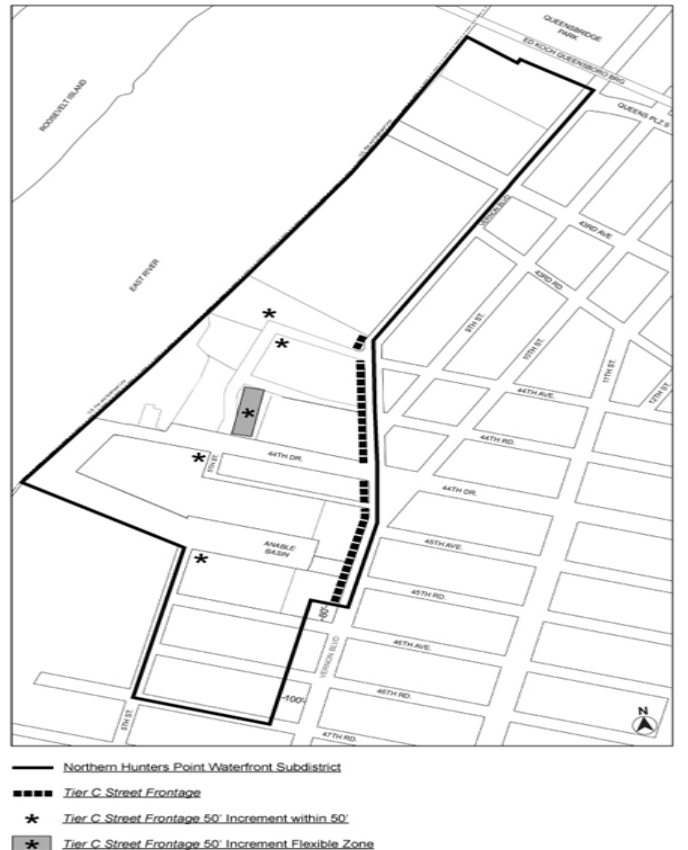
**Appendix C**  
**Queens Plaza Subdistrict Plan Maps**  
**Northern Hunters Point Waterfront Subdistrict Plan Maps**

[PROPOSED MAPS]

Map 1: Subdistrict Plan Map and Designated Subareas



Map 2: Streetscape Regulations



Map 3: Waterfront Access Plan Parcel Designation



— Waterfront Access Plan Boundary  
 — Parcel Lines  
 ..... Shoreline

Map 4: Public Access Elements Designation



— Waterfront Access Plan Boundary  
 — Parcel Lines  
 ■ Supplemental Public Access Area Designated Location  
 □ Flexible Supplemental Public Access Area Alternative Zone  
 □ Flexible Upland Connection Zone  
 - - - - - Shore Public Walkway  
 ..... Upland Connection

Map 5: Visual Corridors Designation



— Waterfront Access Plan Boundary  
 — Parcel Lines  
 ..... Shoreline  
 □ Flexible Visual Corridor Location  
 - - - - - Visual Corridor

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

\* \* \*

[MOVING MAP HERE AND UPDATING CROSS-REFERENCE]

Description of Improvements

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

\* \* \*

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

[MOVING MAPS HERE AND UPDATING AREA OF APPLICABILITY]

Map 1: Designated Districts within the Queens Plaza Subdistrict

\* \* \*

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

**QUEENS**

**Queens Community Districts 1 and 2**

Map 1 – [date of adoption]

[PROPOSED MAP]



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

\* \* \*

**No. 14**

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

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

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

**No. 15**

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

**No. 16**

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

**No. 17**

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

**No. 18**

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

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

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

**NOTICE**

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

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

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

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

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

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

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



jl16-30

**CITYWIDE ADMINISTRATIVE SERVICES**

■ PUBLIC HEARINGS

**NOTICE IS HEREBY GIVEN THAT A REAL PROPERTY ACQUISITIONS AND DISPOSITIONS PUBLIC HEARING**, in accordance with Section 824 of the New York City Charter, will be held on August 13, 2025, at 10:00 A.M. via Conference Call No. 1-646-992-2010, Access Code 717 876 299.

**IN THE MATTER OF** a renewal of the lease for the City of New York, as tenant, on the 1st floor of the building located at 2 Teleport Dr., Staten Island, NY 10314, (Block 2165 & Lot 170) in the Borough of Staten Island for the New York Police Department (NYPD) to use as an Office, or for such other use as the Commissioner of the Department of Citywide Administrative Services may determine.

The proposed use was approved by the City Planning Commission pursuant to NYC Charter Section 195 on August 9, 2006 (CPC Appl. No. N070017PXR, Public Hearing Cal. No. 26).

The proposed renewal of the lease shall be for a period of One-Year from March 31st, 2025, until March 30th, 2026, at an annual rent of \$767,900 for the year, payable in equal monthly installments of \$63,991.66 at the end of each month.

Further information, including public inspection of the proposed lease, may be obtained, at One Centre Street, Room 2000 North, New York, NY 10007. To schedule an inspection, please email RESPublicHearingInquiries@dcas.nyc.gov.

If you need further accommodations, please let us know at least five business days in advance of the Public Hearing via email at DisabilityAffairs@mocs.nyc.gov or via phone at 212-298-0734.

• jy29

**NOTICE IS HEREBY GIVEN THAT A REAL PROPERTY ACQUISITIONS AND DISPOSITIONS PUBLIC HEARING**, in accordance with Section 824 of the New York City Charter, will be held on August 13, 2025, at 10:00 A.M. via Conference Call No. 1-646-992-2010, Access Code 717 876 299.

**IN THE MATTER OF** a lease for the City of New York, as tenant, partially on the following floors Basement, 1, 2, 3 floors of the building located at 465 Columbus Ave, Valhalla, NY 10595 (Block 1 & Lots 14, 15, 17, 18) in the County of Westchester for the Department of Environmental Protection of New York City DEP (Agency) to use as an Office space, or for such other use as the Commissioner of the Department of Citywide Administrative Services may determine.

The proposed lease shall commence from execution for a 20 year term, at an annual rent of \$1,538,622.72 for the first five (5) years, \$1,692,484.99 for the following Year 6-10 (5) years, \$1,861,733.49 for the following Year 11-15 (5) years, and for the last five (5) years, \$2,047,906.84 payable in equal monthly installments at the end of each month. The over payment of Rent of \$6,748.36 per month shall be credited retroactively from 5/1/2024 until the lease execution date.

The lease may be terminated in whole or in part up to 25% of its rentable square footage, effective 5/1/2034, or 5/1/2039 by the Tenant, provided Tenant gives Landlord 365 days prior written notice.

The Tenant shall have two (2) options to renew the lease for a period of five (5) years at an annual rent at 90% of the fair market value rent.

The Landlord shall prepare final architectural plans and engineering plans and make alterations and improvements in accordance with preliminary architectural plans and specifications which are attached to the lease. The alterations and improvements consist of Base Building Work, which the landlord shall provide at its sole cost and expense, and Tenant Work.

Further information, including public inspection of the proposed lease, may be obtained, at One Centre Street, Room 2000 North, New York, NY 10007. To schedule an inspection, please email RESPublicHearingInquiries@dcas.nyc.gov.

If you need further accommodations, please let us know at least five business days in advance of the Public Hearing via email at DisabilityAffairs@mocs.nyc.gov or via phone at 212-298-0734.

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**IN THE MATTER OF** a lease for the City of New York, as Tenant, on the entire eleventh, twelfth and fourteenth floors plus partial cellar of the building located at 14 Wall Street, (Block 46 & Lot 9) in the Borough of Manhattan for the New York City Department for the Aging to use as an office, or for such other use as the Commissioner of the Department of Citywide Administrative Services may determine.

The proposed use was approved by the City Planning Commission pursuant to NYC Charter Section 195 on October 16, 2024 (CPC Appl. No. N 250009 PXM, Public Hearing Cal. No. 22).

The proposed lease shall be for a period of twenty-one (21) years from the Date of Substantial Completion of alterations and improvements. Base Rent shall abate the first eighteen (18) months from Substantial Completion. The proposed annual rent is \$2,648,020.00 for the first five (5) years from the Rent Commencement Date, \$2,968,020.00 for the next five (5) years, \$3,288,020.00 for the next five (5) years, and \$3,528,020.00 for the remainder of the term, payable in equal monthly installments at the end of each month.

The lease may be terminated by the Tenant, in whole, or in part at the end of ten (10) years, or at any time, thereafter, provided the Tenant gives the Landlord three hundred sixty-five (365) days prior written notice. In the event that the lease is terminated by the Tenant, the Tenant shall pay to the Landlord the unamortized portion of: (i) Tenant representative's brokerage commission, and (ii) rent abatement. The cellar storage space may be terminated by the Tenant at any time, provided the Tenant gives the Landlord thirty (30) days prior written notice. There shall be no fee to Tenant for terminating the cellar storage space.

The Tenant shall have the right to renew the lease two (2) times for a period of five (5) years each at an annual rent of 95% of the then Fair Market Value of Rent.

The Landlord shall prepare final architectural plans and engineering plans and make alterations and improvements in accordance with preliminary architectural plans and specifications which are attached to the lease. The alterations and improvements consist of Landlord Base Building Scope of Work which the landlord shall provide at its sole cost and expense. The total cost of the final architectural plans and engineering plans for the Landlord Base Building Scope of Work shall be at the sole cost and expense of the Landlord.

Further information, including public inspection of the proposed lease, may be obtained, at One Centre Street, Room 2000 North, New York, NY 10007. To schedule an inspection, please email RESPublicHearingInquiries@dcas.nyc.gov.

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**IN THE MATTER OF** a renewal of the lease for the City of New York, as tenant, on the 2nd & 26th floors & a portion of the 39th floor of the building located at 41 Madison Ave., Block 855 & Lot 37 in the Borough of Manhattan for the Office of Court Administration (OCA) of the State of New York to use as a offices or for such other use as the Commissioner of the Department of Citywide Administrative Services may determine.

The proposed use was approved by the City Planning Commission pursuant to NYC Charter Section 195 on 12/16/2002 CPC Appl. No 030207, Public Hearing Cal. No. 11.

The proposed renewal of the lease shall be for a period of two (2) years from the lease execution date at an annual rent of \$1,925,935.00 for the term of the lease, payable in equal monthly installments at the end of each month. The first month's rent shall include an additional payment which represents the differential between the current monthly rent (\$143,187.33) and the new monthly rent (\$160,494.58) beginning 8/20/2023 and ending at lease execution.

The renewal of the lease may be terminated by the Tenant at any time provided the Tenant gives the Landlord ninety days prior written notice.

Further information, including public inspection of the proposed lease, may be obtained, at One Centre Street, Room 2000 North, New York, NY 10007. To schedule an inspection, please email RESPublicHearingInquiries@dcas.nyc.gov.

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**IN THE MATTER OF** a renewal of the lease for the City of New York, as tenant, on the 1st - 6th floors, Cellar and sub-cellar of the building located at 33-28 Northern Blvd., (Block 214 & Lots 240 & 243) in the Borough of Queens for the Human Resources Administration to use as a walk-in service center, or for such other use as the Commissioner of the Department of Citywide Administrative Services may determine.

The proposed use was approved by the City Planning Commission pursuant to NYC Charter Section 195 on June 4, 2025 (CPC Appl. No. N250174 PXQ, Public Hearing Cal. No. 5).

The proposed renewal of the lease shall be for a period of three (3) years from execution to April 19, 2028 at an annual rent of \$3,095,725.50, payable in equal monthly installments at the end of each month.

The Tenant has the option to renew the lease for 1 year at the same annual rent.

Further information, including public inspection of the proposed lease, may be obtained, at One Centre Street, Room 2000 North, New York, NY 10007. To schedule an inspection, please email RESPublicHearingInquiries@dcas.nyc.gov.

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**IN THE MATTER OF** a renewal of the lease for the City of New York, as tenant, of the building located at 400 8th Ave (Block 779 & Lot 75) in the Borough of Manhattan for the Department of New York City

Human Resources Administration to use as an office, or for such other use as the Commissioner of the Department of Citywide Administrative Services may determine.

The proposed renewal of the lease shall be for a period of three (3) years from November 23, 2025, at an annual rent of \$4,300,000.00 for the first year; \$4,429,000.00 for the second year; \$4,561,870.00 for the third year.

Tenant also has the right to extend the lease for 1 year at annual rent of \$4,698,726.10.

In addition, the existing rent has been reduced to \$4,081,056 up until November 22, 2025.

The Base Year Operating Expenses Year shall be amended to calendar year 2026.

The Real Estate Tax Base Year shall be amended to July 1, 2025, and ending on June 30, 2026.

Further information, including public inspection of the proposed lease, may be obtained, at One Centre Street, Room 2000 North, New York, NY 10007. To schedule an inspection, please email RESPublicHearingInquiries@dcas.nyc.gov.

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**IN THE MATTER OF** a renewal of the lease for the City of New York, as tenant, of the building located at 125 East 149th Street (Block 2352 & Lot 28) in the Borough of Bronx for the Department of Sanitation to use as a garage and office, or for such other use as the Commissioner of the Department of Citywide Administrative Services may determine.

The proposed use was approved by the City Planning Commission pursuant to NYC Charter Section 197c on October 25, 1995 (ULURP No. 940205, Cal No. 29).

The term of this Lease shall commence on lease execution and shall expire on September 30, 2037.

The rent due pursuant to the lease, beginning on October 1, 2022, shall be as follows:

Tenant shall pay Base Rent for the Premises during the Renewal Term at the following rates per annum:

from October 1, 2022 through and including September 30, 2023	\$581,805.00
from October 1, 2023 through and including September 30, 2024	\$599,259.15
from October 1, 2024 through and including September 30, 2025	\$617,236.92
from October 1, 2025 through and including September 30, 2026	\$635,754.03
from October 1, 2026 through and including September 30, 2027	\$654,826.66
from October 1, 2027 through and including September 30, 2028	\$674,471.45
from October 1, 2028 through and including September 30, 2029	\$694,705.60
from October 1, 2029 through and including September 30, 2030	\$715,546.76
from October 1, 2030 through and including September 30, 2031	\$737,013.17
from October 1, 2031 through and including September 30, 2032	\$759,123.56
from October 1, 2032 through and including September 30, 2033	\$781,897.27
from October 1, 2033 through and including September 30, 2034	\$805,354.19



from October 1, 2034 through and including September 30, 2035 \$829,514.81

from October 1, 2035 through and including September 30, 2036 \$854,400.26

from October 1, 2036 through and including the Renewal Term Expiration Date (i.e., September 30, 2037) \$880,032.26

From the period from lease expiration until lease execution, the amounts of rent due will be reduced by the amounts previously paid by Tenant under the Tenant Not a Holdover Tenant Clause of the prior lease namely, \$470,915.34 per annum. The amounts due for any partial month shall be prorated.

The renewal of the lease may be terminated, in whole or in part, by the Tenant at the end of the (10th) year, or at any time thereafter, provided the Tenant gives the Landlord (12) months prior written notice.

Further information, including public inspection of the proposed lease, may be obtained, at One Centre Street, Room 2000 North, New York, NY 10007. To schedule an inspection, please email RESPublicHearingInquiries@dcas.nyc.gov.

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**IN THE MATTER OF** a lease for the City of New York, as tenant, on a portion of the ground floor and entire mezzanine floor of the building located at 59 Paight Avenue (Block 2491, Lot 51) in the Borough of Brooklyn for the Fire Department of New York City (FDNY) to use for vehicle and parts storage, offices and sleeping quarters, or for such other purposes as the Commissioner of the Department of Citywide Administrative Services may determine, upon the term and conditions of the lease.

The proposed use was approved by the City Planning Commission pursuant to NYC Charter Section 197c on April 26, 1995 (CPC Appl. No. C930036 PCK Public Hearing Cal. No. 21).

The term of the proposed lease shall commence upon execution and shall expire upon the earlier to occur of (1) the day immediately preceding the fifteen (15) year anniversary of the substantial completion of alterations and improvements that the Landlord will perform and (2) the day immediately preceding the seventeen (17) year anniversary of the Commencement Date. The base rent shall be \$875,000.00 per annum from the commencement of the lease until substantial completion of the alterations and improvements \$1,015,000.00 per annum for the first five (5) years from substantial completion, \$1,116,500.00 per annum for the following five (5) years and \$1,228,150.00 per annum thereafter until the expiration of the term of the lease, payable in equal monthly installments at the end of each month. In addition to the foregoing, within sixty (60) days after the commencement date Tenant shall pay the Landlord a one-time lump sum amount of \$14,583.34 per month (prorated for any partial months) for the period beginning on March 12, 2025, and ending on the day immediately preceding the commencement date, representing the difference between the month-to-month rent currently being paid by Tenant under the "Tenant Not a Holdover Tenant" lease provision of the prior lease for the demised premises for the same period, all as more specifically set forth in the lease.

In addition to the payment of base rent, Tenant shall pay to Landlord an annual charge in respect of operating expenses with respect to the Demised Premises and the Building in the amount of \$87,500.00 per annum from the commencement date of the lease term until the fifth anniversary thereof; \$96,250.00 per annum from the fifth anniversary of the commencement date until the tenth anniversary of the commencement date; and thereafter 105,875.00 per annum until the expiration date of the lease. In addition to the foregoing, within sixty (60) days after the commencement date, Tenant shall pay the Landlord a one-time lump sum amount of \$7,291.67 per month (prorated for any partial months) for the period beginning on March 12, 2025 and ending on the day immediately preceding the commencement date, as an operating expenses rent differential payment for such period, all as more specifically set forth in the lease.

The lease may be terminated by the Tenant within the tenth (10th) year of the lease term, provided the Tenant gives the Landlord three hundred and sixty-five (365) days prior written notice.

The Landlord shall prepare final architectural plans and engineering plans and make alterations and improvements in accordance with preliminary architectural plans and specifications which are attached to the lease. The alterations and improvements consist of Base Building Work, which the landlord shall provide at its sole cost and expense.

Further information, including public inspection of the proposed lease, may be obtained, at One Centre Street, Room 2000 North, New York, NY 10007. To schedule an inspection, please email RESPublicHearingInquiries@dcas.nyc.gov.

If you need further accommodations, please let us know at least five business days in advance of the Public Hearing via email at DisabilityAffairs@mocs.nyc.gov or via phone at 212-298-0734.

✪ jy29

**NOTICE IS HEREBY GIVEN THAT A REAL PROPERTY ACQUISITIONS AND DISPOSITIONS PUBLIC HEARING**, in accordance with Section 824 of the New York City Charter, will be held on June 25, 2025, at 10:00 A.M. via Conference Call No. 1-646-992-2010, Access Code 717 876 299.

**IN THE MATTER OF** a renewal of the lease for the City of New York, as a tenant, on the 13th, 14th, 16th, 18th floors, partial 19th floor and roof for the antenna of the building located at 15 Metrotech, (Block 2047 & Lot 40) in the Borough of Brooklyn for the following departments: Office of Technology and Innovation and the Human Resources Administration, to use as an office, or for such other use as the Commissioner of the Department of Citywide Administrative Services may determine.

The proposed use was approved by the City Planning Commission pursuant to NYC Charter Section [195] on 12/5/2001 (CPC Appl. No. 020175, Public Hearing Cal. No. 22).

The proposed renewal of the lease shall be for a period of (2) two years from the Lease Amendment Commencement date at an annual rent of \$5,251,959.62 plus \$66,500 per year for the roof antenna expense for the two years, payable in equal monthly installments at the end of each month.

Further information, including public inspection of the proposed lease, may be obtained, at One Centre Street, Room 2000 North, New York, NY 10007. To schedule an inspection, please email RESPublicHearingInquiries@dcas.nyc.gov.

If you need further accommodations, please let us know at least five business days in advance of the Public Hearing via email at DisabilityAffairs@mocs.nyc.gov or via phone at 212-298-0734.

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**NOTICE IS HEREBY GIVEN THAT A REAL PROPERTY ACQUISITIONS AND DISPOSITIONS PUBLIC HEARING**, in accordance with Section 824 of the New York City Charter, will be held on August 13, 2025 at 10:00 A.M. via Conference Call No. 1-646-992-2010, Access Code 717 876 299.

**IN THE MATTER OF** a lease for the City of New York, as tenant, on the entire twelfth floor of the building located at 90 Church Street, (Block 86 & Lot 1) in the Borough of Manhattan for the Contract Administration and Procurement Division; Health and Wellness Section of the New York City Police Department to use as an office space, or for such other use as the Commissioner of the Department of Citywide Administrative Services may determine.

The proposed use was approved by the City Planning Commission pursuant to NYC Charter Section [195] on 3/20/2013 (CPC Appl. No. N130196, Public Hearing Cal. No. 13).

The proposed lease shall commence on 9.1.2025 and expire on 8/31/2044, at an annual rent of \$1,944,972 for the first five (5) years, \$2,139,469.2 for the following five (5) years, \$2,353,416.12 for the following five (5) years, and \$2,588,757.73 until expiration, payable in equal monthly installments at the end of each month. There shall be a rent abatement of six (6) month effective 9/1/2025.

Tenant shall have two rights to terminate the Lease effective the tenth (10th) and the fifteenth (15th) anniversary of the Rent Commencement Date with twelve (12) months prior written notice. In the event that the lease is terminated by the Tenant, the Tenant shall pay to the Landlord the unamortized portion of Landlord's cost for transaction costs which will include Rent Abatement, the actual cost of Landlord's Work. (using a 7% interest rate).

The alterations and improvements consist of Landlord Scope of Work (SOW), which the landlord shall provide at its sole cost and expense.

Further information, including public inspection of the proposed lease, may be obtained, at One Centre Street, Room 2000 North, New York,

NY 10007. To schedule an inspection, please email RESPublicHearing Inquiries@dcas.nyc.gov.

If you need further accommodations, please let us know at least five business days in advance of the Public Hearing via email at DisabilityAffairs@mocs.nyc.gov or via phone at 212-298-0734.

◀ jy29

**HOUSING AUTHORITY**

■ MEETING

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

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

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

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

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

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

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

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



jy17-30

**HOUSING PRESERVATION AND DEVELOPMENT**

■ PUBLIC HEARINGS

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

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

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

Under HPD's Affordable Neighborhood Cooperative Program, occupied City-owned residential buildings are purchased by Restoring

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

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

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

The hearing location is accessible to individuals using wheelchairs or other mobility devices. For further information on accessibility or to make a request for accommodation, such as sign language interpretation services, please contact the Mayor's Office Of Contract Services ("MOCS") via e-mail at [disabilityaffairs@mocs.nyc.gov](mailto:disabilityaffairs@mocs.nyc.gov) or via phone at (212) 788-0010. TDD users should call Verizon relay services. Any person requiring reasonable accommodation for the public hearing should contact MOCS at least three (3) business days in advance of the hearing to ensure availability.



jy22-30

**LANDMARKS PRESERVATION COMMISSION**

■ PUBLIC HEARINGS

**NOTICE IS HEREBY GIVEN** that pursuant to the provisions of Title 25, Chapter 3 of the Administrative Code of the City of New York (Sections 25-303, 25-307, 25-308, 25-309, 25-313, 25-318, 25-320) on Tuesday, August 5, 2025, at 9:30 A.M., a public hearing will be held in the public hearing room at 253 Broadway, 2nd Floor, Borough of Manhattan, with respect to the following properties, and then followed by a public meeting. Participation by video conference may be available as well. Please check the hearing page on LPC's website (<https://www.nyc.gov/site/lpc/hearings/hearings.page>) for updated hearing information.

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

**604 Shore Road - Douglaston Historic District  
LPC-25-09193 - Block 8025 - Lot 1 - Zoning: R1-1  
CERTIFICATE OF APPROPRIATENESS**

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

**Fieldston Historic District - Fieldston Historic District  
LPC-25-12401 - Block - Lot - Zoning:**

**CERTIFICATE OF APPROPRIATENESS**

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

**449 12th Street - Park Slope Historic District Extension**

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

**CERTIFICATE OF APPROPRIATENESS**

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

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

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

**BINDING REPORT**

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

**2 Park Place - Individual and Interior Landmark**

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

**CERTIFICATE OF APPROPRIATENESS**

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

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

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

**CERTIFICATE OF APPROPRIATENESS**

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

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

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

**CERTIFICATE OF APPROPRIATENESS**

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

**601 West 26th Street - West Chelsea Historic District**

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

**CERTIFICATE OF APPROPRIATENESS**

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

jy23-a5

**TRANSPORTATION**

■ PUBLIC HEARINGS

**NOTICE IS HEREBY GIVEN**, pursuant to law, that the following proposed revocable consents, have been scheduled for a public hearing by the New York City Department of Transportation. The hearing will be held remotely commencing on Wednesday, July 30, 2025, at 11:00 A.M., via the WebEx platform and in person, on the following petitions for revocable consent.

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

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

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

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

**#2 IN THE MATTER OF** a proposed revocable consent authorizing Lyceum Theatre Corporation to continue to maintain and use bollards on the north sidewalk of West 45<sup>th</sup> Street, east of Seventh Avenue, in the Borough of Manhattan. The revocable consent is for ten years from July 1, 2025 to June 30, 2035 and provides among other terms and

conditions for -compensation payable to the City according to the following schedule: **R.P. # 1519**

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

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

**#3 IN THE MATTER OF** a proposed revocable consent authorizing Episcopal Health Services, Inc. to continue to maintain and use a bridge over and diagonally cross Beach 19<sup>th</sup> Street, south of Brookhaven Avenue, in the Borough of Queens. The proposed revocable consent is for a term of ten years from Approval Date by the Mayor and provides among other terms and conditions for compensation payable to the City according to the following schedule: **R.P. # 1141**

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

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

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

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

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

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

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

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

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

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

with the maintenance of a security deposit in the sum of \$30,000 the insurance shall be in the amount of Five Million Dollars (\$5,000,000) per occurrence for bodily injury and property damage, One Million Dollars (\$1,000,000) for personal and advertising injury, Five Million Dollars (\$5,000,000) aggregate, and Two Million Dollars (\$2,000,000) products/completed operations.

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

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

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

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

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

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

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

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

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

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

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

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

**#8 IN THE MATTER OF** a proposed revocable consent authorizing The Shubert Organization, Inc. to continue to maintain and use three (3) bollards on the north sidewalk of West 44<sup>th</sup> Street between Eighth Avenue and Shubert Alley, in the Borough of Manhattan. The revocable consent is for term of Ten years from July 1, 2025 to June 30, 2035 and provides among other terms and conditions for compensation payable to the City according to the following schedule: **R.P. # 1520-E (Majestic Theatre)**

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

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

**#9 IN THE MATTER OF** a proposed revocable consent authorizing The Shubert Organization, Inc. to continue to maintain and use three (3) bollards on the north sidewalk of West 44<sup>th</sup> Street between Eighth Avenue and Shubert Alley, in the Borough of Manhattan. The revocable consent is for a term of ten years from July 1, 2025 to June 30, 2035 and provides among other terms and conditions for compensation payable to the City according to the following schedule: **R.P. # 1520-F (Broadhurst Theatre)**

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

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

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

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

with the maintenance of a security deposit in the sum of \$6,000 and the insurance shall be in the amount of Two Million Dollars (\$2,000,000) per occurrence for bodily injury and property damage, One Million Dollars (\$1,000,000) for personal and advertising injury, Two Million Dollars (\$2,000,000) aggregate, and Two Million Dollars (\$2,000,000) products/completed operations.

**#11 IN THE MATTER OF** a proposed revocable consent authorizing The Shubert organization, Inc. to continue to maintain and use bollards on the north sidewalk of West 45<sup>th</sup> Street, east of Eighth Avenue, in the Borough of Manhattan. The revocable consent is for a term of ten years from July 1, 2025 to June 30, 2035 and provides among other terms and conditions for compensation payable to the City according to the following schedule: **R.P. # 1535**

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

with the maintenance of a security deposit in the sum of \$1,200 and the insurance shall be in the amount of Two Million Dollars (\$2,000,000) per occurrence for bodily injury and property damage, One Million Dollars (\$1,000,000) for personal and advertising injury, Two Million Dollars (\$2,000,000) aggregate, and Two Million Dollars (\$2,000,000) products/completed operations.

**#12 IN THE MATTER OF** a proposed revocable consent authorizing 125 Maiden Lane Condominium to construct, maintain and use flood

mitigation system components under the south sidewalk of Fletcher Street between Pearl Street and Water Street; under the west sidewalk of Water Street between Fletcher Street and Maiden Lane; under the north sidewalk of Maiden Lane between Pearl Street and Water Street; and under the east sidewalk of Pearl Street between Fletcher Street and Maiden Lane, in the Borough of Manhattan. The proposed revocable consent is for a term of ten years from the Approval Date by the Mayor and provides among other terms and conditions for compensation payable to the City according to the following schedule: **R.P. # 2658**

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

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

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

For the period July 1, 2019 to June 30, 2029 - \$25/per annum

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

**#14 IN THE MATTER OF** a proposed revocable consent authorizing New York Academy of Medicine to construct, maintain and use an accessible ramp on the south sidewalk of East 103<sup>rd</sup> Street, between Fifth Ave. and Madison Ave., in the Borough of Manhattan. The proposed revocable consent is for a term of ten years from the Approval Date by the Mayor and provides among other terms and conditions for compensation payable to the City according to the following schedule: **R.P. # 2685**

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

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

**#15 IN THE MATTER OF** a proposed revocable consent authorizing Petaluma LLC to construct, maintain and use a fenced-in area including planted area and steps on the south sidewalk of East 74<sup>th</sup> Street between Park and Lexington Avenues, in the Borough of Manhattan. The proposed revocable consent is for a term of ten years from the Approval Date by the Mayor and provides among other terms and conditions for compensation payable to the City according to the following schedule: **R.P. # 2684**

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

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

**#16 IN THE MATTER OF** a proposed revocable consent authorizing CR Sunflower Lessee LLC to construct, maintain and use security bollards along the south sidewalk of Hanover Square and the east sidewalk of Pearl Street, in the Borough of Manhattan. The proposed revocable consent is for a term of ten years from the Approval Date by the Mayor and provides among other terms and conditions for compensation payable to the City according to the following schedule: **R.P. # 2554**

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

with the maintenance of a security deposit in the sum of \$132,500 and the insurance shall be in the amount of Two Million Dollars (\$2,000,000) per occurrence for bodily injury and property damage, One Million Dollars (\$1,000,000) for personal and advertising injury,

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

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

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

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

**#18 IN THE MATTER OF** a proposed revocable consent authorizing The Brooklyn Union Gas Company d/b/a National Grid NY to continue to maintain and use operate, repair, replace, inspect, access, excavate and project a gas main-Brooklyn-Queens Interconnect -Phase II under and along Brooklyn Marine Park, parallel to Flatbush Avenue, in the Borough of Brooklyn. The proposed revocable consent is for a term of ten years from July 1, 2024 to June 30, 2034 and provides among other terms and conditions for compensation payable to the City according to the following schedule: **R.P. # 2247**

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

with the maintenance of a security deposit in the sum of \$103,500 and the insurance shall be in the amount of Two Million Dollars (\$2,000,000) per occurrence for bodily injury and property damage, One Million Dollars (\$1,000,000) for personal and advertising injury, Two Million Dollars (\$2,000,000) aggregate, and Two Million Dollars (\$2,000,000) products/completed operations.

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

For the period from July 1, 2019 to June 30, 2029 - \$25/per annum.

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

**#20 IN THE MATTER OF** a proposed revocable consent authorizing Union Theological Seminary in the City of New York to continue to maintain and use a tunnel under and across Claremont Avenue, north of West 120<sup>th</sup> Street, in the Borough of Manhattan. The proposed revocable consent is for a term of ten years from July 1, 2024 to June 30, 2034 and provides among other terms and conditions for compensation payable to the City according to the following schedule: **R.P. # 29**

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

with the maintenance of a security deposit in the sum of \$11,600 and the insurance shall be in the amount of Five Million Dollars (\$5,000,000) per occurrence for bodily injury and property damage,

One Million Dollars (\$1,000,000) for personal and advertising injury, Five Million Dollars (\$5,000,000) aggregate, and Two Million Dollars (\$2,000,000) products/completed operations.

**#21 IN THE MATTER OF** a proposed revocable consent authorizing Montefiore Medical Center to continue to maintain and use a transformer vault in the south sidewalk of Gun Hill Road, west of Bainbridge Avenue, in the Borough of the Bronx. The proposed revocable consent is for a term of ten years from July 1, 2024 to June 30, 2034 and provides among other terms and conditions for compensation payable to the City according to the following schedule: **R.P. # 1491**

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

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

**#22 IN THE MATTER OF** a proposed revocable consent authorizing Consulate General of the Federal Republic of Germany in New York to construct, maintain and use egress steps and a bench on the east sidewalk of Fifth Avenue, between East 82<sup>nd</sup> Street and East 83<sup>rd</sup> Street, in the Borough of Manhattan. The proposed revocable consent is for a term of ten years from the Approval Date by the Mayor and provides among other terms and conditions for compensation payable to the City according to the following schedule: **R.P. # 2672**

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

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

**#23 IN THE MATTER OF** a proposed revocable consent authorizing 20 Charles Street LLC to construct, maintain and use a stoop and fenced-in area, including steps on the south sidewalk of West 12<sup>th</sup> Street, between 5<sup>th</sup> and 6<sup>th</sup> Avenues, in the Borough of Manhattan. The proposed revocable consent is for a term of ten years from the Approval Date by the Mayor and provides among other terms and conditions for compensation payable to the City according to the following schedule: **R.P. # 2679**

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

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

**#24 IN THE MATTER OF** a proposed revocable consent authorizing Manhattan University to continue to maintain and use a pedestrian bridge over and across Manhattan College Parkway, southwest of West 242<sup>nd</sup> Street, in the Borough of the Bronx. The proposed revocable consent is for a term of ten years from the Approval Date by the Mayor and provides among other terms and conditions for compensation payable to the City according to the following schedule: **R.P. # 2040**

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

with the maintenance of a security deposit in the sum of \$45,000 and the insurance shall be in the amount of Five Million Dollars (\$5,000,000) per occurrence for bodily injury and property damage, One Million Dollars (\$1,000,000) for personal and advertising injury, Five Million Dollars (\$5,000,000) aggregate, and Two Million Dollars (\$2,000,000) products/completed operations.

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

jy10-30

## PROCUREMENT

### “Compete To Win” More Contracts!

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

- **Win More Contracts, at [nyc.gov/competetowin](http://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>

## ADMINISTRATION FOR CHILDREN’S SERVICES

### FAMILY PERMANENCY SERVICES

#### ■ AWARD

*Human Services/Client Services*

**COLLEGE CHOICE SUPPORT SERVICES** - Competitive Sealed Proposals/Pre-Qualified List - Other - PIN# 06825P0003001 - AMT: \$7,189,211.00 - TO: New York Foundling, 590 Avenue of the Americas, New York, NY 10011-2019.

Through this RFP award, NY Foundling will deliver the following supportive services to youth enrolled in the program: 1) Provide academic advisement, assistance with coursework and support services to students in the College Choice Program; 2) Manage, administer, authorize, and track housing payments; and 3) Manage, administer and track college educational payments, after the application of available Education and Training Vouchers (ETV), financial aid,

scholarships, etc., which may include, tuition and other mandatory school fees.

The RFP award amount is \$5,751,369. ACS will be including an unallocated funding of \$1,437,842.25 (25% of the contract total) for future expenses as part of the human/client services allowance initiative. Therefore, the total three-year contract amount is \$7,189,211.25. The term of the award will be from July 1, 2025, through June 30, 2028, with two, 3-year renewal terms at ACS’ discretion.

Special Case Determination not required because procurement is for Human/Client Services and is the preferred method under PPB Rule 3-01 (c).

• jy29

## CITY UNIVERSITY

### FACILITIES PLANNING, CONSTRUCTION AND MANAGEMENT

#### ■ SOLICITATION

*Construction Related Services*

**HUNTER COLLEGE UNINTERRUPTABLE POWER SUPPLY SYSTEM, MAIN CAMPUS DATA CENTER** - Request for Proposals - PIN# CITYW-CUCF-08-25 - Due 8-22-25 at 11:59 P.M.

The City University Construction Fund (CUCF) on behalf of the City University of New York (CUNY) Office of Facilities, Planning and Construction Management (FPCM) is seeking proposals from firms to be responsible for the system design, hardware, software, installation and implementation services, and health monitoring and system maintenance of the Uninterruptable Power Supply System, as more fully described in the RFP. This is a best value-based RFP, which will award a contract based on a combination of both technical criteria and pricing.

A copy of the solicitation that more fully describes the project, process, minimum qualification requirements, submission requirements, evaluation criteria, and timeline is available for downloading at <https://www.cuny.edu/cunybuilds>, under Current and Upcoming Procurements.

Proposal Due Date: August 22, 2025 at 11:59 P.M. to [CUNY.Builds@cuny.edu](mailto:CUNY.Builds@cuny.edu).

The Designated Contact is [CUNY.Builds@cuny.edu](mailto:CUNY.Builds@cuny.edu).

Pursuant to State Finance Law § 139-j and § 139-k, this solicitation includes and imposes certain restrictions on communications between CUCF and a Proposer during the procurement process. A Proposer is restricted from making contacts from the earliest posting on the CUNY Builds, the City Record, or the New York State Contract Reporter websites of its intent to solicit offers/bids/proposals through final award and approval of Procurement Contract(s) by CUCF/CUNY and, if applicable, the Office of the State Comptroller (“restricted period”) to other than Designated Contact(s) unless it is a contact that is included among certain statutory exceptions set forth in State Finance Law §139-j(3)(a). Designated Contact(s), as of the date hereof, are identified in Section I.C. above. CUCF/CUNY employees are also required to obtain certain information when contacted during the restricted period and to make a determination of the responsibility of the Proposer pursuant to State Finance Law §139-j and §139-k. Certain findings of non-responsibility can result in rejection for Contract award and, in the event of two findings within a four-year period, the Proposer is debarred from obtaining governmental Procurement Contracts for four years. Further information about these requirements can be found on the New York State Office of General Services (OGS) website at: <https://www.ogs.ny.gov/acpl/>.

*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.*

*City University, [CUNY.Builds@cuny.edu](mailto:CUNY.Builds@cuny.edu). CUCF Procurement Services (646) 664-2700.*

• jy29

**CITYWIDE ADMINISTRATIVE SERVICES**

**DIVISION OF MUNICIPAL SUPPLY SERVICE**

■ SOLICITATION

*Goods*

**85725B0110-2500013 TRUCKS, CLASS FOUR AND FIVE CHASSIS CAB WITH VARIOUS -FDNY** - Competitive Sealed Bids - PIN# 85725B0110 - Due 9-9-25 at 10:30 A.M.

The New York City Department of Citywide Administrative Services ("DCAS") is issuing a solicitation to obtain bids for the procurement TRUCK CLASS FOUR AND FIVE CHASSIS CAB WITH VARIOUS -FDNY. Please see the solicitation documents for additional details. Please submit your proposals by both acknowledging the receipt of the RFX in the Acknowledgement tab and completing your response in the Manage Responses tab. Vendor resources and materials can be found at the link below under the Finding and Responding to RFX heading. If you need additional assistance with PASSPort, please contact the MOCS Service Desk at <https://mocssupport.atlassian.net/servicesdesk/customer/portal/8> Link: <https://www1.nyc.gov/site/mocs/systems/passport-user-materials.page>. For Virtual Bid Opening, please register using the following link: Microsoft Teams Meeting ID: 282 493 340 333 5 Passcode: vQ9rL9fb Dial in by phone +1 646-893-7101,,673252386# United States, New York City Find a local number Phone conference ID: 673 252 386#

Bid opening Location - 1 Centre Street, 18th Floor North, New York, NY 10007.

☛ jy29

**FACILITIES MANAGEMENT**

■ AWARD

*Services (other than human services)*

**MWBE CHILLER AND SMALL TONNAGE REPAIR - M/WBE Noncompetitive Small Purchase** - PIN# 85625W0052001 - AMT: \$1,235,000.00 - TO: ENL Mechanical Incorporated, 134 West End Avenue, Somerville, NJ 08876.

One year contract for maintenance and repair chillers, absorbers, and small tonnage air conditioning package units within DCAS facilities throughout the five (5) boroughs of New York City.

☛ jy29

**CONSUMER AND WORKER PROTECTION**

**FINANCE AND ADMINISTRATION**

■ AWARD

*Services (other than human services)*

**TEMPORARY STAFF TO PERFORM SCANNING SERVICES** - M/WBE Noncompetitive Small Purchase - PIN# 86625W0016001 - AMT: \$72,000.00 - TO: Beatty's Services Inc., 127 West 127th Street, Unit 301, New York, NY 10027.

The Department of Consumer and Worker Protection (DCWP) is seeking a City-Certified M/WBE vendor to provide one (1) Temporary Staff to perform scanning services, routine data processing functions, and other related tasks as assigned. The anticipated term of the contract is from July 1, 2025 to June 30, 2026.

☛ jy29

**DESIGN AND CONSTRUCTION**

■ AWARD

*Construction / Construction Services*

**HWXP2007 RECONSTRUCTION OF EAST 177TH STREET AND DEVOE AVENUE** - Competitive Sealed Bids - PIN# 85025B0005001 - AMT: \$44,869,486.00 - TO: Difazio Ind. LLC, 38 Kinsey Place, Suite 1, Staten Island, NY 10303.

East 177th Street from Devoe Avenue to Bronx Park Avenue, East Tremont Avenue from Boston Road to Bronx Park Avenue, Devoe Avenue from East 177th Street to East Tremont Avenue, Including Sewer, Water Main, Street Lighting, and Traffic Work. CB - 6.

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

☛ jy29

**ENVIRONMENTAL PROTECTION**

**CUSTOMER SERVICES**

■ AWARD

*Services (other than human services)*

**BCS-MTU024: REPLACE OR INSTALL MTUS, BRONX & QUEENS** - Competitive Sealed Bids - PIN# 82625B0022001 - AMT: \$3,135,500.00 - TO: Saks Plumbing & Heating Corp., 263 Horton Highway, Mineola, NY 11501.

Furnishing all labor and equipment with specified DEP-supplied material to repair, replace or install MTUs in the boroughs of The Bronx and Queens.

The award of the Contract will be made to the lowest responsive and responsible bidder whose bid represents the best value to the City by optimizing quality, cost, and efficiency. In the determination for award, the ACCO will consider the low responsive bid and the next low responsive bids that are within ten percent (10%) of the low responsive bid in price, either on an individual basis or by category or class.

☛ jy29

**BCS-MTU005: REPAIR, REPLACE OR INSTALL MTUS IN STATEN ISLAND** - Competitive Sealed Bids - PIN# 82625B0020001 - AMT: \$3,426,000.00 - TO: Saks Plumbing & Heating Corp., 263 Horton Highway, Mineola, NY 11501.

Furnishing all labor and equipment with specified DEP-supplied material to repair, replace or install MTUs in the borough of Staten Island.

The award of the Contract will be made to the lowest responsive and responsible bidder whose bid represents the best value to the City by optimizing quality, cost, and efficiency. In the determination for award, the ACCO will consider the low responsive bid and the next low responsive bids that are within ten percent (10%) of the low responsive bid in price, either on an individual basis or by category or class. A bidder that is an M/WBE or State-certified M/WBE must be given a price preference of 10% and will be evaluated as if the bid price were 10% lower. Only bidders who receive a score of 80% or greater on the above-mentioned factors/criteria will be considered for contract award. The scoring category and breakdown is as follows: A. Experience and Performance (40%) B. Compliance with relevant laws, regulations, and licensing requirements. (10%) C. Staffing, Resources, and Quality of Services/Materials (50%).

☛ jy29

**FINANCE**

**SHERIFF**

■ AWARD

*Services (other than human services)*

**EXCISING 3-YEAR RENEWAL OPTION** - Renewal - PIN# 83623S0001001R001 - AMT: \$706,118.00 - TO: Allied Universal Electronic Monitoring US Inc., 1838 Gunn Highway, Odessa, FL 33556.

To maintain, operate, and expand its Electronic Monitoring Tool program in accordance with the Bail Reform Law's requirement. The EM will serve to reliably monitor qualifying defendants throughout the City under conditions of release, including home detention; curfews; travel restrictions; and remote location check-ins.

☛ jy29

**HEALTH AND MENTAL HYGIENE**

**ENVIRONMENTAL HEALTH**

■ INTENT TO AWARD

*Goods*

**SOLE SOURCE WITH CLARKE MOSQUITO** - Request for Information - PIN# 81625Y0707 - Due 8-8-25 at 2:00 P.M.

Pursuant to Section 3-05 of the New York City Procurement Policy Board Rules, the NYC Department of Health and Mental Hygiene (DOHMH) intends to enter into negotiations for a 6 year agreement with Clarke Mosquito Control Products Inc for the purchase of pesticide and mosquito control products. These products are essential for DOHMH's Division of Environmental Health to conduct services to reduce the risk of mosquito spreading diseases (West Nile, Zika and other mosquito-borne diseases).

DOHMH determined that Clarke Mosquito Control Products Inc is the exclusive manufacturer and distributor for all of the required products (Anvil, AquaAnvil, Duet, AquaDuet, Duet HD, and Murus brands) for public health pesticide and mosquito control. There are no other manufacturers for these products.

Vendors who believe they can legally provide the required pesticide and mosquito control products are invited to submit an Expression of Interest directly to this RFI in PassPort - EPIN 81625Y0707, which is due on 8/8/2025 by 2:00 P.M.

If you need additional assistance with PASSPort, please contact the MOCS Service Desk at <https://mocssupport.atlassian.net/servicedesk/customer/portal/8>.

☛ jy29

**HOMELESS SERVICES**

■ AWARD

*Human Services/Client Services*

**FY26 FWC HILLSIDE HOUSE Q 2026** - Negotiated Acquisition - Other - PIN# 07125N0014001 - AMT: \$5,312,957.00 - TO: Help Social Service Corporation, 115 East 13th Street, New York, NY 10003.

DHS intends to enter into a one-year Negotiated Acquisition Extension contract with Help Social Services Corp. for the continuity of services at Hillside House. The contract term is 7/1/2025 – 6/30/2026. Total contract value is \$5,312,957, including allowance.

This NAE is needed to provide more time for the Agency to process the RFP (EPIN 07122P0010), which is under committee review for this site. Procurement and award are in accordance with PPB Rules Section 3-04(b)(2)(iii) for the reasons set forth herein.

☛ jy29

**CAPACITY, PLANNING AND DEVELOPMENT**

■ AWARD

*Human Services/Client Services*

**FY26 - ADULTS SHELTER FOR SEC AT WARDS ISLAND WITH HELP** - Negotiated Acquisition - Other - PIN# 07125N0012001 - AMT: \$10,794,829.00 - TO: Help Social Service Corporation, 115 East 13th Street, New York, NY 10003.

The Department of Homeless Services intends to enter into a one-year Negotiated Acquisition Extension (NAE) for the existing vendor, HELP Social Service Corporation, to provide services at the Supportive Employment Center (SEC), located at One Wards Island, NY, NY 10035. This is a NAE with incumbent provider to maintain continuity of services for the minimum amount of time until a new RFP is processed, according to PPB Rule 3-04(b)(2)(iii). RFP is anticipated to be released in March 2025.

This is a Negotiated Acquisition Extension with incumbent provider to maintain continuity of Shelter Services for Single Adults without interruption for the minimum amount of time until a new RFP is processed. RFP is anticipated to be released in March 2025. Procurement and award are in accordance with to PPB Rule 3-04 (b)(2) (iii) for the reasons set forth herein.

☛ jy29

**FAMILY SERVICES**

■ AWARD

*Human Services/Client Services*

**RENEWAL+ALLOWANCE-SHELTER SVCS FWC GLORIA'S HOUSE (105 UNITS)** - Renewal - PIN# 07121P8068KXLR001 - AMT: \$45,196,441.00 - TO: Samaritan Daytop Village Inc., 138-02 Queens Boulevard, Briarwood, NY 11435.

Shelter services for homeless families with children at Gloria's House, located at 4289, 4293, 4301, 4305 Park Avenue and 422 East 178th Street, Bronx, NY 10457.

☛ jy29

**ACACIA NETWORK SERVICES** - Competitive Sealed Proposals/ Pre-Qualified List - Other - PIN# 07122P0010038 - AMT: \$45,180,123.00 - TO: Acacia Network Housing Inc., 300 East 175th Street, Bronx, NY 10457.

The Department of Homeless Services works to prevent homelessness before it occurs, address street homelessness, and assist New Yorkers in transitioning from shelter and street homelessness to permanent housing. DHS collaborates with non-profit partners to provide temporary shelter and services that homeless New Yorkers need to achieve and maintain housing permanency. DHS is seeking appropriately qualified vendors to operate Tier II residences for families with children who have no other housing options available. Tier II residences must provide, at a minimum, social services, assistance in seeking permanent housing, assistance in seeking employment and linkages to childcare and medical and behavioral (mental health and substance use) health care and recreation services. Services are provided on-site and/or through linkages with other community-based programs.

Round 33 - Ketty's Place I & II, 711 and 691 East 140th Street, Bronx, NY 10454 (97 units).

This is an open-ended RFP for shelter service. It is essential to technically score proposals to ensure they are technically viable.

☛ jy29

**HOUSING AUTHORITY**

**PROCUREMENT**

■ SOLICITATION

*Construction/Construction Services*

**SMD\_A&CM RFQ #501083 - TRASH/GARBAGE HOIST AT CONEY ISLAND HOUSES** - Competitive Sealed Bids - PIN# 501083 - Due 8-26-25 at 11:00 A.M.

Scope of Work:

The scope of work entails but is not limited to, the demolition of the existing five (5) decommissioned vertical reciprocating conveyors in 5 buildings and the replacement with five (5) new vertical reciprocating conveyors systems "VRC" and all other auxiliary work required to ensure the newly installed VRC's are code compliant and adhere to the AHJ requirements.

RFQ Solicitation Timetable

A conference will be held on 8/12/2025 at 11:00 A.M., via Microsoft Teams. Pre bid Teams Meeting information: (646) 838-1534 Conference ID: (257 290 467 309 0) Passcode: t9Ud6HY9. Although attendance is not mandatory, it is strongly recommended that all interested vendors attend. In order to RSVP to the Pre-Bid Conference and obtain the Teams Meeting link to view the virtual conference email [acm.procurement@nycha.nyc.gov](mailto:acm.procurement@nycha.nyc.gov) with the RFQ number as the Subject line to confirm attendance.

[https://teams.microsoft.com/l/meetup-join/19%3ameeting\\_MzZjZGQ4ZDctNWNjMy00ZDAyLTg5Y2UtNjhiYTFlZDNIYzkz%40thread.v2%2f0?text=%7b%22Tid%22%3a%22709ab558-a73c-4f8f-98ad-20bb096cd0f8%22%2c%22Oid%22%3a%22d3d463fd-7800-405e-81cf-ed221f645c8a%22%7d](https://teams.microsoft.com/l/meetup-join/19%3ameeting_MzZjZGQ4ZDctNWNjMy00ZDAyLTg5Y2UtNjhiYTFlZDNIYzkz%40thread.v2%2f0?text=%7b%22Tid%22%3a%22709ab558-a73c-4f8f-98ad-20bb096cd0f8%22%2c%22Oid%22%3a%22d3d463fd-7800-405e-81cf-ed221f645c8a%22%7d)

c. All questions related to this RFQ are to be submitted via email to the CPD Procurement Unit at [acm.procurement@nycha.nyc.gov](mailto:acm.procurement@nycha.nyc.gov) with the RFQ number as the Subject line by no later than 8/19/2025 on 2:00 P.M. Proposers will be permitted to ask additional questions at the Proposers' Conference. Responses to all submitted questions will be available for public viewing in Sourcing under the RFQ.

Bid Submission Requirements

Vendors shall electronically upload a single .pdf containing ALL components of the bid into iSupplier by the RFQ Bid Submission Deadline. NYCHA will NOT accept hardcopy Bids or bids via e-mail, fax, or mail.

Pre-Bid Conference August 12, 2025, 11:00 A.M.

RFQ Question Deadline August 19, 2025, 2:00 P.M.  
Question and Answer Release Date August 26, 2025

Instructions for registering for iSupplier can be found at <http://www1.nycha.gov/site/nycha/business/isupplier-vendor-registration.page>.

After Proposer registers for iSupplier, it typically takes 24 to 72 hours for Proposer's iSupplier profile to be approved.



It is Vendors sole responsibility to complete iSupplier registration and submit its Bid before the RFQ Bid Submission Deadline. NYCHA is not responsible for delays caused by technical difficulty or caused by any other occurrence.

For assistance regarding iSupplier please email [procurement@nycha.nyc.gov](mailto:procurement@nycha.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.

Housing Authority, 90 Church Street, 6th Floor, New York, NY 10007.  
Shane Clark (212) 306-4558; [shane.clark@nycha.nyc.gov](mailto:shane.clark@nycha.nyc.gov)

☛ jy29

## HOUSING PRESERVATION AND DEVELOPMENT

### ENS CONSTRUCTION

#### ■ AWARD

*Construction / Construction Services*

**SIDEWALK SHEDS INSTALLATION BQS - Renewal -**  
PIN# 80622B0050002R001 - AMT: \$1,500,000.00 - TO: Sky Heights Construction Corp., 2920 Coney Island Avenue, Brooklyn, NY 11235.

HPD is responsible to install sidewalk sheds in order to protect the public from bricks or other debris which may fall from buildings. Need for such sheds is usually determined by Declaration of Emergency by the Department of Buildings. HPD does not have in-house resources to perform this work. This contract will engage a contractor to install such sheds when they are deemed necessary.

☛ jy29

## PARKS AND RECREATION

### CAPITAL PROGRAM MANAGEMENT

#### ■ AWARD

*Construction / Construction Services*

**B218-122M: PAERDEGAT PARK BALLFIELDS RECONSTRUCTION, BROOKLYN -** Competitive Sealed Bids -  
PIN# 84624B0104001 - AMT: \$2,689,000.00 - TO: J Pizzirusso Landscaping Corp., 2400 East 69th Street, Brooklyn, NY 11234.

☛ jy29

## YOUTH AND COMMUNITY DEVELOPMENT

### AGENCY CHIEF CONTRACTING OFFICE

#### ■ AWARD

*Human Services / Client Services*

**RUNAWAY AND HOMELESS YOUTH SERVICES CRISIS AND TIL FY26 -** Negotiated Acquisition - Other - PIN# 26025N0171001 - AMT: \$985,083.00 - TO: Project Hospitality Inc., 100 Park Avenue, Staten Island, NY 10302.

☛ jy29

**RHY HOMELESS YOUNG ADULTS (HYA) PROGRAM NAE -** Negotiated Acquisition - Other - PIN# 26025N0173001 - AMT: \$1,400,868.00 - TO: Project Hospitality Inc., 100 Park Avenue, Staten Island, NY 10302.

2-year extension

☛ jy29

## CONTRACT AWARD HEARINGS

### CAMPAIGN FINANCE BOARD

#### ■ PUBLIC COMMENT

This is a Notice that the New York City Campaign Finance Board is seeking comments from the public about the proposed contract below.

**Contract Type:** Contract  
**Contractor:** Fusemachines Inc.  
**Contractor Address:** 500 7th Ave., New York, New York 10018  
**Scope of Services:** Data Services. Data engineering and analytics platform consulting services  
**Maximum Value:** \$1,800,000  
**Term (Start and End Dates):** 04/08/24 through 04/07/26  
**E-PIN:** 004202400013A1  
**Procurement Method:** Negotiated Acquisition  
**Procurement Policy Board Rule:** PPB Rule 3-04

#### How can I comment on this proposed contract award?

Please submit your comments to [marchbald@nyccfb.info](mailto:marchbald@nyccfb.info). Be sure to include the EPIN above in your message.

Comments must be submitted before 5:00 P.M. on Tuesday, August 5, 2025.

☛ jy29

### DISTRICT ATTORNEY - BRONX COUNTY

#### ■ PUBLIC COMMENT

This is a notice that Bronx District Attorney (BXDA) is seeking comments from the public about the proposed contract below.

**Contract Type:** Contract  
**Contractor:** SHI International Corp  
**Contractor Address:** 290 Davidson Avenue, Somerset, NJ 088732  
**Scope of Services:** 50 HP Z2 Workstations and Peripheral (State Grant)  
**Maximum Value:** \$138,029.50  
**Term:** July 1st, 2025, through June 30th, 2026  
**E-PIN:** 90226WHPWORKSTATION  
**Procurement Method:** MWBE Non-Competitive Small Purchase  
**Procurement Policy Board Rule:** Section 3-08 (c)(1)(iv)

#### How can I comment on this proposed contract award?

Please submit your comment via email to [ContractsBXDA@bronxda.nyc.gov](mailto:ContractsBXDA@bronxda.nyc.gov). Be sure to include the E-PIN and Scope of Services on the subject title of your email address.

Comments must be submitted before 4:00 P.M. on Monday, August 5th, 2025.

☛ jy29

### ENVIRONMENTAL PROTECTION

#### ■ PUBLIC COMMENT

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

**Contract Type:** Supply Services Contract  
**Contractor:** High Point Construction Group Corp.  
**Contractor Address:** 2354 Stillwell Avenue, Brooklyn, NY 11223  
**Scope of Services:** Services of Backhoe Loaders With Operating Engineers (Region #3 Queens)  
**Maximum Value:** \$4,563,366.05  
**Term:** 1095 consecutive calendar days  
**Renewal Clauses:** 1 renewal.  
**E-PIN:** 82625B0012  
**Procurement Method:** CSB Best Value  
**Procurement Policy Board Rule:** Section 2-11

#### How can I comment on this proposed contract award?

Please submit your comment to <https://forms.office.com/g/wXm4rVwcv>. Be sure to include the E-PIN above in your message.

Comments must be submitted before 12:00 P.M. on Tuesday, August 5, 2025.

☛ jy29

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

**Contract Type:** Supply Services Contract  
**Contractor:** High Point Construction Group Corp.  
**Contractor Address:** 2354 Stillwell Avenue, Brooklyn, NY 11223  
**Scope of Services:** Services of Backhoe loader with operating engineer, Bronx Region for the excavation and removal of miscellaneous debris during, A) repairs of water mains; B) repairs and/or replacement of sewers; C) replacement of hydrants, and to load and unload necessary equipment and material.  
**Maximum Value:** \$1,777,977.20  
**Term:** 1095 consecutive calendar days  
**Renewal Clauses:** 1 renewal.  
**E-PIN:** 82625B0002  
**Procurement Method:** CSB Best Value  
**Procurement Policy Board Rule:** Section 2-11

**How can I comment on this proposed contract award?**  
Please submit your comment to <https://forms.office.com/g/9GfKqTWip2>  
Be sure to include the E-PIN above in your message.

Comments must be submitted before 12:00 P.M. on Tuesday, August 5, 2025.

☛ jy29

### HEALTH AND MENTAL HYGIENE

■ PUBLIC COMMENT

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

**Contract Type:** Contract  
**Contractor:** Samaritan Daytop Village Inc  
**Contractor Address:** 138-02 Queens Boulevard, Briarwood, New York 11435  
**Scope of Services:** Samaritan Daytop Village will provide non-clinical recovery support in the form of emotional, informational, instrumental (concrete) support and positive affiliation, and expand recovery services in existing recovery centers Citywide.  
**Maximum Value:** \$3,333,330.00  
**Term:** 10/01/2025 through 06/30/2029  
**E-PIN:** 81625N0019006  
**Procurement Method:** Negotiated Acquisition  
**Procurement Policy Board Rule:** Section 3-04

**How can I comment on this proposed contract award?**  
Please submit your comment to [PublicComment@health.nyc.gov](mailto:PublicComment@health.nyc.gov). Be sure to include the E-PIN above in your message.

Comments must be submitted before 2:00 P.M. on Tuesday, August 5, 2025

☛ jy29

### INFORMATION TECHNOLOGY AND TELECOMMUNICATIONS

■ PUBLIC COMMENT

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

**Contract Type:** CTI  
**Contractor:** Abrahams Consulting LLC  
**Contractor Address:** PO Box 10266, Staten Island, NY 10301  
**Scope of Services:** Recruiting a Project Manager 3, Application Operations Manager.  
**Maximum Value:** \$355,680.00  
**Term:** 05/07/2025 through 05/05/2026.  
**E-PIN:** 85825W0154001  
**Procurement Method:** MWBE Non-Competitive Small Purchase ("NCSP")  
**Procurement Policy Board Rule:** Section 3-08 (c)(1)(iv).

**How can I comment on this proposed contract award?**  
Please submit your comment to Awilda Feliciano at [MWBEFCROLComments](mailto:MWBEFCROLComments).

nyc.gov. Be sure to include the E-PIN (85825W0154001) and the Assignment Number (7-858-0579A) above in your message.

Comments must be submitted before 10:00 A.M. EST on August 4, 2025.

☛ jy29

### SANITATION

■ PUBLIC COMMENT

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

**Contract Type:** Contract  
**Contractor:** Aldoray & Associates Corp  
**Contractor Address:** 1542 Atlantic Ave, Brooklyn, NY 11213  
**Scope of Services:** MI-T-M Pressure Washer Genuine Replacement Parts  
**Maximum Value:** \$400,000.00  
**Term:** Monday, August 18, 2025 - Saturday, August 17, 2030  
**E-PIN:** 82726W0001001  
**Procurement Method:** M/WBE Small Purchases, Pursuant to Section 3-08 (c)(1)(iv) Procurement Policy Board Rules.

**How can I comment on this proposed contract award?**  
Please submit your comment to [PublicComments@dsny.nyc.gov](mailto:PublicComments@dsny.nyc.gov). Be sure to include the E-PIN above in your message.

Comments must be submitted before 11:59 P.M. EST on Tuesday, August 5, 2025

☛ jy29



### HOUSING PRESERVATION AND DEVELOPMENT

■ PUBLIC HEARINGS

#### Notice of Public Hearing and Opportunity to Comment on Proposed Rules

**What are we proposing?** The Department of Housing Preservation and Development ("HPD") is proposing to establish a process to allow property owners to contest certain violations based on the results of an x-ray fluorescence ("XRF") test demonstrating the presence of lead-based paint. To contest the violation, an owner must submit the results of a separate laboratory analysis of a paint sample from the same surface to challenge the results of the XRF test and, based on these results, request dismissal of the violation. The proposed amendments also clarify that when filing an application for exemption from the presumption of the presence of lead-based paint, such application can be submitted either by paper or by use of HPD's online portal.

**When and where is the hearing?** HPD will hold a public hearing on the proposed rules. The public hearing will take place virtually on **September 9, 2025 from 10:00 A.M. to 11:00 A.M.**:

To participate in the public hearing, enter the Webex URL:  
<https://nychpd.webex.com/nychpd/j.php?MTID=m0f2601c48281c30327860568ab24a1ff>

If prompted to provide a password or number, please enter the following:

Meeting number: **2334 605 1149** Password: **cpBEZwQM343**

You may also join via audio device or dial in via phone:  
Join by video system: **Dial 23346051149@webex.com**

Dial

You can also dial **173.243.2.68** and enter your meeting number

To dial in by phone, please use the following dial-in phone number and participant access code:

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

United States Toll +1-408-418-9388

Access code: 2334 605 1149

Password if requested: cpBEZwQM343

If you have low bandwidth or inconsistent internet connection, use the dial-in option for the hearing. This will reduce the possibility of dropped audio and stutters.

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

- **Website.** You can submit comments to HPD through the NYC rules website at <http://rules.cityofnewyork.us>.
- **Email.** You can email comments to [rules@hpd.nyc.gov](mailto:rules@hpd.nyc.gov).
- **Mail.** You can mail comments to Associate Commissioner Josh Cucchiaro, Department of Housing Preservation and Development, Room 5-Z7, 100 Gold Street, New York, N.Y. 10038.
- **Fax.** You can fax comments to Associate Commissioner Cucchiaro at 212- 863-8763.
- **By speaking at the hearing.** Anyone who wants to comment on the proposed rules at the public hearing must sign up to speak. You can sign up before the hearing by calling 212 863-8340, or by emailing [wallaca@hpd.nyc.gov](mailto:wallaca@hpd.nyc.gov) before 5:00 P.M. on **September 5, 2025**. Although you can indicate during the hearing that you would like to provide comments, we prefer that you sign up in advance. You can speak for up to three minutes. Please note that the hearing is for accepting oral testimony only and is not held in a "Question and Answer" format.

**Is there a deadline to submit comments?** The deadline for submission of comments is **September 9, 2025**.

**What if I need assistance to participate in the hearing?** You must tell HPD if you need a reasonable accommodation of a disability at the hearing. You can tell us by mail at the address given above or by email at [wallaca@hpd.nyc.gov](mailto:wallaca@hpd.nyc.gov). You may also tell us by telephone at 212 863-8340. We request advance notice so that we have sufficient time to arrange the accommodation. Please tell us by **September 3, 2025**. This hearing has the following accessibility options available: Simultaneous transcription for people who are deaf or hard of hearing and audio-only access.

**Can I review the comments made on the proposed rules?** You can review the comments made online on the proposed rules by going to the website <http://rules.cityofnewyork.us/>. A few days after the hearing, copies of all comments submitted online, copies of all written comments, and a summary of oral comments concerning the proposed rules will be available to the public at the Office of Legal Affairs, 100 Gold Street, Fifth Floor, New York, N.Y. 10038.

**What authorizes HPD to make these rules?** Sections 1043 and 1802 of the New York City Charter ("City Charter") authorize HPD to make these rules. The rule was included in the agency's regulatory agenda.

**Where can I find HPD's rules?** The agency's rules are in Title 28 of the Rules of the City of New York.

**What laws govern the rulemaking process?** HPD must comply with Section 1043 of the City Charter when creating or changing rules. This notice is made according to the requirements of Section 1043 of the City Charter.

#### Statement of Basis and Purpose of Proposed Rules

The Department of Housing Preservation and Development ("HPD") is proposing amendments to its rules related to lead poisoning prevention and control. The proposed amendments would establish a process to allow property owners to challenge certain violations based on the results of an x-ray fluorescence ("XRF") test demonstrating the presence of lead-based paint ("LBP"). HPD's proposal will add a new section 11-07.1 to Chapter 11 of Title 28 of the Rules of the City of New York to permit a registered owner, registered officer or director of a corporate owner or a registered managing agent of a multiple dwelling to challenge a violation issued pursuant to § 27-2056.6 or § 27-2056.6.1 of the Administrative Code of the City of New York that is based on a positive XRF test result on a surface where the substrate is either metal or ceramic. Per the proposed amendments, such registered owner, registered officer or director of a corporate owner or a registered managing agent of a multiple dwelling will be required to submit a sworn written statement from the person who performed the paint chip sampling, a copy of that person's certification as a certified LBP inspector or risk assessor, a copy of the inspection report provided by the person who performed the paint chip sampling, and the laboratory analysis of a paint chip sample. HPD's proposed amendments also

reference existing definitions in statute and rules defining LBP, which must be followed in submitting a challenge based upon the testing of a paint chip sample.

In addition, HPD proposes to amend § 11-08(a) to clarify that an application for exemption from the presumption of the presence of LBP can be made either in writing or by using HPD's online portal.

New material is underlined.

[Deleted material is in brackets.]

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

Section 1. Chapter 11 of Title 28 of the Rules of the City of New York is amended by adding a new section 11-07.1 to read as follows:

#### **§11-07.1 Challenges to Violations Based on Certain X-Ray Fluorescence Readings**

(a) (1) A violation issued pursuant to § 27-2056.6 or § 27-2056.6.1 of the administrative code of the city of New York based on a positive XRF reading for lead-based paint in accordance with the PCS and where the XRF test was taken on a surface with a metal or ceramic substrate may only be challenged by the registered owner, registered officer or director of a corporate owner or by a registered managing agent of such multiple dwelling by submitting to the department not later than the date set for correction in the notice of violation:

(i) a sworn written statement by the person who performed the paint chip sampling stating the date, time and location at which the sampling was conducted and stating that such testing was performed in accordance with 40 CFR § 745.227(a) and (b), or successor provisions, and the United States Department of Housing and Urban Development ("HUD") Guidelines for the Evaluation and Control of Lead-Based Paint in Housing;

(ii) a copy of such person's certificate of training as a certified lead-based paint inspector or risk assessor, in accordance with subparts L and Q of 40 CFR part 745 or successor provisions;

(iii) a copy of the inspection report provided by such person who performed the paint chip sampling which shall include a description of the surfaces in each room where such paint chip sampling was performed; and

(iv) a copy of the results of such laboratory tests of paint chip samples performed by an independent laboratory certified by the state of New York where such paint chip sampling has been performed.

(2) Where laboratory sampling is performed to challenge a violation, as permitted in this section, the performance of such testing or sampling shall be in accordance with the applicable definition for lead-based paint established in §11-01(t) of these rules and §27-2056.2(7) of article 14 of the housing maintenance code. Laboratory tests of paint chip samples, where performed, shall be reported in mg/cm<sup>2</sup>, unless the surface area of a paint chip sample cannot be accurately measured, or if an accurately measured paint chip sample cannot be removed, in which circumstance the laboratory test may be reported in percent by weight as provided in such applicable lead-based paint definition.

§ 2. Subdivision (a) of section 11-08 of chapter 11 of Title 28 of the Rules of the City of New York is amended to read as follows:

(a) A registered owner or registered officer or director of a corporate owner, a registered managing agent of a multiple dwelling erected prior to January first, nineteen hundred sixty, an authorized representative of a governmental agency as approved by the department, or, where title to such multiple dwelling is held by a cooperative housing corporation or the units in such multiple dwelling are owned as condominium units, a representative of the corporation or the condominium board of managers may apply to the department, in writing or by an online portal made available by the department for such an application, for a lead free or a lead safe exemption of the application of the presumption established under Article 14 of the Housing Maintenance Code and 28 RCNY § 11-07 with respect to such multiple dwelling or any part thereof, provided further, that where title to such multiple dwelling is held by a cooperative housing corporation or the units in such multiple dwelling are owned as condominium units, the shareholder of record on the proprietary lease or the owner of record of such condominium unit, as is applicable, may apply to the department for such exemption for his or her individual unit where such presumption is or may become applicable.

§ 3. This rule shall take effect thirty days after publication of its notice of adoption, except that section 1 takes effect on December 1, 2025.

100 CHURCH STREET  
NEW YORK, NY 10007  
212-356-4028

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

**RULE TITLE:** Paint Chip Sample Challenge of XRF Test Results  
**REFERENCE NUMBER:** 2025 RG 036  
**RULEMAKING AGENCY:** Housing Preservation and Development

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

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

/s/ STEVEN GOULDEN  
Senior Counsel

Date: June 18, 2025

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

**CERTIFICATION / ANALYSIS  
PURSUANT TO CHARTER SECTION 1043(d)**

**RULE TITLE:** Paint Chip Sample Challenge of XRF Test Results  
**REFERENCE NUMBER:** HPD-103  
**RULEMAKING AGENCY:** Department of Housing Preservation and Development

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

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

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

*June 24, 2025*  
Date

Accessibility questions: Andrew Wallace; 212-863-8340; wallaca@hpd.nyc.gov, by: Wednesday, September 3, 2025, 5:00 P.M.



← jy29

**TAXI AND LIMOUSINE COMMISSION**

■ PUBLIC HEARINGS

**Notice of Public Hearing and Opportunity to  
Comment on Proposed Rules**

**What are we proposing?** The Taxi and Limousine Commission ("TLC") is proposing to amend its rules to adjust the minimum per-mile rate for high-volume for-hire vehicle trips that begin in New York City and end outside of New York City.

**When and where is the Hearing?** TLC will hold a public hearing on the proposed rule. The public hearing will take place at 10:00 A.M. on September 3, 2025. The public hearing will be held online using Zoom. There will be no in person public hearing. The public hearing will be livestreamed on TLC's website at [www.nyc.gov/tlc](http://www.nyc.gov/tlc). To participate in the public hearing, please e-mail the TLC at [tlcrules@tlc.nyc.gov](mailto:tlcrules@tlc.nyc.gov) or call TLC at 212-676-1135 by September 2, 2025. After you have signed up to speak, TLC will provide you with a Zoom URL to enter in on your computer or dial-in via phone number if you prefer to call in.

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

- **Website.** You can submit comments to the Taxi and Limousine Commission through the NYC rules website at [www.nyc.gov/nycrules](http://www.nyc.gov/nycrules).
- **Email.** You can email comments to [tlcrules@tlc.nyc.gov](mailto:tlcrules@tlc.nyc.gov).
- **Mail.** You can mail comments to the Taxi and Limousine Commission, Office of Legal Affairs, 33 Beaver Street – 22nd Floor, New York, NY 10004.
- **Fax.** You can fax comments to the TLC at 212-313-3027.
- **By speaking at the hearing.** To sign up to speak and provide testimony, you must e-mail the TLC at [tlcrules@tlc.nyc.gov](mailto:tlcrules@tlc.nyc.gov) or call 212-676-1135 by 5:00 P.M. on September 2, 2025. Speakers will not be able to sign up to testify the day of the hearing. Those who did not sign-up in advance to testify are welcome to view the live-stream of the meeting on TLC's website. Please note that the hearing is for accepting oral testimony only and is not held in a "Question and Answer" format.

**Is there a deadline to submit written comments?** Yes, you must submit written comments by September 3, 2025.

**Do you need assistance to participate in the Hearing?** You must tell the Office of Legal Affairs if you need a reasonable accommodation of a disability at the Hearing. You must tell us if you need a sign language interpreter. You can tell us by mail at the address given above. You may also tell us by telephone at 212-676-1135. You must tell us by September 2, 2025. This location has the following accessibility option(s) available: Simultaneous transcription for people who are deaf or hard of hearing and audio only access.

**Can I review the comments made on the proposed rules?** You can review the comments made online on the proposed rules by going to the website at [www.nyc.gov/nycrules](http://www.nyc.gov/nycrules). A few days after the hearing, copies of all comments submitted online, copies of all written comments, and a summary of oral comments concerning the proposed rule will be available to the public at the Office of Legal Affairs.

**What authorizes the Commission to make this rule?** Sections 1043 and 2303 of the City Charter and Section 19-503 of the New York City Administrative Code authorize the Commission to make this proposed rule. This proposed rule was not included in TLC's regulatory agenda for fiscal year 2024 because it was not contemplated when the Commission published the agenda.

**Where can I find the Commission's rules?** The Commission's rules are in Title 35 of the Rules of the City of New York.

**What rules govern the rulemaking process?** TLC must meet the requirements of Section 1043 of the City Charter when creating or changing rules. This notice is made according to the requirements of Section 1043 of the City Charter.

**Statement of Basis and Purpose**

TLC is proposing rules amending its per-trip driver pay for trips dispatched by high-volume for-hire services (HVs). Specifically, these proposed rules adjust the minimum per-mile rate for trips that begin in New York City ("City") and end outside of the City that was adopted by the Commission in June 2025.

TLC recently amended its rules governing minimum per-trip driver pay for trips dispatched by HVs.<sup>1</sup> To address comments received related to an assumption in the original rule proposal that gas-powered and electric vehicles are fully depreciated at the end of a typical vehicle loan term and hold minimal residual resale value, TLC worked with Dr. James Parrott to estimate the trade-in value of older vehicles and incorporate these values into the expense factors for owned vehicles on an amortized basis.<sup>2</sup> Whereas the original proposal estimated expenses for drivers of non-wheelchair accessible vehicles (WAVs) at \$0.879 per mile, the promulgated rules included a revised expense factor of \$0.850 per mile for non-WAVs after accounting for a vehicle's estimated residual value.

Consistent with the longstanding structure of TLC's pay rules for trips dispatched by HVs, per-mile and per-minute rates are adjusted by a utilization rate (UR) to account for a driver's total working time. For trips that begin in New York City and end outside of the City, TLC scales out-of-town rates using a flat 50% UR for the miles and minutes traveled outside of the City. In the rules adopted in June 2025, TLC did not apply the 50% UR adjustment to the revised per-mile expense factor when determining the out-of-town minimum rate. This proposed rule addresses that problem by recalculating the out-of-town per-mile

1 Promulgated rules available at [https://www.nyc.gov/assets/tlc/downloads/pdf/driver\\_pay\\_rules\\_6\\_6\\_25.pdf](https://www.nyc.gov/assets/tlc/downloads/pdf/driver_pay_rules_6_6_25.pdf).

2 A supplemental report detailing the analysis of residual values is available at: [https://www.nyc.gov/assets/tlc/downloads/pdf/driver\\_supplemental\\_report.pdf](https://www.nyc.gov/assets/tlc/downloads/pdf/driver_supplemental_report.pdf)

rate for non-WAVs, applying the revised expense factor of \$0.850 per mile and incorporating a 50% UR adjustment. This results in an updated out-of-town minimum of \$1.700 per mile for non-WAVs.

This rule is authorized by Sections 1043 and 2303 of the City Charter and Section 19-503 of the New York City Administrative Code.

New material is underlined. Deleted material is shown in [brackets].

The text of the proposed rule follows below.

§ 1. Paragraph (1) of subdivision (a) of section 59D-22 of Title 35 of the Rules of the City of New York is amended to read as follows:

- (1) Per Mile Rate. For each mile a Driver transports a Passenger in the City on a trip dispatched by the High-Volume For-Hire Service, the High-Volume For-Hire Service must pay the Driver no less than \$0.850 per mile for a trip dispatched to a Vehicle that is not an Accessible Vehicle and \$1.061 for a trip dispatched to an Accessible Vehicle, divided by the High-Volume For-Hire Service's Utilization Rate, and for trips that begin in the City but end outside of the City, the Base must pay the Driver no less than [~~\$1.758~~] \$1.700 per mile for a trip dispatched to a vehicle that is not an Accessible Vehicle and no less than \$2.122 per mile for a trip dispatched to an Accessible Vehicle for each mile a Driver transports a Passenger outside of the City; and

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

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

**RULE TITLE:** Further Amendment of Rules Relating to Minimum Pay for High Volume For-Hire Vehicle Drivers

**REFERENCE NUMBER:** 2025 RG 062

**RULEMAKING AGENCY:** Taxi & Limousine Commission

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

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

/s/ STEVEN GOULDEN  
Senior Counsel

Date: July 16, 2025

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

**CERTIFICATION / ANALYSIS  
PURSUANT TO CHARTER SECTION 1043(d)**

**RULE TITLE:** Further Amendment of Rules Relating to Minimum Pay for High Volume For-Hire Vehicle Drivers

**REFERENCE NUMBER:** TLC-160

**RULEMAKING AGENCY:** Taxi and Limousine Commission

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

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

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

July 16, 2025  
Date



• jy29

**Notice of Public Hearing and Opportunity to  
Comment on Proposed Rules**

**What are we proposing?** The Taxi and Limousine Commission ("TLC") is proposing to amend its rules that govern the ways in which a non-accessible vehicle can be converted to a Wheelchair Accessible Vehicle.

**When and where is the Hearing?** TLC will hold a public hearing on the proposed rule. The public hearing will take place at 10:00 A.M. on September 3, 2025. The public hearing will be held online using Zoom. There will be no in person public hearing. The public hearing will be livestreamed on TLC's website at [www.nyc.gov/tlc](http://www.nyc.gov/tlc). To participate in the public hearing, please e-mail the TLC at [tlcrules@tlc.nyc.gov](mailto:tlcrules@tlc.nyc.gov) or call TLC at 212-676-1135 by 5:00 P.M. on September 2, 2025. After you have signed up to speak, TLC will provide you with a Zoom URL to enter in on your computer or dial-in via phone number if you prefer to call in.

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

- **Website.** You can submit comments to the Taxi and Limousine Commission through the NYC rules website at [www.nyc.gov/nycrules](http://www.nyc.gov/nycrules).
- **Email.** You can email comments to [tlcrules@tlc.nyc.gov](mailto:tlcrules@tlc.nyc.gov).
- **Mail.** You can mail comments to the Taxi and Limousine Commission, Office of Legal Affairs, 33 Beaver Street – 22nd Floor, New York, NY 10004.
- **Fax.** You can fax comments to the TLC at 212-676-1102.
- **By speaking at the hearing.** Anyone who wants to comment on the proposed rule at the public hearing must sign up to speak. You can sign up before the hearing by calling 212-676-1135. You can speak for up to three minutes. Please note that the hearing is for accepting oral testimony only and is not held in a "Question and Answer" format.

**Is there a deadline to submit written comments?** Yes, you must submit written comments by September 3, 2025.

**Do you need assistance to participate in the Hearing?** You must tell the Office of Legal Affairs if you need a reasonable accommodation of a disability at the Hearing. You must tell us if you need a sign language interpreter. You can tell us by mail at the address given above. You may also tell us by telephone at 212-676-1135. Advance notice is requested to allow sufficient time to arrange the accommodation. Please tell us by September 2, 2025. This location has the following accessibility option(s) available: Simultaneous transcription for people who are deaf or hard of hearing and audio only access.

**Can I review the comments made on the proposed rules?** You can review the comments made online on the proposed rules by going to the website at [www.nyc.gov/nycrules](http://www.nyc.gov/nycrules). A few days after the hearing, copies of all comments submitted online, copies of all written comments, and a summary of oral comments concerning the proposed rule will be available to the public at the Office of Legal Affairs.

**What authorizes the Commission to make this rule?** Sections 1043 and 2303 of the City Charter and Section 19-503 of the New York City Administrative Code authorize the Commission to make this proposed rule. This proposed rule was not included in TLC's regulatory agenda for fiscal year 2025 because it was not contemplated when the Commission published the agenda.

**Where can I find the Commission's rules?** The Commission's rules are in Title 35 of the Rules of the City of New York.

**What rules govern the rulemaking process?** TLC must meet the requirements of Section 1043 of the City Charter when creating or changing rules. This notice is made according to the requirements of Section 1043 of the City Charter.

**Statement of Basis and Purpose**

The TLC is proposing rules that would update the modification process that vehicle converters can use when converting a non-accessible vehicle to a Wheelchair Accessible Vehicle ("WAV") for use as a Taxicab or as a For-Hire Vehicle.

The specifications for converting accessible vehicles are currently structured in a way that contemplates a different set of standards according to whether the entity performing the vehicle modification is: 1) a secondary manufacturer, or 2) some entity other than a secondary manufacturer. This distinction is confusing and not required by TLC's

standards of conversion—all vehicles need to be converted using the same standards.

This rule package would simplify the structure of the rules governing conversion and in doing so will make them easier to understand, easier to explain to companies capable of performing vehicle conversions, and easier to enforce.

This rule package is also designed to promote competition among private entities that may wish to perform vehicle conversions in the for-hire market in New York City. TLC rules currently allow for National Highway Traffic Safety Administration-approved vehicle manufacturers to perform non-accessible vehicle conversions. This rule change would add NHTSA-approved vehicle modifiers to perform conversions, in addition to vehicle manufacturers.

By opening the playing field of potential market entrants, and by promoting competition through clear guidance and enforceable standards, the TLC hopes to leverage the size of the New York City market to ultimately allow for greater options for vehicle owners seeking to convert non-accessible vehicles to WAVs—both here in New York City and elsewhere.

TLC’s authority for these rules is found in sections 1043 and 2303 of the New York City Charter and section 19-503 of the New York City Administrative Code.

New material is underlined.

[Material inside brackets indicates deleted material.]

Section 1. Paragraph (4) of subdivision (b) of section 59C-04 of Title 35 of the Rules of the City of New York is amended to read as follows:

(4) Exception regarding bumpers: A bumper modified to allow installation of a rear-entry ramp may be approved if it satisfies either of the following:

- (i) Modification by secondary manufacturer:
  - a. The rear bumper is reinforced.
  - b. The modification is approved by the vehicle manufacturer.
  - c. The modification meets or exceeds Federal Motor Vehicle Safety Standards crash testing requirements.
  - d. Any rear door lock modifications must meet the Federal Motor Vehicle Safety Standards and the lock must be attached to the chassis, not the ramp, unless a secondary lock is attached to the chassis.
- (ii) Modification by other than secondary manufacturer:
  - a. The rear bumper is reinforced.
  - b. The modification is approved by the vehicle manufacturer.
  - c. The modification meets or exceeds Federal Motor Vehicle Safety Standards crash testing requirements.
  - d. The modifier must retain an engineer with at least a bachelors degree in either mechanical engineering or electrical engineering with at least 3 years’ experience in automotive manufacturing to certify that each vehicle was modified using the design tested to meet or exceed Federal Motor Vehicle Safety Standards crash testing requirements.
  - e. A separate certification from such engineer for each vehicle must be presented to the TLC indicating that the requirements set forth in items a through c of this subparagraph have been met.
  - f. Any rear door lock modifications must meet the Federal Motor Vehicle Safety Standards and the lock must be attached to the chassis, not the ramp, unless a secondary lock is attached to the chassis.

- i. The rear bumper is reinforced.
- ii. The modification meets or exceeds Federal Motor Vehicle Safety Standards crash testing requirements.
- iii. Any rear door lock modifications must meet the Federal Motor Vehicle Safety Standards and the lock must be attached to the chassis, not the ramp, unless a secondary lock is attached to the chassis.
- iv. The modifier must retain an engineer with a bachelor’s degree in mechanical engineering with at least 3 years of experience in automotive manufacturing to certify that each vehicle was modified using the design tested to meet or exceed Federal Motor Vehicle Safety Standards.

- v. Separate certification for each vehicle must be presented when the vehicle is submitted to TLC as a Wheelchair Accessible Vehicle.

Section 2. Subdivision (c) of section 59C-04 of Title 35 of the Rules of the City of New York is amended to read as follows:

- (c) The Accessible Vehicle, as manufactured by the original equipment manufacturer (“OEM”) or as modified by a[n OEM-approved or] National Highway Traffic Safety Administration (“NHTSA”)-registered second stage manufacturer (or vehicle modifier), must meet all applicable Americans with Disability Act specifications as required for Wheelchair Accessible Vehicles, as well as the following specifications:
  - (1) The minimum ground clearance (measured from frame, loaded to gross vehicle weight rating) must be 5 inches.
  - (2) (i) The passenger compartment length (measured from rear of driver’s seat base to rear seat base) must be not less than 56 inches.
    - (ii) Exception: For an Accessible [Taxicab] Vehicle designed to carry a Passenger using a wheelchair in the front right position beside the Driver, the passenger compartment length must be not less than 38 inches.
  - (3) The rear compartment of any vehicle approved for use as an Accessible Vehicle Model must meet the following dimensions as defined by the Society of Automotive Engineers:
    - (i) Effective legroom (L51) must be at least 34.6 inches.
  - (4) The front compartment of any vehicle approved for use as an Accessible Vehicle Model must meet the following dimensions:
    - (i) Effective legroom (L34) must be at least 40 inches.
  - (5) Total legroom (the sum of L34 and L51) must be at least 74.6 inches.
  - (6) [The] Where a Wheelchair Accessible Vehicle is modified using a side entry conversion, the original floor of the Accessible Vehicle, if lowered, must be lowered from the base of the firewall to the area immediately in front of the rear axle.
  - (7) If a lowered floor assembly is used, it] in the process of converting a vehicle to a Wheelchair Accessible Vehicle, the lowered floor must be stainless steel (16 gauge minimum) or the equivalent [and must meet or exceed the 1,000 hour salt spray rating].
  - (8) [If a lowered floor assembly is used, a vapor-insulating barrier of ½ inch marine grade plywood] Sound-deadening material must be applied over the lowered metal floor and thoroughly secured.
  - (9) The wheelchair ramp must not [block any part of the door or glass] obstruct the drivers’ rearview sight while in the stowed position.
  - (10) The system provided to securely hold one or more wheelchairs in place must be the system known as Q straint QRT Standard or, if an alternative system, it must meet or exceed the Q straint QRT Standard.
  - (11) No anchor points may project more than 1/8 of an inch above the finished floor.
  - (12) If the Accessible Vehicle has a middle fold-up passenger seat, it must have a folding mechanism and base plate and must meet the requirements of the Federal Motor Vehicle Safety Standard No. 207, Code of Federal Regulations, title 49, and section 571.207.
  - (13) Any modifications to the rear air conditioning must be approved by the OEM.
  - (14) Any and all electrical wiring, other than as provided by the OEM, must be PVC-or-better insulated and color-coded for positive identification.
  - (15) The back-up alarm must be an electrically operated device that produces an intermittent audible signal when the Accessible Vehicle’s transmission is shifted into reverse.
  - (16) The converted vehicle must be purchased from the same converter which has manufactured the necessary parts/ components and provided the labor to convert the vehicle.
  - (17) Conversion of a vehicle with a salvage title certificate, as identified by a relevant State Department of Motor Vehicles, is prohibited.
  - (18) All approved Wheelchair Accessible Vehicles, whether modified or not, must meet all applicable federal and state emissions requirements and standards.

Section 3. Paragraph (4) of subdivision (b) of section 67-05.2 of Title 35 of the Rules of the City of New York is amended to read as follows:

- (4) *Exception regarding bumpers:* A bumper modified to allow installation of a rear-entry ramp may be approved if it satisfies either of the following:
  - [ (i) *Modification by secondary manufacturer:*
    - a. The rear bumper is reinforced.
    - b. The modification is approved by the vehicle manufacturer.
    - c. The modification meets or exceeds Federal Motor Vehicle Safety Standards crash testing requirements.
    - d. Any rear door lock modifications must meet the Federal Motor Vehicle Safety Standards and the lock must be attached to the chassis, not the ramp, unless a secondary lock is attached to the chassis.
  - (ii) *Modification by other than secondary manufacturer:*
    - a. The rear bumper is reinforced.
    - b. The modification is approved by the vehicle manufacturer.
    - c. The modification meets or exceeds Federal Motor Vehicle Safety Standards crash testing requirements.
    - d. The modifier must retain an engineer with at least a bachelors degree in either mechanical engineering or electrical engineering with at least 3 years' experience in automotive manufacturing to certify that each vehicle was modified using the design tested to meet or exceed Federal Motor Vehicle Safety Standards crash testing requirements.
    - e. A separate certification from such engineer for each vehicle must be presented when the vehicle is submitted for Hack-up.
    - f. Any rear door lock modifications must meet the Federal Motor Vehicle Safety Standards and the lock must be attached to the chassis, not the ramp, unless a secondary lock is attached to the chassis.
- ]
  - i. The rear bumper is reinforced.
  - ii. The modification meets or exceeds Federal Motor Vehicle Safety Standards crash testing requirements.
  - iii. Any rear door lock modifications must meet the Federal Motor Vehicle Safety Standards and the lock must be attached to the chassis, not the ramp, unless a secondary lock is attached to the chassis.
  - iv. The modifier must retain an engineer with a bachelor's degree in mechanical engineering with at least 3 years of experience in automotive manufacturing to certify that each vehicle was modified using the design tested to meet or exceed Federal Motor Vehicle Safety Standards.
  - v. Separate certification for each vehicle must be presented when the vehicle is submitted for Hack-up as a Wheelchair Accessible Vehicle.

Section 4. Subdivision (c) of section 67-05.2 of Title 35 of the Rules of the City of New York is amended to read as follows:

- (c) The Accessible Taxicab, as manufactured by the original equipment manufacturer ("OEM") or as modified by a[n OEM] National Highway Traffic Safety Administration ("NHTSA")-approved modifier manufacturer (or vehicle modifier), must meet all applicable Americans with Disability Act specifications as required for Wheelchair Accessible Vehicles, as well as the following specifications:
  - (1) The minimum ground clearance (measured from frame, loaded to gross vehicle weight rating) must be 5 inches.
  - (2)
    - (i) The minimum passenger compartment length (measured from rear of driver's seat base to rear seat base) must be 56 inches.
    - (ii) Exception: For an Accessible Taxicab designed to carry a Passenger using a wheelchair in the front

right position beside the Driver, the minimum passenger compartment length must be 38 inches.

- (3) The rear compartment of any vehicle approved for use as an Accessible Taxicab Model must meet the following dimensions as defined by the Society of Automotive Engineers:
  - (i) Effective legroom (L51) must be at least 34.6 inches.
- (4) The front compartment of any vehicle approved for use as an Accessible Taxicab Model must meet the following dimensions:
  - (i) Effective legroom (L34) must be at least 40 inches.
- (5) Total legroom (the sum of L34 and L51) must be at least 74.6 inches.
- (6) [The] Where a Wheelchair Accessible Vehicle is modified using a side entry conversion, the original floor of the Accessible Vehicle, if lowered, must be lowered from the base of the firewall to the area immediately in front of the rear axle.
- (7) If a lowered floor assembly is used[, it] in the process of converting a vehicle to a Wheelchair Accessible Vehicle, the lowered floor must be stainless steel (16 gauge minimum) or the equivalent [and must meet or exceed the 1,000 hour salt spray rating].
- (8) [If a lowered floor assembly is used, a vapor-insulating barrier of ½ inch marine grade plywood] Sound-deadening material must be applied over the lowered metal floor and thoroughly secured.
- (9) The wheelchair ramp must not [block any part of the door or glass] obstruct the drivers' rearview sight while in the stowed position.
- (10) The system provided to securely hold one or more wheelchairs in place must be the system known as Q strain QRT Standard or its equal.
- (11) No anchor points may project more than 1/8 of an inch above the finished floor.
- (12) If the Accessible Taxicab has a middle fold-up passenger seat, it must have a folding mechanism and base plate and must meet the requirements of the Federal Motor Vehicle Safety Standard No. 207, Code of Federal Regulations, title 49, and section 571.207.
- (13) Any modifications to the rear air conditioning must be approved by the OEM.
- (14) Any and all electrical wiring, other than as provided by the OEM, must be PVC-or-better insulated and color-coded for positive identification.
- (15) The back-up alarm must be an electrically operated device that produces an intermittent audible signal when the Accessible Vehicle's transmission is shifted into reverse.
- (16) The converted vehicle must be obtained from the same converter which has manufactured the necessary parts/ components and provided the labor to convert the vehicle.
- (17) Conversion of a vehicle with a salvage title certificate, as identified by a relevant State Department of Motor Vehicles, is prohibited.
- (18) All approved Wheelchair Accessible Vehicles, whether modified or not, must meet all applicable federal and state emissions requirements and standards.

Section 5. Subdivision (a) of section 82-50 of Title 35 of the Rules of the City of New York is amended by adding a new paragraph (i), to read as follows:

- (i) An Accessible Street Hail Livery must meet the safety and design specifications set forth in section 59C-04 of these Rules.

**NEW YORK CITY LAW DEPARTMENT**  
**DIVISION OF LEGAL COUNSEL**  
**100 CHURCH STREET**  
**NEW YORK, NY 10007**  
**212-356-4028**  
**CERTIFICATION PURSUANT TO**  
**CHARTER §1043(d)**

**RULE TITLE:** Amendment of Rules Relating to Conversions to Wheelchair Accessible Vehicles  
**REFERENCE NUMBER:** 2025 RG 005  
**RULEMAKING AGENCY:** Taxi and Limousine Commission

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

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

/s/ STEVEN GOULDEN  
Senior Counsel

Date: June 27, 2025

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

**CERTIFICATION / ANALYSIS**  
**PURSUANT TO CHARTER SECTION 1043(d)**

**RULE TITLE:** Amendment of Rules Relating to Conversions to Wheelchair Accessible Vehicles  
**REFERENCE NUMBER:** TLC-155  
**RULEMAKING AGENCY:** Taxi and Limousine Commission

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

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

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

*June 30, 2025*



✉ jy29

**Notice of Public Hearing and Opportunity to Comment on Proposed Rules**

**What are we proposing?** The Taxi and Limousine Commission ("TLC") is proposing to amend its rules to update its personal injury insurance coverage requirements.

**When and where is the Hearing?** TLC will hold a public hearing on the proposed rule. The public hearing will take place at 10:00 A.M. on September 3, 2025. The public hearing will be held online using Zoom. There will be no in person public hearing. The public hearing will be livestreamed on TLC's website at [www.nyc.gov/tlc](http://www.nyc.gov/tlc). To participate in the public hearing, please e-mail the TLC at [tlcrules@tlc.nyc.gov](mailto:tlcrules@tlc.nyc.gov) or call TLC at 212-676-1135 by September 2, 2025. After you have signed up to speak, TLC will provide you with a Zoom URL to enter in on your computer or dial-in via phone number if you prefer to call in.

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

- **Website.** You can submit comments to the Taxi and Limousine Commission through the NYC rules website at [www.nyc.gov/nycrules](http://www.nyc.gov/nycrules).
- **Email.** You can email comments to [tlcrules@tlc.nyc.gov](mailto:tlcrules@tlc.nyc.gov).
- **Mail.** You can mail comments to the Taxi and Limousine Commission, Office of Legal Affairs, 33 Beaver Street – 22nd Floor, New York, NY 10004.
- **Fax.** You can fax comments to the TLC at 212-313-3027.
- **By speaking at the hearing.** To sign up to speak and provide testimony, you must e-mail the TLC at [tlcrules@tlc.nyc.gov](mailto:tlcrules@tlc.nyc.gov) or call 212-676-1135 by 5:00 P.M. on September 2, 2025. Speakers will not be able to sign up to testify the day of the hearing. Those

who did not sign-up in advance to testify are welcome to view the live-stream of the meeting on TLC's website. Please note that the hearing is for accepting oral testimony only and is not held in a "Question and Answer" format.

**Is there a deadline to submit written comments?** Yes, you must submit written comments by September 3, 2025.

**Do you need assistance to participate in the Hearing?** You must tell the Office of Legal Affairs if you need a reasonable accommodation of a disability at the Hearing. You must tell us if you need a sign language interpreter. You can tell us by mail at the address given above. You may also tell us by telephone at 212-676-1135. You must tell us by September 2, 2025. This location has the following accessibility option(s) available: Simultaneous transcription for people who are deaf or hard of hearing and audio only access.

**Can I review the comments made on the proposed rules?** You can review the comments made online on the proposed rules by going to the website at [www.nyc.gov/nycrules](http://www.nyc.gov/nycrules). A few days after the hearing, copies of all comments submitted online, copies of all written comments, and a summary of oral comments concerning the proposed rule will be available to the public at the Office of Legal Affairs.

**What authorizes the Commission to make this rule?** Sections 1043 and 2303 of the City Charter and Section 19-503 of the New York City Administrative Code authorize the Commission to make this proposed rule. This proposed rule was not included in TLC's regulatory agenda for fiscal year 2024 because it was not contemplated when the Commission published the agenda.

**Where can I find the Commission's rules?** The Commission's rules are in Title 35 of the Rules of the City of New York.

**What rules govern the rulemaking process?** TLC must meet the requirements of Section 1043 of the City Charter when creating or changing rules. This notice is made according to the requirements of Section 1043 of the City Charter.

**Statement of Basis and Purpose**

TLC is proposing rules to implement Local Law 90 of 2025 to reduce personal injury insurance coverage for TLC-licensed vehicles to amounts not exceeding 200% of state-level minimum requirements for those expenses specified in paragraphs (1), (2) and (3) of subdivision (a) of section 5102 of the New York State Insurance Law. Personal injury insurance coverage required by the New York State Insurance Law is \$50,000 per person. TLC is proposing the maximum allowable 200% coverage amount for vehicles, which will reduce the current required coverage for personal injury protection from \$200,000 to \$100,000 for Taxis, For-Hire Vehicles, Luxury Limousines, and Street Hail Liveries.

TLC adopted insurance requirements in the late 1990s that exceeded the minimum levels set by the state as part of a broader effort to address safety in the for-hire industry. Higher coverage is appropriate for TLC-licensed vehicles, which are largely used as full-time for-hire vehicles as compared to other locations in New York and elsewhere in the United States where drivers are more likely to use their vehicles for for-hire transportation purposes on a part-time basis. Setting this amount at \$100,000, the highest amount of coverage authorized by Local Law 90 of 2025, will better ensure that all road users – drivers, passengers, pedestrians, and cyclists – are quickly and adequately compensated in the event of an injury-causing crash, especially when injuries are significant or involve claims by multiple people.

This rule is authorized by Sections 1043 and 2303 of the City Charter and Section 19-503 of the New York City Administrative Code.

New material is underlined. Deleted material is shown in [brackets].

The text of the proposed rule follows below.

Section 1. Subsection (i) of subparagraph (1) of subdivision (d) of section 58-13 of Title 35 of the Rules of the City of New York is amended to read as follows:

- (i) [\$200,000] \$100,000 per person, payable for those expenses specified in paragraphs 1, 2 and 3 of subdivision a of section 5102 of the New York State Insurance Law;

§2. Subsection (i) of subparagraph (1) of subdivision (c) of section 59A-12 of Title 35 of the Rules of the City of New York is amended to read as follows:

- (i) [\$200,000] \$100,000 per person, payable for those expenses specified in paragraphs 1, 2 and 3 of subdivision a of section 5102 of the New York State Insurance Law;

§3. Subparagraph (2) of subdivision (c) of section 59A-12 of Title 35 of the Rules of the City of New York is amended to read as follows:



- (i) \$100,000 per person, payable for those expenses specified in paragraphs 1, 2 and 3 of subdivision a of section 5102 of the New York State Insurance Law; and
- (ii) \$1,500,000 minimum liability for bodily injury or death to one or more persons, and because of injury to or destruction of property in any one accident, as those terms are described and defined in section 370(1) of the Vehicle and Traffic Law.

§4. Subsection (i) of subparagraph (3) of subdivision (c) of section 59A-12 of Title 35 of the Rules of the City of New York is amended to read as follows:

- (i) [\$200,000] \$100,000 per person, payable for those expenses specified in paragraphs 1, 2 and 3 of subdivision a of section 5102 of the New York State Insurance Law;

§5. Subsection (i) of subparagraph (4) of subdivision (c) of section 59A-12 of Title 35 of the Rules of the City of New York is amended to read as follows:

- (i) [\$200,000] \$100,000 per person, payable for those expenses specified in paragraphs 1, 2 and 3 of subdivision a of section 5102 of the New York State Insurance Law;

§6. Subsection (i) of subparagraph (1) of subdivision (d) of section 82-14 of Title 35 of the Rules of the City of New York is amended to read as follows:

- (i) [\$200,000] \$100,000 per person, payable for those expenses specified in paragraphs 1, 2 and 3 of subdivision a of § 5102 of the New York State Insurance Law

§7. Subsection (i) of subparagraph (2) of subdivision (d) of section 82-14 of Title 35 of the Rules of the City of New York is amended to read as follows:

- (i) [\$200,000] \$100,000 per person, payable for those expenses specified in paragraphs 1, 2 and 3 of subdivision a of § 5102 of the New York State Insurance Law

§8. Subsection (i) of subparagraph (3) of subdivision (d) of section 82-14 of Title 35 of the Rules of the City of New York is amended to read as follows:

- (i) [\$200,000] \$100,000 per person, payable for those expenses specified in paragraphs 1, 2 and 3 of subdivision a of § 5102 of the New York State Insurance Law

§9. This rule takes effect on March 1, 2026.

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

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

**RULE TITLE:** Amendment of Rules Relating to Insurance Coverage for Licensed Vehicles

**REFERENCE NUMBER:** 2025 RG 057

**RULEMAKING AGENCY:** Taxi and Limousine Commission

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

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

/s/ STEVEN GOULDEN  
Senior Counsel

Date: July 16, 2025

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

**CERTIFICATION / ANALYSIS  
PURSUANT TO CHARTER SECTION 1043(d)**

**RULE TITLE:** Amendment of Rules Relating to Insurance Coverage for Licensed Vehicles

**REFERENCE NUMBER:** TLC-158

**RULEMAKING AGENCY:** Taxi and Limousine Commission

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

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

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

*July 16, 2025*  
Date



• jy29



**CHANGES IN PERSONNEL**

DEPT OF ENVIRONMENT PROTECTION FOR PERIOD ENDING 06/06/25									
NAME	TITLE	NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY	TITLE	
								NUM	SALARY
ABDELMALEK	ASHRAF	S	20210	\$73878.0000	APPOINTED	NO	05/11/25	826	
ABDELTAWAB	MOHAMED	M	20210	\$73878.0000	APPOINTED	NO	05/11/25	826	
ABJIEROV	BENJAMIN		20202	\$66546.0000	APPOINTED	NO	05/27/25	826	
AKTER	SIFAT		12626	\$69631.0000	INCREASE	NO	04/24/25	826	
ALLEN	CHRISTIN	D	1002C	\$131609.0000	PROMOTED	NO	05/27/25	826	
BAKKOUR	BACHIR		91645	\$583.3600	APPOINTED	YES	05/27/25	826	
BARKER	MA ANDRI	E	20210	\$73878.0000	APPOINTED	NO	05/11/25	826	
BATISTA	LUIS		10124	\$94493.0000	RETIRED	NO	05/28/25	826	
BENJAMIN	LASHUANA	A	9101A	\$58877.0000	INCREASE	YES	05/27/25	826	
BIELEN	MAREK		91769	\$502.8800	INCREASE	YES	05/18/25	826	
BING	JAIMBE		31629	\$54670.0000	APPOINTED	YES	05/27/25	826	
BORGIA	NICHOLAS	A	90739	\$404.9600	RESIGNED	NO	05/20/25	826	
BOULES	KEROLOS		91001	\$60373.0000	APPOINTED	NO	05/27/25	826	
BRAVO LANDA	JOSE	L	20210	\$73878.0000	APPOINTED	NO	05/11/25	826	
CARRON	JOHN	K	70811	\$93182.0000	INCREASE	NO	05/11/25	826	
CASTILLO	WILLIAM	A	10026	\$185000.0000	APPOINTED	YES	05/18/25	826	
CHENG	FRANK		12627	\$91394.0000	APPOINTED	NO	05/27/25	826	
CINQUE	RYAN	K	90756	\$396.4800	DECREASE	YES	03/27/25	826	
CLANTON	ELLIOT	J	70811	\$83288.0000	INCREASE	NO	05/11/25	826	
DAWAN	MARUF		31305	\$53339.0000	APPOINTED	YES	05/27/25	826	
DESCARTES	AUGUSTE	J	90748	\$38712.0000	APPOINTED	YES	05/27/25	826	
DUBOIS	LANCE	C	91639	\$671.6000	INCREASE	YES	05/27/25	826	
ECKARTZ	JOHN	P	91628	\$555.5200	RESIGNED	NO	05/06/25	826	
EDOSOMWAN	AMENAGHA	B	10251	\$27.5200	RESIGNED	NO	09/24/23	826	
ELGAMAL	SHERIF		20210	\$74971.0000	RESIGNED	YES	05/20/25	826	
ERMER	HENRY	W	31305	\$53339.0000	APPOINTED	YES	05/27/25	826	
FALCO	DOMENICO		91916	\$304.3600	RESIGNED	NO	05/25/25	826	
FAVIS	CHRISTIA	P	20616	\$66546.0000	APPOINTED	YES	05/27/25	826	
FINKEL	HENRY	F	90756	\$409.3600	DECREASE	YES	04/10/25	826	
GRIECO	STEPHEN		91645	\$583.3600	RESIGNED	YES	05/21/25	826	
GUAMAN	FRANKLIN	I	20210	\$73878.0000	APPOINTED	NO	05/11/25	826	
HABIB	ARSANY	B	20210	\$73878.0000	APPOINTED	NO	05/11/25	826	
HAJARI	HOSSEIN		31315	\$60485.0000	RETIRED	NO	05/30/25	826	
HARRIS	TABITHA	S	13632	\$106071.0000	APPOINTED	NO	05/18/25	826	
HE	ZHIPING		21538	\$86764.0000	RETIRED	NO	05/30/25	826	
HILU	L	A	10251	\$40957.0000	APPOINTED	YES	05/27/25	826	
HONDO	TATSUYA		31305	\$53339.0000	APPOINTED	YES	05/27/25	826	

DEPT OF ENVIRONMENT PROTECTION  
FOR PERIOD ENDING 06/06/25

Table with columns: NAME, TITLE, NUM, SALARY, ACTION, PROV EFF DATE, AGENCY. Lists employees and their details for the Department of Environment Protection.

DEPT OF ENVIRONMENT PROTECTION  
FOR PERIOD ENDING 06/06/25

Table with columns: NAME, TITLE, NUM, SALARY, ACTION, PROV EFF DATE, AGENCY. Lists employees and their details for the Department of Environment Protection.

DEPARTMENT OF SANITATION  
FOR PERIOD ENDING 06/06/25

Table with columns: NAME, TITLE, NUM, SALARY, ACTION, PROV EFF DATE, AGENCY. Lists employees and their details for the Department of Sanitation.

Table with columns: NAME, TITLE, NUM, SALARY, ACTION, PROV EFF DATE, AGENCY. Lists employees and their details for the Business Integrity Commission.

BUSINESS INTEGRITY COMMISSION  
FOR PERIOD ENDING 06/06/25

Table with columns: NAME, TITLE, NUM, SALARY, ACTION, PROV EFF DATE, AGENCY. Lists employees and their details for the Business Integrity Commission.

DEPARTMENT OF FINANCE  
FOR PERIOD ENDING 06/06/25

Table with columns: NAME, TITLE, NUM, SALARY, ACTION, PROV EFF DATE, AGENCY. Lists employees and their details for the Department of Finance.

DEPARTMENT OF TRANSPORTATION  
FOR PERIOD ENDING 06/06/25

Table with columns: NAME, TITLE, NUM, SALARY, ACTION, PROV EFF DATE, AGENCY. Lists employees and their details for the Department of Transportation.

DEPARTMENT OF TRANSPORTATION  
FOR PERIOD ENDING 06/06/25

Table with columns: NAME, TITLE, NUM, SALARY, ACTION, PROV EFF DATE, AGENCY. Lists employees and their details for the Department of Transportation.

ZAJAC	DARIUSZ F	90692	\$25,590	RESIGNED	YES	03/30/25	841
ZHANG	MICHAEL	22427	\$98955.0000	INCREASE	NO	05/25/25	841

DEPT OF PARKS & RECREATION  
FOR PERIOD ENDING 06/06/25

NAME	TITLE	NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY
ABDELAZIZ	AYA	E	91406	\$18,540	APPOINTED	YES	05/27/25 846
ACEVEDO	SHYQUAND	C	91406	\$18,540	APPOINTED	YES	05/25/25 846
ADAMS	TIMOTHY	C	90641	\$21,520	APPOINTED	YES	05/21/25 846
ALBERT	CHRISTOP	R	91406	\$18,540	APPOINTED	YES	05/25/25 846
ALKHULAKI	AHMED	S	90641	\$21,520	RESIGNED	YES	05/20/25 846
ALLEN	EMANI	M	80633	\$18,540	RESIGNED	YES	05/25/25 846
AMIS	ANTHONY	D	60421	\$56991.0000	APPOINTED	YES	05/18/25 846
APONTE	JESSENIA		95839	\$200000.0000	INCREASE	YES	05/27/25 846
ARENAS	ALEXANDR	E	90641	\$21,520	APPOINTED	YES	05/18/25 846
ATWELL	MALAKI	H	90641	\$21,520	APPOINTED	YES	05/14/25 846
AVILES	WENSIS		81106	\$58804.0000	INCREASE	NO	05/18/25 846
BALA	SHEENA		60421	\$56991.0000	RESIGNED	NO	05/29/25 846
BALEY	TAISHA	S	90641	\$21,520	APPOINTED	YES	05/17/25 846
BALSECA	LEONANDO	R	91406	\$18,540	APPOINTED	YES	05/19/25 846
BAPTISTE	LYNDON	V	91406	\$18,540	APPOINTED	YES	05/19/25 846
BARNES	ALIYAH	S	91406	\$18,540	APPOINTED	YES	05/19/25 846
BENNETT	SHAQUANA	L	90641	\$21,520	APPOINTED	YES	05/17/25 846
BHAL	SANJAY		91915	\$62,140	APPOINTED	YES	04/28/25 846
BLACKMAN	CHARLOTT	R	91406	\$18,540	APPOINTED	YES	05/27/25 846
BRACEY	ANTONIO		91406	\$18,540	APPOINTED	YES	05/19/25 846
BRAGG	DAVID	S	60421	\$56991.0000	APPOINTED	YES	05/18/25 846
BRAMMER	RICHARD	B	90641	\$21,520	APPOINTED	YES	05/19/25 846
BRAMWELL	AKIRA		06664	\$19,950	APPOINTED	YES	05/22/25 846
BRIGGS	JOCANON	E	90641	\$21,520	APPOINTED	YES	05/18/25 846
BRILL	STEVEN	A	91830	\$50,660	APPOINTED	YES	05/19/25 846
BROWN	THADDEUS	S	90641	\$21,520	APPOINTED	YES	05/23/25 846
CALLE	BRYAN	E	90641	\$21,520	APPOINTED	YES	05/17/25 846
CALLE SIGUENCIA	GUSTAVO		90641	\$21,520	APPOINTED	YES	05/22/25 846
CASSANOVA	DYLAN	R	90641	\$21,520	APPOINTED	YES	05/12/25 846
CASTILLO	JUSTIN	N	81106	\$58804.0000	PROMOTED	NO	05/18/25 846
CLARK	KRISTSHO	S	90641	\$21,520	APPOINTED	YES	05/19/25 846
CLARK	MONICA		91406	\$18,540	APPOINTED	YES	05/19/25 846
COLA	DONOVAN	E	06664	\$19,950	APPOINTED	YES	05/20/25 846
COLON	VICTOR	J	90641	\$21,520	APPOINTED	YES	05/18/25 846
COMPERE	DOVE	T	91406	\$18,540	APPOINTED	YES	05/25/25 846
CORBIN	AMBA	S	60421	\$56991.0000	RESIGNED	YES	05/22/25 846
CORDOVEZ	CHRISTOP	A	91406	\$18,540	APPOINTED	YES	05/19/25 846
COX	LAJIDIA	S	91406	\$18,540	APPOINTED	YES	05/19/25 846
CRAIG CHARLES	RECIA		81106	\$64000.0000	PROMOTED	NO	05/18/25 846
CROOMS	DWIGHT		91406	\$18,540	APPOINTED	YES	05/25/25 846
CUMMINGS	KIARRA		91406	\$21,060	RESIGNED	YES	05/20/25 846
CURRIE	BYRON	M	80633	\$18,540	RESIGNED	YES	05/20/25 846
DALY	RADFOR	R	80633	\$18,540	RESIGNED	YES	05/16/25 846
DAVIS	EDWARD		90641	\$21,520	APPOINTED	YES	05/17/25 846
DEANGELIS	MELVINA	C	60421	\$27,300	RESIGNED	YES	05/18/25 846
DEJESUS	JOSHUA	P	91406	\$18,540	APPOINTED	YES	05/19/25 846
DIAZ JR	ADRIAN	O	60421	\$56991.0000	APPOINTED	YES	05/18/25 846
DINGLE	DAVID		80633	\$18,540	RESIGNED	YES	05/21/25 846
DUCKETT	MICHAEL		81106	\$58804.0000	PROMOTED	NO	05/18/25 846
DUNKLEY	SHERNETT	M	90641	\$21,520	APPOINTED	YES	05/18/25 846
EDWARDS	DARYL	M	91406	\$18,540	APPOINTED	YES	05/21/25 846

DEPT OF PARKS & RECREATION  
FOR PERIOD ENDING 06/06/25

NAME	TITLE	NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY
EDWARDS	OWANNA	R	90641	\$21,520	APPOINTED	YES	05/18/25 846
EHRHARDT	AMANDA	R	91406	\$18,540	APPOINTED	YES	05/27/25 846
EL-QUHIR	BRIANNA	S	91406	\$18,540	APPOINTED	YES	05/28/25 846
ELLINGWOOD	EZRA	M	80633	\$18,540	RESIGNED	YES	05/13/25 846
FERGUSON-HOGAN	JAMES	U	90641	\$21,520	APPOINTED	YES	05/12/25 846
FERRAMOSCA	ARTHUR	F	92210	\$55,900	APPOINTED	YES	05/19/25 846
FIGUEROA	AYANNA	B	91406	\$18,540	APPOINTED	YES	05/25/25 846
FRANCISCO	JINNETTE		80633	\$18,540	RESIGNED	YES	05/21/25 846
FRASIER	KAHLIAH		91406	\$18,540	APPOINTED	YES	05/25/25 846
FRAZIER	IMANI	K	90641	\$21,520	APPOINTED	YES	05/17/25 846
FREW	MADELINE	J	91406	\$18,540	APPOINTED	YES	05/27/25 846
GALLOTTA	LOUIS	J	81106	\$58804.0000	INCREASE	NO	05/18/25 846
GANNAWAY	LYWON	T	90641	\$21,520	APPOINTED	YES	05/20/25 846
GILES	TARA	A	80633	\$18,540	RESIGNED	YES	05/28/25 846
GODLEWICZ	JASON	M	60421	\$56991.0000	RESIGNED	YES	05/21/25 846
GOMEZ SANCHEZ	CARLOS		91830	\$50,660	APPOINTED	YES	05/26/25 846
GORDON	KYREESE	S	90641	\$21,520	APPOINTED	YES	05/19/25 846
GREENFIELD	ROBERT		56058	\$70022.0000	INCREASE	YES	05/25/25 846
HAIR	JUSTIN		91406	\$18,540	APPOINTED	YES	05/19/25 846
HANLEY	MALIK	M	06664	\$19,950	APPOINTED	YES	05/23/25 846
HAYNES	JOURDAN	N	56057	\$27,160	RESIGNED	YES	05/22/25 846
HENRY	NIA	I	90641	\$21,520	APPOINTED	YES	05/18/25 846
HEPBURN	ERNIE	A	91915	\$434,980	RESIGNED	NO	05/27/25 846
HERRERA CORREA	VIVIANA	A	90641	\$21,520	APPOINTED	YES	05/16/25 846
HOLSTON	KYLE	D	60421	\$56991.0000	RESIGNED	YES	05/28/25 846
HOLT	DENNIS	K	91406	\$18,540	APPOINTED	YES	05/25/25 846
HOSPEDALES	DENTON	D	90641	\$21,520	APPOINTED	YES	05/17/25 846
HOWARD	DEVON		91406	\$18,540	APPOINTED	YES	05/25/25 846
HUDA	NASRIN		91406	\$18,540	APPOINTED	YES	05/19/25 846

IMRAN	HALLE	S	60421	\$56991.0000	APPOINTED	YES	05/18/25 846
JACKSON	JAQUINN		91406	\$18,540	APPOINTED	YES	05/25/25 846
JACKSON JR	HENRY	P	90641	\$21,520	RESIGNED	YES	05/24/25 846
JAMES	LEDON	P	90641	\$21,520	APPOINTED	YES	05/18/25 846
JAVIER	HEIDY		90641	\$21,520	APPOINTED	YES	05/21/25 846
JIMENEZ	JASURI	J	90641	\$21,520	APPOINTED	YES	05/22/25 846
JOHNSON	TAKIYAH		91406	\$18,540	APPOINTED	YES	05/25/25 846
JONES	DAVIDIA	D	91406	\$18,540	APPOINTED	YES	05/25/25 846
JONES	ERNEST	C	90641	\$21,520	APPOINTED	YES	05/15/25 846
JONES	JOCELYN	K	80633	\$18,540	RESIGNED	YES	05/11/25 846
JONES	TANKYA	M	91406	\$18,540	APPOINTED	YES	05/19/25 846
JORDAN	JADEN	T	91406	\$18,540	APPOINTED	YES	05/25/25 846
JOSEPH	STEPHANI		1002F	\$100000.0000	INCREASE	NO	05/20/25 846
JUARBE	JOSHUA		81106	\$58828.0000	PROMOTED	NO	05/18/25 846
JULIET	THOMAS	L	81106	\$24,490	APPOINTED	YES	04/27/25 846
KABER	SUJATH	M	21015	\$96621.0000	INCREASE	NO	04/13/25 846
KANCOSO III	ERNEST	R	90641	\$21,520	APPOINTED	YES	05/20/25 846
KARIMIZADKOMARE	MARJAN		91406	\$18,540	APPOINTED	YES	05/27/25 846
KEANE JR JR	LOYD	G	90641	\$21,520	APPOINTED	YES	05/28/25 846
KING	TYRONE	J	91830	\$50,660	APPOINTED	YES	05/27/25 846
KIRBY	SHATANA	C	90641	\$21,520	APPOINTED	YES	05/22/25 846
KNIGHTS	IRASTO	I	90641	\$21,520	APPOINTED	YES	05/15/25 846

DEPT OF PARKS & RECREATION  
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NAME	TITLE	NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY
KUGLER	ROSS	J	91406	\$18,540	APPOINTED	YES	05/19/25 846
LALLMAN	JAVED		91406	\$18,540	APPOINTED	YES	05/19/25 846
LATIF	MECCA	M	80633	\$18,540	RESIGNED	YES	05/10/25 846
LEBRON JR JR	REINALDO		90641	\$21,520	APPOINTED	YES	05/23/25 846
LEDAN	LORNETTE		80633	\$18,540	RESIGNED	YES	05/28/25 846
LEON	GERARD	J	90641	\$21,520	APPOINTED	YES	05/18/25 846
LEON	JOSE		81106	\$51134.0000	RESIGNED	YES	05/16/25 846
LIN	KEVIN		91406	\$18,540	APPOINTED	YES	05/19/25 846
LITTERINE	JOSEPH		60421	\$56991.0000	APPOINTED	YES	05/18/25 846
LONDONO	FELIPE	A	90641	\$21,520	APPOINTED	YES	05/22/25 846
LOPEZ	ADRIAN		80633	\$18,540	RESIGNED	YES	04/15/25 846
LOPEZ	KEVIN	J	91406	\$18,540	APPOINTED	YES	05/25/25 846
LUCES	KATHERIN		60421	\$56991.0000	APPOINTED	YES	05/18/25 846
LUTUMBA	ZACARIAS	T	81106	\$24,490	APPOINTED	YES	05/11/25 846
MAGUIRE	MATEO	E	90641	\$21,520	APPOINTED	YES	05/25/25 846
MAITRE	JACQUES	C	91406	\$18,540	APPOINTED	YES	05/19/25 846
MARFO	DIANA		91406	\$20,370	APPOINTED	YES	05/25/25 846
MARQUEZ OJEDA	MIGUEL	A	91830	\$50,660	APPOINTED	YES	05/14/25 846
MARTINEZ	STEVEN	T	90641	\$21,520	APPOINTED	YES	05/18/25 846
MATHIAS III	CURTIS	E	91406	\$18,540	APPOINTED	YES	05/19/25 846
MATHIS	HUNTER	R	60422	\$66467.0000	INCREASE	YES	05/18/25 846
MAVELL-OUSEPH	SHYNE		90641	\$21,520	INCREASE	YES	05/11/25 846
MCCANTS	IMANI	M	91406	\$20,260	APPOINTED	YES	05/25/25 846
MCCOLLUM	SHADAY	F	60421	\$56991.0000	RESIGNED	YES	05/18/25 846
MCCORD	MICHAEL	B	90641	\$21,520	APPOINTED	YES	05/19/25 846
MCDONALD	QUAMAHLI	R	80633	\$18,540	RESIGNED	YES	05/16/25 846
MCLEISH	TENNILLE	R	91406	\$18,540	APPOINTED	YES	05/25/25 846
MELENDEZ	ARTURO		90641	\$21,520	APPOINTED	YES	05/05/25 846
MEZA MORAN	DANIEL	M	90641	\$21,520	APPOINTED	YES	05/18/25 846
MILLAN	KENNETH		90641	\$21,520	APPOINTED	YES	05/07/25 846
MILLER	DESTINEE		90641	\$21,520	APPOINTED	YES	05/20/25 846
MODESTE	JAREN		91406	\$18,540	APPOINTED	YES	05/25/25 846
MODESTE	STEPHAN		06070	\$24,370	APPOINTED	YES	05/19/25 846
MONI	NAJNEEN	S	90641	\$21,520	APPOINTED	YES	05/15/25 846
MOORE	JAMEL	S	80633	\$18,540	RESIGNED	YES	05/20/25 846
MORENO	GIUSEPPE	M	90641	\$21,520	APPOINTED	YES	05/15/25 846
MURATOVIC	ALDIN		91406	\$18,540	APPOINTED	YES	05/19/25 846
MURIEL	TOMAS	A	90641	\$21,520	APPOINTED	YES	05/18/25 846
MYERS	MARCUS	P	90641	\$21,520	APPOINTED	YES	05/18/25 846
MYKYIENKO	SHOFIA		91406	\$18,540	APPOINTED	YES	05/29/25 846
NABIL	SARIYAR	H	60421	\$56991.0000	APPOINTED	YES	05/18/25 846
NAZARIO	BRANDON	E	90641	\$21,520	APPOINTED	YES	05/18/25 846
NELL	TARAE	S	90641	\$21,520	APPOINTED	YES	05/17/25 846
NIEVES	VICTOR	R	90641	\$			

RAMLALL	YANNY	90641	\$21.5200	APPOINTED	YES	05/11/25	846
REYES	BENJAMIN	91830	\$50.6600	APPOINTED	YES	05/13/25	846
RHODES	TAMIKA D	90641	\$21.5200	APPOINTED	YES	05/18/25	846
RICHARDS	NATHAN M	91406	\$18.5400	APPOINTED	YES	05/19/25	846
RICHARDSON	VERNA	91406	\$18.5400	APPOINTED	YES	05/25/25	846
RIVERA	JORGE M	91406	\$18.5400	APPOINTED	YES	05/25/25	846
RIVERA	MAIRA	06664	\$19.9500	APPOINTED	YES	05/10/25	846
ROBINSON	KATRINA T	80633	\$18.5400	RESIGNED	YES	05/02/25	846
ROHAN	JESSE G	90641	\$21.5200	RESIGNED	YES	05/19/25	846
ROJAS	DAISY A	81310	\$23.4004	APPOINTED	YES	05/17/25	846
ROMAN	KENNETH A	90641	\$21.5200	APPOINTED	YES	05/25/25	846
ROSARIO	HECTOR L	91406	\$18.5400	APPOINTED	YES	05/25/25	846
RUBIANOS AVILEZ	FRIEDA G	90641	\$21.5200	APPOINTED	YES	05/20/25	846
SALTACHIN	JORGE E	91830	\$50.6600	APPOINTED	YES	05/18/25	846
SANCHEZ	AARON W	91406	\$18.5400	APPOINTED	YES	05/25/25	846
SANDERSON	ANDREW P	91830	\$50.6600	APPOINTED	YES	05/16/25	846
SANTIAGO	XANDER-C	91406	\$18.5400	APPOINTED	YES	05/25/25	846
SCHLANGER	ALISON M	90641	\$21.5200	APPOINTED	YES	05/17/25	846
SCOTT	DAVID M	90641	\$21.5200	RESIGNED	YES	05/19/25	846
SCOTT	SHANAY D	60421	\$56991.0000	RESIGNED	YES	05/26/25	846
SELEMAN SR	SOBYH R	22427	\$87701.0000	APPOINTED	NO	05/18/25	846
SELLARS JR	KEVIN E	06664	\$19.9500	APPOINTED	YES	05/27/25	846
SHEHOV	NIKITTA	80633	\$18.5400	RESIGNED	YES	05/16/25	846
SHIMAMURA	TRICIA M	95839	\$200000.0000	INCREASE	YES	05/27/25	846
SINGLETON	ARSENIO	80633	\$18.5400	RESIGNED	YES	03/29/25	846
SMALLS	LORAH	80633	\$18.5400	RESIGNED	YES	05/14/25	846
SMITH	DEVON V	90641	\$21.5200	APPOINTED	YES	05/25/25	846
SMITH	SHAKIMA A	91406	\$18.5400	APPOINTED	YES	05/25/25	846
SMITH	WAYNE	91406	\$18.5400	APPOINTED	YES	05/19/25	846
SORTLAND	JOSEPH P	95710	\$85000.0000	INCREASE	YES	05/25/25	846
SPARNROFT	ROBERT P	71210	\$47.4900	INCREASE	YES	05/20/25	846
SPEARS JR	DONDI D	90641	\$21.5200	APPOINTED	YES	05/18/25	846
SPELLER	TINA	91406	\$18.5400	APPOINTED	YES	05/19/25	846
SPRIGGS	JUSTIS M	91406	\$18.5400	APPOINTED	YES	05/19/25	846
SQUARE	KASHMERE T	90641	\$21.5200	RESIGNED	YES	05/29/25	846
SQUILLACIOTTI	ANTHONY	10072	\$106090.0000	RETIRED	NO	05/31/25	846
STARLIGHT	MORGAN S	60422	\$66467.0000	INCREASE	YES	05/18/25	846
STEINERT	ANDREW	81303	\$72232.0000	APPOINTED	YES	05/18/25	846
SUKONKIN	LEONID	90641	\$21.5200	APPOINTED	YES	05/18/25	846
SUMER	TIMUR C	91406	\$18.5400	APPOINTED	YES	05/27/25	846
SYLVESTER	PAUL L	91406	\$18.5400	APPOINTED	YES	05/25/25	846
TAPIA	LORRAINE C	80633	\$18.5400	RESIGNED	YES	05/19/25	846

DEPT OF PARKS & RECREATION  
FOR PERIOD ENDING 06/06/25

TITLE							
NAME	NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY	
TAYLOR	IRENE	91406	\$18.5400	APPOINTED	YES	05/19/25	846
THOMAS	RICHARD W	90641	\$21.5200	APPOINTED	YES	05/11/25	846
THOMAS	SHANEAKA K	90641	\$21.5200	APPOINTED	YES	05/19/25	846
THOMPSON	ORELENZO G	90641	\$21.5200	APPOINTED	YES	05/13/25	846
TORRES	RUBELYN	90641	\$21.5200	APPOINTED	YES	05/13/25	846
TURNER	LEONTAE R	06664	\$19.9500	APPOINTED	YES	05/30/25	846
UGWUNALI	PORSHA N	90641	\$21.5200	APPOINTED	YES	05/11/25	846
UPCHURCH	KYNTIEM N	90641	\$21.5200	INCREASE	YES	05/04/25	846
VANCAMEGHEM IV	GEORGE J	90641	\$21.5200	APPOINTED	YES	05/25/25	846
VANKENIC	TELESHA S	91406	\$18.5400	APPOINTED	YES	05/25/25	846
VARGAS	JASMINE	56058	\$84684.0000	RESIGNED	YES	05/15/25	846
VARGAS	JASMINE	60440	\$66707.0000	RESIGNED	NO	05/15/25	846
VARNER SR	DYSHAWN L	81106	\$24.4900	APPOINTED	YES	05/13/25	846
VASQUEZ	LILLIBETH	06664	\$19.9500	APPOINTED	YES	05/15/25	846
VEGA	SABRINA N	91406	\$18.5400	APPOINTED	YES	05/18/25	846
VIERA	MICHELLE Z	80633	\$18.5400	RESIGNED	YES	05/13/25	846
WADE	CHANEL	90641	\$21.5200	APPOINTED	YES	05/25/25	846
WASHINGTON	HENRY	80633	\$18.5400	RESIGNED	YES	05/18/25	846
WIECHA	MATTHEW A	91406	\$18.5400	APPOINTED	YES	05/27/25	846
WIGGINS	JASHAWN	90641	\$21.5200	APPOINTED	YES	05/19/25	846
WILLIAMS	PRECIOUS C	60421	\$56991.0000	RESIGNED	YES	05/18/25	846
WINSTEAD	TYREK M	81303	\$77765.0000	TERMINATED	NO	05/25/25	846
WISEMAN	ADRIAN J	90641	\$21.5200	APPOINTED	YES	05/12/25	846
WOOD	SHANELL C	81106	\$58804.0000	PROMOTED	NO	05/18/25	846
WRIGHT	ELLIOT	06664	\$19.9500	APPOINTED	YES	05/20/25	846
YANG	FEIFEI	91406	\$18.5400	APPOINTED	YES	05/29/25	846
ZHAO	LUXEI	06664	\$19.9500	APPOINTED	YES	05/23/25	846

DEPT. OF DESIGN & CONSTRUCTION  
FOR PERIOD ENDING 06/06/25

TITLE							
NAME	NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY	
ARIAS	ISAIAH	10209	\$17.0000	APPOINTED	YES	05/18/25	850
ASKNES	CAMILLE	34202	\$96472.0000	INCREASE	NO	05/11/25	850
CAMARA	ABOUBACA	20202	\$66546.0000	APPOINTED	YES	05/18/25	850
CESAR	EMMANUEL A	40510	\$72499.0000	APPOINTED	YES	05/18/25	850
COOLEY	ZACHARY M	21215	\$113966.0000	RESIGNED	YES	05/11/25	850
DELLAPORTAS	THEONI M	81303	\$96472.0000	INCREASE	YES	05/11/25	850
HUANG	XUE HUA	22427	\$96621.0000	INCREASE	YES	05/11/25	850
KHAN	SHOEB A	22427	\$96621.0000	RESIGNED	NO	05/28/25	850
LAISERIN	RACHEL B	10025	\$252294.0000	RESIGNED	NO	05/30/25	850
MAJUMDER	RASHEDA	20202	\$66546.0000	APPOINTED	NO	05/18/25	850
NAPOLITANO	MICHELLE M	34202	\$94146.0000	APPOINTED	YES	05/18/25	850
PAYNE	MACKENZI E	34202	\$94146.0000	INCREASE	YES	05/11/25	850
PEREZ DE LEON	ALEJANDR	20215	\$104267.0000	APPOINTED	NO	05/18/25	850
RAGHOBI	BRANDON B	22427	\$96621.0000	APPOINTED	YES	05/25/25	850

DEPT. OF DESIGN & CONSTRUCTION  
FOR PERIOD ENDING 06/06/25

TITLE							
NAME	NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY	
THORKELSON	MOLLY R	22425	\$66703.0000	RESIGNED	YES	05/28/25	850
XIE	WEIHONG	22427	\$87701.0000	INCREASE	YES	05/11/25	850

TECHNOLOGY & INNOVATION  
FOR PERIOD ENDING 06/06/25

TITLE							
NAME	NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY	
ALTMANN	NATHAN D	13633	\$103000.0000	RESIGNED	YES	05/23/25	858
ALVAREZ	ARLENE	10260	\$39486.0000	TERMINATED	NO	03/26/25	858
ANAN	ANANTICA B	10260	\$39486.0000	RESIGNED	NO	05/21/25	858
BACCHUS	ZANOIAH T	10234	\$19.0000	APPOINTED	YES	05/18/25	858
BOMPART-LIBBERT	CAITLYN- L	10234	\$19.0000	APPOINTED	YES	05/18/25	858
BRUNSON	MADISON H	10234	\$19.0000	APPOINTED	YES	05/18/25	858
CHERENFANT	MAKAI	10234	\$19.0000	APPOINTED	YES	05/18/25	858
CONSTANT	JHONY	10026	\$223110.0000	APPOINTED	YES	05/18/25	858
CRESPO	GIAH E	10209	\$17.8500	RESIGNED	YES	05/15/25	858
FRENCH-KENTON	TAYLOR	10260	\$45409.0000	RESIGNED	NO	05/26/25	858
GRUNDE	ALEXANDE W	12626	\$82151.0000	RESIGNED	NO	07/03/22	858
HARLEY	JASON M	10234	\$19.0000	APPOINTED	YES	05/18/25	858
IMRAN	AMBREEN	95710	\$105000.0000	APPOINTED	YES	05/27/25	858
LERMAN	NICOLE F	06688	\$66000.0000	APPOINTED	YES	05/18/25	858
LONG	DAKOTA B	10234	\$19.0000	APPOINTED	YES	05/18/25	858
LOVE	ADRIANNE E	10260	\$39486.0000	RESIGNED	NO	05/18/25	858
PEARLMAN	MORGAN L	06826	\$143235.0000	RESIGNED	YES	05/25/25	858
RASCOE	BIANNA R	10234	\$19.0000	APPOINTED	YES	05/18/25	858
ROSSELLO	CARL	60621	\$63608.0000	RETIRED	NO	05/24/25	858
SINCLAIR	ZENDE A	10234	\$19.0000	APPOINTED	YES	05/18/25	858
ST. HILAIRE	COURTENE S	10234	\$19.0000	APPOINTED	YES	05/18/25	858
THOMAS	AARON N	10234	\$19.0000	APPOINTED	YES	05/18/25	858
WAHID	CHAUDHRY F	13611	\$125000.0000	INCREASE	NO	05/18/25	858
WALDRON	RAHASIA	10234	\$19.0000	APPOINTED	YES	05/18/25	858
WHITE	DORIS E	10260	\$45409.0000	RESIGNED	NO	05/18/25	858
ZELAYA	KAYLA B	10234	\$19.0000	APPOINTED	YES	05/18/25	858

CONSUMER AND WORKER PROTECTION  
FOR PERIOD ENDING 06/06/25

TITLE							
NAME	NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY	
CHENEY	JACQUELI B	30087	\$69085.0000	RESIGNED	YES	04/09/11	866
DELAGUILA	MATTHEW A	33997	\$59792.0000	INCREASE	YES	05/18/25	866
GALICIA MARTINE	OLIVER	33997	\$50349.0000	APPOINTED	YES	05/18/25	866
HENDREEM	PAUL G	33997	\$50349.0000	APPOINTED	YES	05/18/25	866
MOHAMMAD	ADNAN	33997	\$50349.0000	APPOINTED	YES	05/18/25	866
PAGAN JR	DANIEL	10037	\$71246.0000	APPOINTED	YES	05/18/25	866
TAGLIAFERRO	JAMES V	33997	\$68761.0000	INCREASE	YES	05/18/25	866

DEPT OF CITYWIDE ADMIN SVCS  
FOR PERIOD ENDING 06/06/25

TITLE							
NAME	NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY	
BARR	NYAJA S	70810	\$40393.0000	APPOINTED	YES	05/18/25	868
BRATHWAITE	DANIEL A	70810	\$40393.0000	APPOINTED	YES	05/18/25	868
DELGADO	MADELINE	70810	\$40393.0000	APPOINTED	YES	05/18/25	868
DELGADO	VALERY A	56058	\$60889.0000	APPOINTED	YES	05/18/25	868
DUVAL	KEJUAN C	70810	\$40393.0000	APPOINTED	YES	05/18/25	868
FLORES	DANIEL	56058	\$64081.0000	APPOINTED	YES	05/18/25	868
FONG	ANTHONY	95615	\$190000.0000	APPOINTED	YES	05/18/25	868
FORGIONE	EMILY O	10037	\$115029.0000	RESIGNED	YES	05/18/25	868
GLADDEN	DONNELL K	90644	\$41548.0000	RESIGNED	YES	05/21/25	868
HOLLAND	SEAN	56056	\$42092.0000	APPOINTED	YES	05/18/25	868
HYUN	MICHAEL S	56058	\$60889.0000	APPOINTED	YES	05/18/25	868
JIANG	ANNIE	56058	\$60889.0000	APPOINTED	YES	05/18/25	868
KING	FELICIA	70810	\$40393.0000	APPOINTED	YES	05/18/25	868
MAI	SUI FANG	1001C	\$97050.0000	RESIGNED	NO	05/29/25	868
MBA	OKEMINI	70810	\$40393.0000	APPOINTED	YES	05/18/25	868
MUWAKKIL	SALEEM	91644	\$508.8000	RESIGNED	YES	02/04/24	868
PARSONS	DAISHA M	70810	\$40393.0000	APPOINTED	YES	05/18/25	868
POJE	DYLAN M	06423	\$64000.0000	RESIGNED	YES	05/15/25	868
RIZZO	ARIANAH I	10208	\$29.0400	RESIGNED	YES	05/11/25	868
ROBINSON	JALESSA I	06668	\$26.6000	APPOINTED	YES	05/18/25	868
SAMMOTT	NASTACIA N	70810	\$40393.0000	APPOINTED	YES	05/18/25	868
WILLIAMS	OMAR M	70810	\$40393.0000	APPOINTED	YES	05/18/25	868
WILLIAMS	SHARKAI T</						