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THE CITY RECORD

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THE CITY RECORD

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PUBLIC HEARINGS AND MEETINGS

See Also: Procurement; Agency Rules

BOROUGH PRESIDENT - BRONX

■ PUBLIC HEARINGS

A VIRTUAL PUBLIC HEARING IS BEING CALLED BY the President of the Borough of The Bronx, Honorable Vanessa L. Gibson. This public hearing will be held on Wednesday, May 8th, 2024 commencing at 10:00 A.M. The public hearing may be accessed



virtually using the link provided:

Office of The Bronx Borough President: Public Hearing – C 240232 PQR – Tibbetts Brook Daylighting Easement Acquisition

<https://bit.ly/TibbettsBXPB>
Meeting ID: 233 424 902 731
Passcode: 9ehhst

Or call in: (646) 561-8032 (audio only)
Phone Conference ID: 203 646 688#

Please submit any written testimony to: publictestimony@bronxbp.nyc.gov. Written testimony will always be accepted, but only testimony received by Friday, May 10th will be considered for the Borough President's recommendation.

APPLICATION NO: C 240232 PQR – Tibbetts Brook Daylighting Easement Acquisition

IN THE MATTER OF an application submitted by the Department of Environmental Protection and the Department of Citywide Administrative Services pursuant to Section 197-c of the New York City Charter for the acquisition of property located at (Block 3238, Lots 50, 52, and 126), (Block 3245, Lot 12) and (Block 3264, Lot 20) to facilitate construction and maintenance of a closed conduit pipeline, Borough of the Bronx, Community Districts 7 and 8.

The full proposal can be accessed on the Zoning Application Portal: <https://zap.planning.nyc.gov/projects/2023X0410>

Please direct any questions concerning this hearing to the Office of The Bronx Borough President, telephone: (718) 590-6124.

Accessibility questions: Sam Goodman (718) 590-6124, by: Wednesday, May 8, 2024, 9:00 A.M.



BOROUGH PRESIDENT - BROOKLYN

■ PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN that, pursuant to Section 197-c and Section 201 of the New York City Charter, the Brooklyn Borough President will hold a ULURP hearing on the matter below in person, at 6:00 P.M. on Wednesday, May 8, 2024, in the Borough Hall Courtroom, 209 Joralemon Street. The meeting will be recorded for public transparency.

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

Testimony at the hearing is limited to **2 minutes**, unless extended by the Chair. The Borough President welcomes written testimony on all agenda items. For timely consideration, comments must be submitted to testimony@brooklynbp.nyc.gov no later than Friday, May 10, 2024.

The following agenda item will be heard:

- 1) 3033 Avenue V Rezoning

A private application by Ford Coyle Properties Inc. for a zoning map amendment from R4/C1-2 to R7D/C2-4 and a zoning text amendment to map an MIH area to facilitate a new 9-story, 110,865 square foot mixed-use development including 13,820 square feet of ground floor retail, 97,045 square feet of residential floor area (109 dwelling units, 27 affordable) at 3033 Avenue V in Sheepshead Bay, Community District 15, Brooklyn.

Accessibility questions: Corina Lozada, corina.lozada@brooklynbp.nyc.gov, by: Wednesday, May 1, 2024, 6:00 P.M.



a26-my8

CITY COUNCIL

■ PUBLIC HEARINGS

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

The Subcommittee on Landmarks, Public Sitings, and Dispositions will hold a public hearing, accessible remotely and in person on the 14th Floor Committee Room, 250 Broadway, New York, NY 10007, on the following matters commencing at 12:00 P.M. on May 8, 2024. The hearing will be live-streamed on the Council’s website at <https://council.nyc.gov/live/>. Please visit <https://council.nyc.gov/land-use/> in advance for information about how to testify and how to submit written testimony.

**TIMBALE TERRACE ESDC GRANT APPLICATION
MANHATTAN CB - 11 G 240051 GAM**

Application submitted by the City of New York (the “City”) by and through its Department of Housing Preservation and Development requesting from the New York City Council a favorable resolution in support of the City’s application for funding from the New York State Empire State Development Corporation (“ESDC”), pursuant to Section 16-n of the ESDC Act, under the Restore New York Communities Initiative in connection with the reconstruction and redevelopment of the Timbale Terrace project (Block 1767, Lots 1, 2, 3, 4, 67, 68, 69, 71, 72, 168, 169), Borough of Manhattan, Community District 11, Council District 9.

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

Accessibility questions: Kaitlin Greer, kgreer@council.nyc.gov, by: Friday, May 3, 2024, 3:00 P.M.



my2-8

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, May 15, 2024, regarding the calendar items listed below. The public hearing will be held in person in the NYC City Planning Commission Hearing Room, Lower Concourse, 120 Broadway, New York, NY. Anyone attending the meeting in-person is encouraged to wear a mask.

The meeting will be live streamed through Department of City Planning’s (DCP’s) website and accessible from the following webpage, which contains specific instructions on how to observe and participate, as well as materials relating to the meeting: <https://www.nyc.gov/site/nycengage/events/city-planning-commission-public-meeting/461632/1>.

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

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

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

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

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

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

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

**BOROUGH OF BROOKLYN
Nos. 1 - 3
500 KENT AVENUE
No. 1**

CD 2 C 230293 ZMK
IN THE MATTER OF an application submitted by 500 Kent LLC and United Jewish Organizations of Williamsburg, Inc. pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 12d, changing from an M3-1 District to an M1-5 District property bounded by Division Avenue, Kent Avenue, the easterly prolongation of the N.Y.C. Pierhead Line, and the U.S. Pierhead and Bulkhead Line, as shown on a diagram (for illustrative purposes only), dated January 22, 2024, and subject to the conditions of CEQR Declaration E-738.

No. 2

CD 2 C 230294 ZSK
IN THE MATTER OF an application submitted by 500 Kent LLC and United Jewish Organizations of Williamsburg, Inc. pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 62-837(a) of the Zoning Resolution to modify the height and setback, and the maximum width of walls facing the shoreline requirements of Section 62-34 (Height and Setback Regulations on Waterfront Blocks), in connection with a proposed commercial development on property bounded by Division Avenue, Kent Avenue, the easterly prolongation of the N.Y.C. Pierhead Line, and the U.S. Pierhead and Bulkhead Line (Block 2023, Lot 10), in an M1-5* District.

*Note: This site is proposed to be rezoned by changing an existing M3-1 District to an M1-5 District under a concurrent related application (C 230293 ZMK).

Plans for this proposal are on file with the City Planning Commission and may be seen on the Zoning Application Portal at <https://zap>.

planning.nyc.gov/projects/2019K0330, or the Department of City Planning, 120 Broadway, 31st Floor, New York, NY 10271-0001.

No. 3

CD 2 C 230296 ZSK

IN THE MATTER OF an application submitted by 500 Kent LLC and United Jewish Organizations of Williamsburg, Inc. pursuant to Sections 197-c and 201 of the New York City Charter for the grant of special permit pursuant to Section 74-52 of the Zoning Resolution to allow an attended public parking garage with a maximum capacity of 234 parking spaces, in connection with a proposed commercial development on property bounded by Division Avenue, Kent Avenue, the easterly prolongation of the N.Y.C. Pierhead Line, and the U.S. Pierhead and Bulkhead Line (Block 2023, Lot 10), in an M1-5* District.

*Note: This site is proposed to be rezoned by changing an existing M3-1 District to an M1-5 District under a concurrent related application (C 230293 ZMK).

Plans for this proposal are on file with the City Planning Commission and may be seen on the Zoning Application Portal at https://zap.planning.nyc.gov/projects/2019K0330, or the Department of City Planning, 120 Broadway, 31st Floor, New York, NY 10271-0001.

NOTICE

On Wednesday, May 15, 2024, 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 500 Kent LLC and the United Jewish Organizations of Williamsburg, Inc. The area subject to the Proposed Actions encompasses Block 2023, Lot 10 in the South Williamsburg neighborhood of Brooklyn Community District 2. The Project Site at located at 500 Kent Avenue, an irregularly shaped corner lot generally bounded by Division Avenue to the north, Kent Avenue to the east, Clymer Street and Washington Avenue to the south, and the Wallabout Channel, an artificial inlet of the East River, to the west.

The Proposed Actions include a zoning map amendment to rezone the Project Site from M3-1 to M1-5; a waterfront bulk modification special permit pursuant to Zoning Resolution (ZR) Section 62-837 to modify various bulk requirements in sub-sections of ZR 62-341, including: (i) ZR 62-341(a)(2) - initial setback distance; (ii) ZR 62-341(c)(1) - maximum base height; (iii) ZR 62-341(c)(2) - maximum building height, (iv) ZR 62-341(c)(5) - maximum width of walls facing shoreline; and a public parking garage special permit pursuant to ZR 74-52 to allow a 234-space public parking garage. The project also requires the approval of one ministerial action by the City Planning Commission: a waterfront zoning certification pursuant to ZR 62-81 to demonstrate compliance with applicable waterfront zoning regulations. The Proposed Actions would facilitate the development of the Proposed Project, an approximately 684,242 gross square feet (gsf) development containing 598,442 gsf of office space and 21,233 gsf of retail space, built at 5.0 floor area ratio (FAR) with 576,220 zoning square feet (zsf) of floor area. It would also contain approximately 49,453 sf (1.14 acres) of publicly accessible waterfront public open space, including a shore public walkway and supplemental public access area. There would also be 14,301 sf (0.33 acres) of accessory open areas for building occupants. Additionally, there would be 234 public parking spaces (64,567 gsf) and two loading berths. The anticipated Build Year is 2026.

Written comments on the DEIS are requested and will be received and considered by the Lead Agency through 5pm on Tuesday, May 28, 2024.

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. 21DCP139K.

BOROUGH OF THE BRONX

Nos. 4 - 9

BRONX METRO NORTH STATION AREA

No. 4

CDs 9, 10 & 11 C 240015 ZMX

IN THE MATTER OF an application submitted by NYC Department of City Planning pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 4a & 4b:

- 1. eliminating from within an R4 District a C1-2 District bounded by

a line 200 feet northerly of Morris Park Avenue, Seminole Avenue, Morris Park Avenue and Tenbroeck Avenue.

- 2. eliminating from within an existing R6 District a C1-2 District bounded by East Tremont Avenue, Unionport Road, Guerlain Street, White Plains Road, a line 100 feet southerly of East Tremont Avenue, and a line 100 feet northeasterly of White Plains Road;
- 3. eliminating from within an existing R4 District a C2-2 District bounded by:
 - a. the southeasterly boundary line of the New York, New Haven & Hartford Railroad Right-Of-Way, Jarret Place and its northwesterly centerline prolongation, Eastchester Road, Silver Street, and a line 150 feet southwesterly of Williamsbridge Road and its northwesterly prolongation; and
 - b. Poplar Street, Paulding Avenue, a line 100 feet northerly of East Tremont Avenue, Silver Street, East Tremont Avenue, and Bronxdale Avenue;
- 4. eliminating from within an existing R6 District a C2-2 District bounded by:
 - a. Eastchester Road, a line 150 feet northeasterly of Williamsbridge Road, Chesbrough Avenue, and Williamsbridge Road;
 - b. Silver Street, a line perpendicular to the southeasterly street line of Silver Street distant 375 feet southwesterly (as measured along the street line) from the point of intersection of the southeasterly street line of Silver Street and the southwesterly street line of Williamsbridge Road, a line 100 feet southeasterly of Silver Street, and East Tremont Avenue; and
 - c. East Tremont Avenue, Saint Peters Avenue, a line 150 feet southerly of East Tremont Avenue, and Seddon Street;
- 5. eliminating a Special Planned Community Preservation District (PC) bounded by a line perpendicular to the southerly street line of East Tremont Avenue distant 650 feet easterly (as measured along the street line) from the point of intersection of the southerly street line of East Tremont Avenue and the northeasterly street line of Unionport Road, East Tremont Avenue, a line 858 feet easterly of the first named course, and a line 150 feet southerly of East Tremont Avenue;
- 6. changing from a C8-1 District to an R4 District property bounded by a line 100 feet northeasterly of Bronxdale Avenue, a line 100 feet southeasterly of Pierce Avenue, and a line 265 feet southwesterly of Bogart Avenue;
- 7. changing from an R4 District to an R6-1 District property bounded by:
 - a. a line 200 feet southerly of Pelham Parkway South, a line perpendicular to the northerly street line of Rhinelander Avenue distant 100 feet easterly (as measured along the street line) from the point of intersection of the northerly street line of Rhinelander Avenue and the easterly street line of Eastchester Road, Rhinelander Avenue, a line perpendicular to the southerly street line of Rhinelander Avenue distant 130 feet easterly (as measured along the street line) from the point of intersection of the southerly street line of Rhinelander Avenue and the easterly street line of Eastchester Road, a line midway between Rhinelander Avenue and McDonald Street, a line perpendicular to the northerly street line of McDonald Street distant 100 feet easterly (as measured along the street line) from the point of intersection of the northerly street line of McDonald Street and the easterly street line of Eastchester Road, McDonald Street, and Eastchester Road;
 - b. the northwesterly boundary line of the New York, New Haven & Hartford Railroad Right-Of-Way, Williamsbridge Road, Silver Street, a line 80 feet southwesterly of Williamsbridge Road, Poplar Street, and a line 180 feet southwesterly of Williamsbridge Road and its northwesterly prolongation;
 - c. the southeasterly boundary line of the New York, New Haven & Hartford Railroad Right-Of-Way, Paulding Avenue, a line 100 feet northerly of East Tremont Avenue, a line 100 feet easterly of Lurting Avenue, a line 110 feet southerly of Poplar Street, a line perpendicular to the southerly street line of Poplar Street distant 75 feet westerly (as measured along the street line) from the point of intersection of the southerly street line of Poplar Street and the southwesterly street line of Roselle Street, East Tremont Avenue, Bronxdale Avenue, Poplar Street, and a line 100 feet northeasterly of Bronxdale Avenue;
 - d. a line 90 feet northwesterly of Pierce Avenue, Fowler Avenue, Pierce Avenue, and a line 100 feet southwesterly of Fowler Avenue;
 - e. Pierce Avenue, a line 265 southwesterly of Bogart Avenue,

- f. and a line 100 feet northeasterly of Bronxdale Avenue; and a line 100 feet southeasterly of Pierce Avenue, a line 90 feet southwesterly of Bogart Avenue, and a line 100 feet northeasterly of Bronxdale Avenue;
- 8. changing from an R5 District to an R6-1 District property bounded by Baker Avenue, White Plains Road, the northwesterly boundary line of the New York, New Haven & Hartford Railroad Right-Of-Way, the southeasterly centerline prolongation of Garfield Street, a line 100 feet southeasterly of Baker Avenue, and a line 100 feet southwesterly of White Plains Road;
- 9. changing from an R6 District to an R6-1 District property bounded by:
 - a. Eastchester Road, a line 150 feet northeasterly of Williamsbridge Road, Chesbrough Avenue, and Williamsbridge Road; and
 - b. Silver Street, a line perpendicular to the southeasterly street line of Silver Street distant 375 feet southwesterly (as measured along the street line) from the point of intersection of the southeasterly street line of Silver Street and the southwesterly street line of Williamsbridge Road, a line 100 feet southeasterly of Silver Street, and East Tremont Avenue;
- 10. changing from a C8-1 District to an R6-1 District property bounded by a line 290 feet southeasterly of Van Nest Avenue, a line 100 feet southwesterly of Fowler Avenue, Pierce Avenue, a line 100 feet northeasterly of Bronxdale Avenue, a line 265 feet southwesterly of Bogart Avenue, a line 100 feet southeasterly of Pierce Avenue, a line 100 feet northeasterly of Bronxdale Avenue, Poplar Street, and Bronxdale Avenue;
- 11. changing from an M1-1 District to an R6-1 District property bounded by:
 - a. McDonald Street, a line 80 feet easterly of Eastchester Road, a line midway between McDonald Street and Seminole Street, a line perpendicular to the northerly street line of Seminole Street distant 100 feet easterly (as measured along the street line) from the point of intersection of the northerly street line of Seminole Street and the easterly street line of Eastchester Road, Seminole Street, a line 100 feet northwesterly of Stillwell Avenue, Rhinelander Avenue, a line perpendicular to the southerly street line of Pelham Parkway South distant 850 feet easterly (as measured along the street line) from the point of intersection of the southerly street line of Pelham Parkway South and the easterly street line of Eastchester Road, a line 100 feet northwesterly of Stillwell Avenue, a line 125 feet southerly of Pelham Parkway South, Stillwell Avenue, a line 100 feet southerly of Seminole Street, and Eastchester Road; and
 - b. a line perpendicular to the easterly street line of Eastchester Road distant 95 feet northerly (as measured along the street line) from the point of intersection of easterly street line of Eastchester Road and the northeasterly street line of Blondell Avenue, a line 95 feet easterly of Eastchester Road, a line 100 feet northeasterly of Blondell Avenue, Chesbrough Avenue and its northeasterly centerline prolongation, a line 150 feet northeasterly of Williamsbridge Road, and Eastchester Road;
- 12. changing from an R5 District to an R6A District property bounded by Baker Avenue, a line 100 feet southwesterly of White Plains Road, a line 100 feet southeasterly of Baker Avenue, and Garfield Street;
- 13. changing from an R4 District to an R7-2 District property bounded by the northwesterly boundary line of the New York, New Haven & Hartford Railroad Right-Of-Way, Jarret Place and its northwesterly centerline prolongation, Eastchester Road, and Williamsbridge Road;
- 14. changing from a C8-1 District to an R7-2 District property bounded by East Tremont Avenue, Beach Avenue, a line 100 feet southerly of East Tremont Avenue, and St. Lawrence Avenue;
- 15. changing from an M1-1 District to an R7-2 District property bounded by the centerline of the New York, New Haven & Hartford Railroad Right-Of-Way, Bronxdale Avenue, East Tremont Avenue, and a line perpendicular to the northerly street line of East Tremont Avenue distant 1965 feet easterly (as measured along the street line) from the point of intersection of the northerly street line of East Tremont Avenue and the northeasterly street line of Unionport Road;
- 16. changing from an R6 District to an R8X District property bounded by East Tremont Avenue, Unionport Road, Guerlain Street, White Plains Road, a line 100 feet southeasterly of East Tremont Avenue, and a line 100 feet northeasterly of White Plains Road;
- 17. changing from a C8-1 District to an R8X District property bounded by East Tremont Avenue, a line 100 feet northeasterly of White Plains Road, a line 100 feet southeasterly of East Tremont Avenue, and Beach Avenue;
- 18. changing from a C8-4 District to an R8X District property bounded by a line perpendicular to the southerly street line of East Tremont Avenue distant 650 feet easterly (as measured along the street line) from the point of intersection of the southerly street line of East Tremont Avenue and the northeasterly street line of Unionport Road, East Tremont Avenue, a line 858 feet easterly of the first named course, and a line 150 feet southerly of East Tremont Avenue;
- 19. changing from an R4 District to a C4-3 District property bounded by:
 - a. Pelham Parkway South, Eastchester Road, the westerly centerline prolongation of Rhinelander Avenue, and a line 520 feet westerly of Eastchester Road;
 - b. a line 1,060 feet northerly of Morris Park Avenue and its easterly prolongation, Eastchester Road, a line 700 feet northerly of Morris Park Avenue and its easterly prolongation, and a line perpendicular to the northerly street line of Morris Park Avenue distant 210 feet westerly (as measured along the street line) from the point of intersection of the northerly street line of Morris Park Avenue and the northwesterly street line of Eastchester Road; and
 - c. a line 120 feet northerly of Morris Park Avenue, Seminole Avenue, Morris Park Avenue, Tenbroeck Avenue, and a line perpendicular to the northeasterly street line of Tenbroeck Avenue distant 100 feet northwesterly (as measured along the street line) from the point of intersection of the northeasterly street line of Tenbroeck Avenue and the northerly street line of Morris Park Avenue;
- 20. changing from an M1-1 District to a C4-3 District property bounded by a line 100 feet southerly of Seminole Street, Stillwell Avenue, and Eastchester Road;
- 21. changing from an M1-1 District to a C4-4 District property bounded by McDonald Street and its southeasterly centerline prolongation, the centerline of the New York, New Haven & Hartford Railroad Right-Of-Way, the centerline of former Morris Park Avenue, the northwesterly boundary line of the New York, New Haven & Hartford Railroad Right-Of-Way, a line 900 southerly of the centerline of former Morris Park Avenue and its westerly prolongation, Marconi Street, Waters Place, Eastchester Road, Jarret Place and its northwesterly centerline prolongation, the northwesterly boundary line of the New York, New Haven & Hartford Railroad Right-Of-Way, Eastchester Road, and Stillwell Avenue;
- 22. changing from a C8-1 District to a C8-2 District property bounded by the northwesterly boundary line of the New York, New Haven & Hartford Railroad Right-Of-Way, White Plains Road, East Tremont Avenue, and Taylor Avenue Bridge and its southerly prolongation;
- 23. changing from an M1-1 District to a C8-2 District property bounded by Unionport Road, the centerline of the New York, New Haven & Hartford Railroad Right-Of-Way, a line perpendicular to the northerly street line of East Tremont Avenue distant 1,965 feet easterly (as measured along the street line) from the point of intersection of the northerly street line of East Tremont Avenue and the northeasterly street line of Unionport Road, East Tremont Avenue, and White Plains Road;
- 24. changing from an M1-1 District to an M1-1A/R7-3 District property bounded by a line 500 feet northerly of East Tremont Avenue, Bronxdale Avenue, the centerline of the New York, New Haven & Hartford Railroad Right-Of-Way, and a line perpendicular to the northerly street line of East Tremont Avenue distant 1,020 feet easterly (as measured along the street line) from the point of intersection of the northerly street line of East Tremont Avenue and the northeasterly street line of Unionport Road;
- 25. establishing within an existing R4 District a C2-4 District bounded by:
 - a. a line midway between McDonald Street and Seminole Street, a line perpendicular to the northerly street line of Seminole Street distant 120 feet easterly (as measured along the street line) from the point of intersection of the northerly street line of Seminole Street and the easterly street line of Eastchester Road, Seminole Street, and a line perpendicular to the northerly street line of Seminole Street distant 100 feet easterly (as measured along the street line) from the point of intersection of the northerly street line of Seminole Street and the easterly street line of Eastchester Road;
 - b. Poplar Street, a line 80 feet southwesterly of Williamsbridge Road, Silver Street, and a line 150 feet southwesterly of

- Williamsbridge Road; and
- c. a line 100 feet northerly of East Tremont Avenue, Silver Street, East Tremont Avenue, and a line perpendicular to the southerly street line of Poplar Street distant 75 feet westerly (as measured along the street line) from the point of intersection of the southerly street line of Poplar Street and the southwesterly street line of Roselle Street;
26. establishing within an existing R6 District a C2-4 District bounded by:
 - a. a line 700 feet northerly of Morris Park Avenue and its easterly prolongation, Eastchester Road, Morris Park Avenue, a line perpendicular to the northerly street line of Morris Park Avenue distant 210 feet westerly (as measured along the street line) from the point of intersection of the northerly street line of Morris Park Avenue and the northwesterly street line of Eastchester Road, a line 100 feet northerly of Morris Park Avenue, and a line 100 feet northwesterly of Eastchester Road; and
 - b. East Tremont Avenue, Saint Peters Avenue, a line 150 southerly of East Tremont Avenue, and Seddon Street;
 27. establishing within a proposed R6-1 District a C2-4 District bounded by:
 - a. a line 200 feet southerly of Pelham Parkway South, a line perpendicular to the northerly street line of Rhinelander Avenue distant 100 feet easterly (as measured along the street line) from the point of intersection of the northerly street line of Rhinelander Avenue and the easterly street line of Eastchester Road, Rhinelander Avenue, a line perpendicular to the southerly street line of Rhinelander Avenue distant 130 feet easterly (as measured along the street line) from the point of intersection of the southerly street line of Rhinelander Avenue and the easterly street line of Eastchester Road, a line midway between Rhinelander Avenue and McDonald Street, a line perpendicular to the northerly street line of McDonald Street distant 100 feet easterly (as measured along the street line) from the point of intersection of the northerly street line of McDonald Street and the easterly street line of Eastchester Road, a line 80 feet easterly of Eastchester Road, a line midway between McDonald Street and Seminole Street, a line perpendicular to the northerly street line of Seminole Street distant 100 feet easterly (as measured along the street line) from the point of intersection of the northerly street line of Seminole Street and the easterly street line of Eastchester Road, Seminole Street, a line 85 feet easterly of Eastchester Road, a line 100 feet southerly of Seminole Street, and Eastchester Road;
 - b. a line 125 feet southerly of Pelham Parkway South, Stillwell Avenue, a line 100 feet southerly of Seminole Street, a line 85 feet northwesterly of Stillwell Avenue, Seminole Street, a line 100 feet northwesterly of Stillwell Avenue, a line midway between Seminole Street and McDonald street, a line perpendicular to the southerly street line of McDonald Street distant 100 feet westerly (as measured along the street line) from the point of intersection of the southerly street line of McDonald Street and the northwesterly street line of Stillwell Avenue, a line 100 feet northwesterly of Stillwell Avenue, a line midway between McDonald Street and Rhinelander Avenue, a line perpendicular to the southerly street line of Rhinelander Avenue distant 145 feet westerly (as measured along the street line) from the point of intersection of the southerly street line of Rhinelander Avenue and the northwesterly street line of Stillwell Avenue, a line 100 northwesterly of Stillwell Avenue, Rhinelander Avenue, a line perpendicular to the southerly street line of Pelham Parkway South distant 850 feet easterly (as measured along the street line) from the point of intersection of the southerly street line of Pelham Parkway South and the easterly street line of Eastchester Road, and a line 100 northwesterly of Stillwell Avenue;
 - c. a line perpendicular to the easterly street line of Eastchester Road distant 95 feet northerly (as measured along the street line) from the point of intersection of easterly street line of Eastchester Road and the northeasterly street line of Blondell Avenue, a line 95 feet easterly of Eastchester Road, a line 100 feet northeasterly of Blondell Avenue, Chesbrough Avenue and its northeasterly centerline prolongation, Williamsbridge Road, and Eastchester Road;
 - d. the southeasterly boundary line of the New York, New Haven & Hartford Railroad Right-Of-Way, Williamsbridge Road, Silver Street, a line 80 feet southwesterly of Williamsbridge Road, Poplar Street, and a line 180 feet southwesterly of Williamsbridge Road and its northwesterly prolongation;
 - e. a line perpendicular to the southeasterly street line of Silver Street distant 375 feet southwesterly (as measured along the street line) from the point of intersection of the southwesterly street line of Williamsbridge Road and the southeasterly street line of Silver Street, a line 100 southeasterly of Silver Street, East Tremont Avenue, and Silver Street;
 - f. the southeasterly boundary line of the New York, New Haven, and Hartford Railroad Right-Of-Way, a line perpendicular to the northwesterly street line of Poplar Street distant 25 feet northeasterly (as measured along the street line) from the point of intersection of the northwesterly street line of Poplar Street and the northeasterly street line of Bronxdale Avenue, Poplar Street, Paulding Avenue, a line 100 feet northerly of East Tremont Avenue, a line perpendicular to the southerly street line of Poplar Street distant 75 feet westerly (as measured along the street line) from the point of intersection of the southerly street line of Poplar Street and the southwesterly street line of Roselle Street, East Tremont Avenue, and Bronxdale Avenue;
 - g. a line 290 feet southeasterly of Van Nest Avenue, a line 100 feet southwesterly of Fowler Avenue, a line 90 feet northwesterly of Pierce Avenue, Fowler Avenue, Pierce Avenue, a line 265 southwesterly of Bogart Avenue, a line 100 feet southeasterly of Pierce Avenue, a line 90 feet southwesterly of Bogart Avenue, a line 100 feet northeasterly of Bronxdale Avenue, a line perpendicular to the southeasterly street line of Sacket Avenue distant 145 feet northeasterly (as measured along the street line) from the point of intersection of the southeasterly street line of Sacket Avenue and the northeasterly street line of Bronxdale Avenue, the northwesterly boundary line of the New York, New Haven, and Hartford Railroad right-of-way, and Bronxdale Avenue; and
 - h. Baker Avenue, White Plains Road, the northwesterly boundary line of the New York, New Haven, and Hartford Railroad Right-Of-Way, and line 100 feet southwesterly of White Plains Road;
28. establishing within an existing R6A District a C2-4 District bounded by a line 125 feet southerly of Pelham Parkway South, a line 100 feet northwesterly of Stillwell Avenue, and a line perpendicular to the southerly street line of Pelham Parkway South distant 850 feet easterly (as measured along the street line) from the point of intersection of the southerly street line of Pelham Parkway South and the easterly street line of Eastchester Road;
 29. establishing within a proposed R7-2 District a C2-4 District bounded by:
 - a. the southeasterly boundary line of the New York, New Haven, and Hartford Railroad right-of-way, Jarret Place and its northwesterly centerline prolongation, Eastchester Road, and Williamsbridge Road;
 - b. the southeasterly boundary line of the New York, New Haven, and Hartford Railroad Right-Of-Way, Bronxdale Avenue, East Tremont Avenue, and a line perpendicular to the northerly street line of East Tremont Avenue distant 1965 feet easterly (as measured along the street line) from the point of intersection of the northerly street line of East Tremont Avenue and the northeasterly street line of Unionport Road; and
 - c. East Tremont Avenue, Beach Avenue, a line 100 feet southerly of East Tremont Avenue, and Saint Lawrence Avenue;
 30. establishing within a proposed R8X District a C2-4 District bounded by:
 - a. a line perpendicular to the southerly street line of East Tremont Avenue distant 650 feet easterly (as measured along the street line) from the point of intersection of the southerly street line of East Tremont Avenue and the northeasterly street line of Unionport Road, East Tremont Avenue, a line 858 feet easterly of the first named course, and a line 150 feet southerly of East Tremont Avenue; and
 - b. East Tremont Avenue, Unionport Road, Guerlain Street, White Plains Road, a line 100 southerly of East Tremont Avenue, and Beach Avenue;
 31. establishing a Special Eastchester – East Tremont Corridor District (ETC) bounded by:
 - a. Pelham Parkway South, Eastchester Road, a line 200 feet southerly of Pelham Parkway South, a line perpendicular to the northerly street line of Rhinelander Avenue distant 100 feet easterly (as measured along the street line) from the point of intersection of the northerly street line of Rhinelander Avenue and the easterly street line of

Eastchester Road, Rhinelander Avenue, a line perpendicular to the southerly street line of Rhinelander Avenue distant 130 feet easterly (as measured along the street line) from the point of intersection of the southerly street line of Rhinelander Avenue and the easterly street line of Eastchester Road, a line midway between Rhinelander Avenue and McDonald Street, a line perpendicular to the northerly street line of McDonald Street distant 100 feet easterly (as measured along the street line) from the point of intersection of the northerly street line of McDonald Street and the easterly street line of Eastchester Road, a line 80 feet easterly of Eastchester Road, a line midway between McDonald Street and Seminole Street, a line perpendicular to the northerly street line of Seminole Street distant 100 feet easterly (as measured along the street line) from the point of intersection of the northerly street line of Seminole Street and the easterly street line of Eastchester Road, Seminole Street, a line 100 feet northwesterly of Stillwell Avenue, Rhinelander Avenue, a line perpendicular to the southerly street line of Pelham Parkway South distant 850 feet easterly (as measured along the street line) from the point of intersection of the southerly street line of Pelham Parkway South and the easterly street line of Eastchester Road, a line 100 northwesterly of Stillwell Avenue, a line 125 feet southerly of Pelham Parkway South, Stillwell Avenue, McDonald Street and its southeasterly centerline prolongation, the centerline of the of the New York, New Haven, and Hartford Railroad Right-Of-Way, the centerline of former Morris Park Avenue, the northwesterly boundary line of the of the New York, New Haven, and Hartford Railroad Right-Of-Way, a line 900 feet southerly of the centerline of former Morris Park Avenue and its westerly prolongation, Marconi Street, Waters Place, Eastchester Road, a line perpendicular to the easterly street line of Eastchester Road distant 95 feet northerly (as measured along the street line) from the point of intersection of easterly street line of Eastchester Road and the northeasterly street line of Blondell Avenue, a line 95 feet easterly of Eastchester Road, a line 100 feet northeasterly of Blondell Avenue, Chesbrough Avenue and its northeasterly centerline prolongation, Williamsbridge Road, Silver Street, a line 80 feet southwesterly of Williamsbridge Road, Poplar Street, a line 180 feet southwesterly of Williamsbridge Road and its northwesterly prolongation, the northwesterly boundary line of the of the New York, New Haven, and Hartford Railroad Right-Of-Way, Eastchester Road, a line 700 feet northerly of Morris Park Avenue and its easterly prolongation, a line perpendicular to the northerly street line of Morris Park Avenue distant 210 feet westerly (as measured along the street line) from the point of intersection of the northerly street line of Morris Park Avenue and the northwesterly street line of Eastchester Road, a line 1,060 feet northerly of Morris Park Avenue and its easterly prolongation, Eastchester Road, the westerly centerline prolongation of Rhinelander Avenue, and a line 520 feet westerly of Eastchester Road; and

b. a line 290 feet southeasterly of Van Nest Avenue, a line 100 feet southwesterly of Fowler Avenue, a line 90 feet northwesterly of Pierce Avenue, Fowler Avenue, Pierce Avenue, a line 265 feet southwesterly of Bogart Avenue, a line 100 feet southeasterly of Pierce Avenue, a line 90 feet southwesterly of Bogart Avenue, a line 100 feet northeasterly of Bronxdale Avenue. the southerly boundary line of the of the New York, New Haven, and Hartford Railroad Right-Of-Way, Paulding Avenue, a line 100 feet northerly of East Tremont Avenue, a line 100 feet easterly of Lurting Avenue, a line 110 feet southerly of Poplar Street, a line perpendicular to the southerly street line of Poplar Street distant 75 feet westerly (as measured along the street line) from the point of intersection of the southerly street line of Poplar Street and the southwesterly street line of Roselle Street, a line 100 feet northerly of East Tremont Avenue, Silver Street, a line perpendicular to the southeasterly street line of Silver Street distant 375 feet southwesterly (as measured along the street line) from the point of intersection of the southeasterly street line of Silver Street and the southwesterly street line of Williamsbridge Road, a line 100 feet southeasterly of Silver Street, the northwesterly centerline of Benson Street, Maclay Avenue, Overing Street, a line 100 feet southerly of East Tremont Avenue, Saint Peters Avenue, a line 150 feet southerly of East Tremont Avenue, Seddon Street, a line 100 feet southerly of East Tremont Avenue, Castle Hill Avenue, East Tremont Avenue, a line 858 feet easterly of a line perpendicular to the southerly street line of East Tremont Avenue distant 650 feet easterly (as measured along the street line) from the point of intersection of the southerly

street line of East Tremont Avenue and the northeasterly street line of Unionport Road, a line 150 feet southerly of East Tremont Avenue, a line perpendicular to the southerly street line of East Tremont Avenue distant 650 feet easterly (as measured along the street line) from the point of intersection of the southerly street line of East Tremont Avenue and the northeasterly street line of Unionport Road, East Tremont Avenue, Unionport Road, Guerlain Street, White Plains Road, a line 100 feet southerly of East Tremont Avenue, St. Lawrence Avenue, East Tremont Avenue, Taylor Avenue Bridge and its southerly prolongation, the northwesterly boundary line of the of the New York, New Haven, and Hartford Railroad Right-Of-Way, Garfield Street and its southeasterly centerline prolongation, Baker Avenue, White Plains Road, Unionport Road, the centerline of the New York, New Haven, and Hartford Railroad Right-Of-Way, a line perpendicular to the northerly street line of East Tremont Avenue distant 1,020 feet easterly (as measured along the street line) from the point of intersection of the northerly street line of East Tremont Avenue and the northeasterly street line of Unionport Road, a line 500 feet northerly of East Tremont Avenue, and Bronxdale Avenue;

Borough of the Bronx, Community Districts 9, 10 & 11, as shown on a diagram (for illustrative purposes only) dated January 16, 2024, and subject to the conditions of CEQR Declaration E-750.

No. 5

CD 9, 10, 11 **N 240016 ZRX**

IN THE MATTER OF an application submitted by New York City Department of City Planning, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York establishing the Special Eastchester – East Tremont Corridor District (Article XIV, Chapter 5), and modifying APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area, APPENDIX I for the purpose of expanding an existing Transit Zone, and related Sections.

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

**ARTICLE I
 GENERAL PROVISIONS**

**Chapter 1
 Title, Establishment of Controls and Interpretation of Regulations**

* * *

**11-10
 ESTABLISHMENT AND SCOPE OF CONTROLS,
 ESTABLISHMENT OF DISTRICTS, AND INCORPORATION OF
 MAPS**

* * *

**11-122
 Districts established**

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

Residence Districts		* * *
R6	General Residence District	
R6-1	General Residence District	
R6A	General Residence District	
		* * *

Manufacturing Districts

[THIS LANGUAGE REFLECTS THE PROPOSED MODIFICATIONS IN CITY OF YES FOR ECONOMIC OPPORTUNITY – M DISTRICTS TEXT AMENDMENT, CURRENTLY IN PUBLIC REVIEW]

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

Special Purpose Districts

* * *

Establishment of the Special East Harlem Corridors District

In order to carry out the special purposes of this Resolution as set forth in Article XIII, Chapter 8, the #Special East Harlem Corridors

District# is hereby established.

Establishment of the Special Eastchester – East Tremont Corridor District

In order to carry out the special purposes of this Resolution as set forth in Article XIV, Chapter 5, the #Special Eastchester – East Tremont Corridor District# is hereby established.

Establishment of the Special Enhanced Commercial District

In order to carry out the special purposes of this Resolution as set forth in Article XIII, Chapter 2, the #Special Enhanced Commercial District# is hereby established.

* * *

**Chapter 2
Construction of Language and Definitions**

* * *

**12-10
DEFINITIONS**

* * *

Special East Harlem Corridors District

The “Special East Harlem Corridors District” is a Special Purpose District designated by the letters “EHC” in which special regulations set forth in Article XIII, Chapter 8, apply.

Special Eastchester – East Tremont Corridor District

The “Special Eastchester – East Tremont Corridor District” is a Special Purpose District designated by the letters “ETC” in which special regulations set forth in Article XIV, Chapter 5, apply.

Special Enhanced Commercial District

The “Special Enhanced Commercial District” is a Special Purpose District designated by the letters “EC” in which special regulations set forth in Article XIII, Chapter 2, apply.

* * *

**ARTICLE II
RESIDENCE DISTRICT REGULATIONS**

* * *

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

* * *

**23-00
APPLICABILITY AND GENERAL PURPOSES**

* * *

**23-01
Applicability of This Chapter**

* * *

**23-011
Quality Housing Program**

* * *

(c) In the districts indicated without a letter suffix, the optional Quality Housing #bulk# regulations permitted as an alternative pursuant to paragraph (b) of this Section, shall not apply to:

* * *

(2) Special Purpose Districts

However, such optional Quality Housing #bulk# regulations are permitted as an alternative to apply in the following Special Purpose Districts:

* * *

- #Special East Harlem Corridors District#;
- #Special Eastchester – East Tremont Corridor District#;
- #Special Flushing Waterfront District#;

* * *

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

* * *

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

* * *

**23-154
Inclusionary Housing**

For #developments# or #enlargements# providing #affordable housing# pursuant to the Inclusionary Housing Program, as set forth in Section 23-90, inclusive, the maximum #floor area ratio# permitted in R10 Districts outside of #Inclusionary Housing designated areas# shall be as set forth in paragraph (a) of this Section, and the maximum #floor area ratio# in the #Inclusionary Housing designated areas# existing on March 22, 2016, shall be as set forth in paragraph (b) of this Section. Special provisions for specified #Inclusionary Housing designated areas# are set forth in paragraph (c) of this Section. Special #floor area# and #lot coverage# provisions for #zoning lots# in #Mandatory Inclusionary Housing areas# are set forth in paragraph (d) of this Section. ~~The maximum #lot coverage# shall be as set forth in Section 23-153 (For Quality Housing buildings) for the applicable zoning district. For the purpose of this Section, defined terms include those set forth in Sections 12-10 and 23-911.~~

* * *

(d) Special #floor area# provisions for #zoning lots# in #Mandatory Inclusionary Housing areas#

For #zoning lots# in #Mandatory Inclusionary Housing areas#, the following provisions shall apply:

* * *

(2) Maximum #floor area ratio# and maximum #lot coverage#

The maximum #floor area ratio# for the applicable zoning district in #Inclusionary Housing designated areas# set forth in paragraph (b) of this Section and the maximum #lot coverage# for the applicable zoning district set forth in Section 23-153 shall apply to the applicable zoning district in a #Mandatory Inclusionary Housing area#, except:

- (i) in an R6 District, without a letter suffix, the maximum #floor area ratio# shall be 3.6 in the following areas:
 - (a) Mandatory Inclusionary Housing Program Area 1, as of May 24, 2017, in Community District 9 in the Borough of the Bronx; and
 - (b) Mandatory Inclusionary Housing Program Area 2, as of September 7, 2017, in Community District 14 in the Borough of Queens.
- (ii) in an R6-1 District, the maximum #floor area ratio# shall be 3.6, and the maximum #lot coverage# for #interior lots# or #through lots# shall be 65 percent;
- (iii) in an R7-1 or R7-2 District, the maximum #floor area ratio# shall be 4.6, except that the maximum #floor area ratio# for an R7-2 District in a #Mandatory Inclusionary Housing area# in Community District 5, Borough of Brooklyn, mapped on or before April 20, 2016, shall be as set forth in paragraph (b) of this Section;
- (iv) in an R7-3 or R7X District, the maximum #floor area ratio# shall be 6.0; and
- (v) in an R9-1 District the maximum #floor area ratio# shall be 9.0.

In addition, in R6, R7-1, R7-2, R8 and R9 Districts without a letter suffix, where the basic height and setback requirements are utilized pursuant to paragraph (b) of Section 23-952, the maximum #floor area ratio# shall be determined in accordance with the provisions of Section 23-151 (Basic regulations for R6 through R9 Districts).

For any #development#, #enlargement# or #conversion# from non-#residential# to #residential use# that is subject to the provisions of paragraph (d)(4) of this Section, the maximum #floor area ratio# or maximum #lot coverage# for the applicable district outside of #Inclusionary Housing designated areas# or #Mandatory Inclusionary Housing areas# shall apply.

* * *

**ARTICLE X
SPECIAL PURPOSE DISTRICTS**

* * *

**Chapter 3
Special Planned Community Preservation District**

* * *

**103-10
GENERAL PROVISIONS**

In harmony with the general purpose and intent of this Resolution and the general purposes of the #Special Planned Community Preservation District#, no #development#, #enlargement#, or substantial alteration of landscaping or topography, shall be permitted within the Fresh Meadows, Harlem River Houses and Parkchester areas, except by special permit of the City Planning Commission, pursuant to Sections 103-11 (Special Permit for Bulk and Parking Modifications) and 103-12 (Special Permit for Landscaping and Topography Modifications).

No demolition of #buildings# shall be permitted within the Fresh Meadows, Harlem River Houses and Parkchester areas, unless it is an unsafe #building# and demolition is required pursuant to the provisions of Chapter 26, Title C, Part I, Article 8, of the New York City Administrative Code, or its successor, except that such demolition may be permitted pursuant to a development plan for which a special permit has been granted under the provisions of Sections 103-11 and 103-12.

In a C8-4 District, however, a demolition permit may be issued for any #building# that is less than 10,000 square feet and was constructed after December 31, 1955, but prior to July 18, 1974.

Special regulations for the Sunnyside Gardens area are set forth in Section 103-20, inclusive.

In #flood zones#, 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 Zones), the provisions of Article VI, Chapter 4, shall control.

* * *

**ARTICLE XIV
SPECIAL PURPOSE DISTRICTS**

* * *

**Chapter 5
Special Eastchester – East Tremont Corridor District**

**145-00
GENERAL PURPOSES**

The “Special Eastchester – East Tremont Corridor District” established in this Resolution is designed to promote and protect public health, safety and general welfare. These general goals include, among others, the following specific purposes:

- (a) to encourage the development of a mixed-use neighborhood around planned mass transit stations in Parkchester, Van Nest, and Morris Park;
- (b) to enhance neighborhood economic diversity by broadening the range of housing choices for residents at varied incomes;
- (c) to support a variety of community facility and commercial uses and provide opportunities for the expansion of large academic, scientific and medical facilities in a manner that benefits the surrounding community;
- (d) to establish walkable retail corridors in the neighborhood;
- (e) to create a lively and attractive built environment that will provide daily amenities and services for the use and enjoyment of area residents, workers, and visitors;
- (f) to coordinate development with planned mass transit stations and facilitate improved pedestrian access to such facilities; and
- (g) to promote the most desirable use of land in the area and thus preserve, protect and enhance the value of land and buildings and thereby protect City tax revenues.

**145-01
General Provisions**

The provisions of this Chapter shall apply within the #Special Eastchester – East Tremont Corridor District#. 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.

**145-02
District Plan and Maps**

The regulations of this Chapter are designed to implement the #Special Eastchester – East Tremont Corridor District# Plan. The district plan includes the following maps in the Appendix to this Chapter:

- Map 1. Special Eastchester – East Tremont Corridor District, Subdistricts and Subareas

- Map 2. Designated Street Frontages for Ground Floor Level and Street Wall Continuity Requirements
- Map 3. Subdistrict A Site Plan
- Map 4. Subdistrict B, Morris Park Avenue Site Plan

**145-03
Subdistricts**

In order to carry out the provisions of this Chapter, two subdistricts, Subdistrict A and Subdistrict B, are established. In Subdistrict B, Subarea B1 is established. The location and boundaries of these subdistricts and subarea are shown on Map 1 (Special Eastchester – East Tremont Corridor District, Subdistricts and Subareas) in the Appendix to this Chapter.

**145-04
Definitions**

[THE LANGUAGE IN THIS SECTION REFLECTS THE PROPOSED MODIFICATIONS IN CITY OF YES FOR ECONOMIC OPPORTUNITY – M DISTRICTS TEXT AMENDMENT, CURRENTLY IN PUBLIC REVIEW]

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

Qualifying public realm improvement sites

For the purposes of this Chapter, “qualifying public realm improvement sites” shall refer to #zoning lots# in Subarea B1, as shown in Map 1 (Special Eastchester – East Tremont Corridor District, Subdistricts and Subareas) in the Appendix, that have a #lot area# of 20,000 square feet or more.

**145-05
Applicability**

**145-051
Applicability of the Quality Housing Program**

Within the #Special Eastchester – East Tremont Corridor District#, any #building# containing #residences# shall be #developed# or #enlarged# in accordance with the Quality Housing Program and the regulations of Article II, Chapter 8 shall apply. The #bulk# regulations of this Chapter shall be considered the applicable #bulk# regulations for #Quality Housing buildings#.

**145-052
Applicability of the Inclusionary Housing Program**

For the purposes of applying the Inclusionary Housing Program provisions set forth in Sections 23-154 and 23-90 (Inclusionary Housing), #Mandatory Inclusionary Housing areas# within the #Special Eastchester – East Tremont Corridor District# are shown in APPENDIX F of this Resolution.

**145-053
Applicability of Article VI, Chapter 4**

The provisions of Article VI, Chapter 4 (Special Regulations Applying in Flood Zones) shall apply. In the event of a conflict between the provisions of this Chapter and Article VI, Chapter 4, the provisions of Article VI, Chapter 4 shall control.

**145-054
Applicability of Article XII, Chapter 3**

In M1 Districts paired with a #Residence District#, 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.

**145-10
SPECIAL USE REGULATIONS**

The #use# regulations of the underlying districts, or Article XII, Chapter 3 (Special Mixed Use District), shall apply, except as modified by the provisions of this Section, inclusive.

**145-11
Use Allowances in M1 districts with an A suffix**

[THE LANGUAGE IN THIS SECTION REFLECTS THE PROPOSED MODIFICATIONS IN CITY OF YES FOR ECONOMIC OPPORTUNITY – M DISTRICTS TEXT AMENDMENT, CURRENTLY IN PUBLIC REVIEW]

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

- (a) all retail and service #uses# listed in Use Group 6 shall be permitted, and no associated size limitations shall apply;

- (b) all recreation, entertainment and assembly space #uses# listed in Use Group 8 shall be permitted; and
- (c) all #community facility uses# without sleeping accommodations listed in Use Group 3B shall be permitted.

**145-12
Streetscape Regulations**

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

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 2 (Designated Street Frontages for Ground Floor Level and Street Wall Continuity Requirements) in the Appendix to this Chapter shall be considered #Tier C street frontages#; and
- (b) remaining applicable frontages shall be considered #Tier B street frontages#.

**145-20
SPECIAL BULK REGULATIONS**

The #bulk# regulations of the underlying districts shall apply except as modified by the provisions of this Section, inclusive. For the purposes of applying the provisions of this Section, inclusive, the #bulk# regulations for #residential# portions of #buildings# in #Commercial Districts# are modified as follows:

- (a) In C4-3 Districts, the applicable residential equivalent shall be an R6-1 District, as modified by the provisions of this Section, inclusive, shall apply; and
- (b) In C4-4 Districts within Subdistrict B, of the applicable residential equivalent shall be an R8 District, without a letter suffix, shall apply.

**145-21
Floor Area Regulations**

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

**145-211
Basic floor area regulations**

- (a) #Residential# #floor area ratio#
In R6A, R6-1 or R7-2 #Residence Districts#, and #Commercial Districts# mapped within or with a residential equivalent of such Districts, the maximum #residential# #floor area ratio# for #zoning lots# in a #Mandatory Inclusionary Housing area# set forth in paragraph (d) of Section 23-154 (Inclusionary Housing) shall be modified as follows:
 - (1) in R6A or R6-1 Districts, the maximum #floor area ratio# for #residential uses# shall be 3.9; and
 - (2) in R7-2 Districts, the maximum #floor area ratio# for #residential uses# shall be 5.0.

- (b) #Commercial # #floor area ratio#
In C4-3 or C4-4 Districts, the maximum #floor area ratio# for #commercial uses# shall be 4.0.

- (c) #Community Facility# #floor area ratio#
In M1 Districts with an A suffix paired with an R7-3 District, the maximum #floor area ratio# for #community facility uses# shall be 6.5.
- (d) #Manufacturing Districts#

[THE LANGUAGE IN THIS SECTION REFLECTS THE PROPOSED MODIFICATIONS IN *CITY OF YES FOR ECONOMIC OPPORTUNITY - M DISTRICTS TEXT AMENDMENT*, CURRENTLY IN PUBLIC REVIEW]

In M1-1A Districts, the maximum #floor area ratio# for all permitted #uses# shall be 2.0.

**145-212
Floor area provisions for zoning lots containing schools in Subdistrict A**

In Subdistrict A, on a #zoning lot# improved with public #schools# pursuant to an agreement with the New York City Educational Construction Fund, up to 100,000 square feet of floor space within such public #schools# shall be exempt from the definition of #floor area# for the purposes of calculating the permitted #floor area ratio# for

#community facility uses# and the total maximum #floor area ratio# of the #zoning lot#.

**145-22
Yard Regulations**

The #yard# regulations of the underlying districts are modified by the provisions of this Section, inclusive.

**145-221
Special yard provisions for C8-2 districts**

In C8-2 Districts, no #rear yard# regulations shall apply to any #zoning lot# abutting a railroad or transit right-of-way.

**145-222
Special yard provisions for M1 districts with an A suffix**

[THE LANGUAGE IN THIS SECTION REFLECTS THE PROPOSED MODIFICATIONS IN *CITY OF YES FOR ECONOMIC OPPORTUNITY - M DISTRICTS TEXT AMENDMENT*, CURRENTLY IN PUBLIC REVIEW]

In M1 Districts with an A suffix, the provisions of Sections 43-20 (YARD REGULATIONS) and 43-30 (SPECIAL PROVISIONS APPLYING ALONG DISTRICT BOUNDARIES) shall apply, except as modified in this Section. Such modifications shall also apply to non-#residential# #buildings# or non-#residential# portions of #mixed use buildings# in M1 Districts with an A suffix paired with a #Residence District#.

- (a) Permitted obstructions in required #yards# or #rear yard equivalents#

The provisions of Section 43-23 (Permitted Obstructions in Required Yards or Rear Yard Equivalents) shall apply except that in M1 Districts with an A suffix, the height of obstructions set forth in paragraph (b)(1) shall be modified so that such #building# shall not exceed two #stories#, excluding #basements#, nor in any event 30 feet above #curb level#.

- (b) Minimum required #rear yards#

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

REQUIRED DEPTH OF REAR YARD

Height above #base plane#	Required depth
Below 65 feet	10
Above 65	15
Above 125 feet	20

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

- (c) Special provisions for shallow #interior lots#

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

- (d) Special provisions for #through lots#

No #rear yard equivalent# shall be required on any #through lot# or #through lot# portion of a #zoning lot#.

- (e) Required #yards# along district boundary coincident with #rear lot lines# of two adjoining #zoning lots#

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

- (f) Required #yards# along district boundary coincident with #side lot line# of #zoning lot# in a #Manufacturing District#

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

145-23

Height and Setback Regulations

The underlying height and setback regulations are modified as follows:

- (a) In all districts that permit #residences#, the provisions of Section 145-231 (Basic height and street wall regulations) and 145-232 (Modifications in certain areas) shall apply;
- (b) In M1 Districts with an A suffix, the provisions of Section 145-233 (Height and setback provisions for M1 Districts with an A suffix) shall apply; and
- (c) In M1 Districts with an A suffix paired with a #Residence District#, the applicable height and setback regulations shall be whichever regulations permit the tallest overall heights between the applicable #Residence District# regulations set forth in Section 145-231, or #Manufacturing District# regulations set forth in Section 145-233.

145-231

Basic height and street wall regulations

In all districts, except in C8-2 Districts or in M1 Districts with an A suffix, all #developments# and #enlargements# shall comply with the height and setback provisions of this Section.

- (a) #Street wall# location rules

For #zoning lots#, or portions thereof, along #streets#, or portions thereof, designated on Map 2 (Designated Street Frontages for Ground Floor Level and Street Wall Continuity Requirements) in the Appendix to this Chapter, the #street wall# location provisions applicable to a C2 District mapped within an R7A District, as set forth in Section 35-651 (Street wall location), shall apply. For the purposes of applying such regulations, the minimum base height a #street wall# shall rise to, without setback, shall be set forth in paragraph (b) of this Section.

Along other #streets#, no #street wall# location rules shall apply.

- (b) Maximum base and building heights

The table in this Section sets forth the maximum base height, the maximum height of a #building or other structure#, and the maximum number of #stories# for #buildings#, or portions thereof. For the purposes of this Section, in a #Commercial District#, the applicable height and setback provisions are the regulations for the #Residence District# within which such #Commercial District# is mapped, the equivalent #Residence District#, or the designated #Residence District# where such district is paired with an M1 District with an A suffix.

A setback is required for all portions of #buildings or other structures# that exceed the maximum base height specified for the district and shall be provided at a height not lower than the minimum base height or higher than the permitted maximum base height. Such setback shall have a depth of at least 10 feet from any #street wall# fronting on a #wide street#, and a depth of at least 15 feet from any #street wall# fronting on a #narrow street#. The underlying provisions of paragraphs (c)(2) through (c)(4) of Section 23-662 (Maximum height of buildings and setback regulations) shall apply to such setbacks.

BASE HEIGHTS, MAXIMUM BUILDING HEIGHTS AND MAXIMUM NUMBER OF STORIES

District	Maximum Base Height (in feet)	Maximum Height of #Buildings or Other Structures# (in feet)	Maximum Number of #Stories#
R6A	65	95	9
R6-1	65	125	12
R7-2	85	155	15
R7-3	95	185	18
R8X	105	175	17
R8	105	215	21

- (c) Modifications in certain areas

In Subdistricts A and B, the provisions of Section 145-231 (Basic height and street wall regulations) shall apply, except as modified in this Section.

- (1) Modifications in Subdistrict A

In Subdistrict A, for #zoning lots# containing #schools# regulated by Section 145-212 (Floor area provisions

for zoning lots containing schools in Subdistrict A), the maximum height specified in paragraph (b) of this Section may be increased as-of-right by 40 feet.

- (2) Modifications in Subdistrict B

In Subarea B1, portions of #buildings or other structures# located adjacent to an open space, as designated on Map 4 (Subdistrict B, Morris Park Avenue Site Plan) in the Appendix to this Chapter, may rise without setback, provided that such open space has a minimum depth of 30 feet from the point of intersection of two #street lines#. For the purposes of applying the #street wall# location rules of paragraph (a) of this Section, the interior boundary of such publicly accessible area shall be considered a #street line#.

- (d) Dormers

For all #buildings#, dormers shall be a permitted obstruction in a required setback, and may be provided in accordance with the provisions of paragraph (c) of Section 23-623. However, as an alternative to such provisions, dormers may be a permitted obstruction within a required front setback distance above a maximum base height, provided that the aggregate width of all dormers at the maximum base height does not exceed 40 percent of the width of the street wall of the highest story entirely below the maximum base height. Such dormers need not decrease in width as the height above the maximum base height increases.

145-232

Height and setback provisions for M1 Districts with an A suffix

[THE LANGUAGE IN THIS SECTION REFLECTS THE PROPOSED MODIFICATIONS IN CITY OF YES FOR ECONOMIC OPPORTUNITY – M DISTRICTS TEXT AMENDMENT, CURRENTLY IN PUBLIC REVIEW]

In M1-1A Districts, the provisions of Sections 43-43 (Maximum Height of Front Wall and Required Front Setbacks), 43-44 (Alternate Front Setbacks) and 43-45 (Tower Regulations) shall not apply. In lieu thereof, the height of a #building or other structure# shall not exceed the maximum base heights or maximum #building# height set forth in paragraph (a) of this Section. A setback is required for all portions of #buildings or other structures# that exceed the maximum base height specified in paragraph (a) and shall be provided in accordance with paragraph (b).

- (a) The maximum base height shall be 45 feet and maximum #building# height shall be 65 feet. In addition, for #zoning lots# with a #lot area# greater than or equal to 20,000 square feet, a #building# may exceed the maximum #building# heights established in such table by 25 percent.
- (b) Any portion of a #building# above the maximum base height shall provide a setback with a depth of at least 10 feet from any #street wall# fronting on a #wide street# and a depth of at least 15 feet from any #street wall# fronting on a #narrow street#. However, such setback requirement may be modified as follows:
 - (1) the depth of such required setback may be reduced by one foot for every foot that the #street wall# is located beyond the #street line#, but in no event shall a setback of less than seven feet in depth be provided, except as otherwise set forth in this Section. To allow #street wall# articulation, where a #street wall# is divided into different segments and located at varying depths from the #street line#, such permitted setback reduction may be applied to each #street wall# portion separately;
 - (2) the depth of such required setbacks may include the depth of recesses in the #street wall# of the #building# base, provided that the aggregate width of any such recessed portion of a #street wall# with a setback less than seven feet, does not exceed 30 percent of the #aggregate width of #street wall# at any level;
 - (3) these setback provisions are optional for any #building that either is located beyond 50 feet of a #street line# or oriented so that lines drawn perpendicular to it, in plan, would intersect a #street line# at an angle of 65 degrees or less. In the case of an irregular #street line#, the line connecting the most extreme points of intersection shall be deemed to be the #street line#; and
 - (4) dormers may penetrate a required setback area, provided that the aggregate width of all dormers at the maximum base height does not exceed 40 percent of the width of the #street wall# of the highest #story# entirely below the maximum base height. Such dormers need not decrease in width as the height above the maximum base height increases.

145-30

SPECIAL OFF-STREET PARKING AND LOADING

REGULATIONS

The #accessory# off-street parking and loading regulations of the underlying districts are modified by the provisions of this Section, inclusive.

**145-31
Accessory Off-street Parking Spaces for Residences**

In the #Special Eastchester – East Tremont Corridor District#, no #accessory# off-street parking shall be required for #residences#.

**145-32
Accessory Off-street Parking Spaces for Non-residential Uses**

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

The following modifications for #manufacturing#, #commercial# or #community facility# #uses# shall apply:

- (a) In all #Commercial Districts#, the #accessory# off-street parking requirements applicable to a C4-4 District shall apply; and
- (b) In M1 Districts with an A suffix, the #accessory# off-street parking requirements applicable to an M1-4 District shall apply.

**145-33
Public Use of Accessory Parking**

All required or permitted #accessory# off-street parking spaces may be made available for public use. However, any such space shall be made available to the occupant of a #residence# to which it is #accessory# within 30 days of a written request for such space made to the landlord.

**145-34
Loading Regulations**

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

The following modifications for #manufacturing#, #commercial# or #community facility# #uses# shall apply:

- (a) For the purposes of applying the provisions of Section 36-60 (OFF-STREET LOADING REGULATIONS), the #accessory# off-street loading berth requirements of C4-4 Districts shall apply in all #Commercial Districts#.
- (b) For the purposes of applying the provisions of Section 44-50 (OFF-STREET LOADING REGULATIONS), the #accessory# off-street loading berth requirements of M1-5 Districts shall apply in M1 Districts with an A suffix or in M1 Districts with an A suffix paired with a #Residence District#.

**145-40
SPECIAL APPROVALS**

In Subdistrict A, a #floor area# bonus for public realm improvements shall be granted pursuant to the provisions of Section 145-41 (Special Approvals in Subdistrict A).

In portions of Subdistrict B, special approvals for a transfer of #floor area# or #floor area# bonus for public realm improvements may be granted pursuant to the provisions of Section 145-42 (Special Approvals in Subdistrict B).

**145-41
Special Approvals in Subdistrict A**

In Subdistrict A, the Chairperson of the City Planning Commission shall allow, by certification, a #floor area# bonus where public realm improvements, pursuant to Section 145-411 (Certification for public realm improvements in Subdistrict A), are provided on a single #zoning lot# or on two or more #zoning lots# that are contiguous or would be contiguous but for their separation by a #street# or #street# intersection, and:

- (a) has or will have an area of at least 1.5 acres; and
- (b) has or will be #developed# or #enlarged# as a unit under single fee ownership or alternate ownership arrangements as set forth in the definition of #zoning lot#.

In conjunction with such #floor area# bonus, the Commission may authorize the modification of bulk regulations, other than #floor area ratio#, pursuant to Section 145-412 (Authorization for additional modifications in Subdistrict A).

**145-411
Certification for public realm improvements in Subdistrict A**

In Subdistrict A, the Chairperson of the City Planning Commission shall allow a 20 percent increase in the maximum permitted #floor area ratio# on #zoning lots# pursuant to the provisions of Section 145-41 (Special Approvals in Subdistrict A), upon certification to the Commissioner of the Department of Buildings that public realm improvements comprising an Entry Open Space, Western Open Space, Pierce Avenue Extension and supplementary open spaces as designated on Map 3 (Subdistrict A Site Plan) in the Appendix to this Chapter, are provided, Such #floor area ratio# increase and public realm improvements shall be subject to the rules and limitations of paragraph (a), the general requirements of paragraphs (b) and (c), application requirements of paragraph (d), and additional requirements of paragraph (e) of this Section.

(a) Rules and limitations

The following rules and limitations on bonus #floor area# and other #bulk# modifications shall apply:

- (1) Where a #zoning lot# contains multiple #uses# with different #floor area ratios#, the bonus may be applied to any individual #use#, and the total of all #floor area ratios# shall not exceed 20 percent of the greatest #floor area ratio# permitted on the #zoning lot#; and
- (2) For #MIH developments#, as defined in Section 23-911 (General definitions), the requirements of Section 23-154 shall not apply to the bonus #floor area# granted under the provisions of this Section.

(b) General requirements for publicly accessible open spaces

Publicly accessible open spaces shall include the Entry Open Space, Western Open Space and supplementary open spaces, as designated on Map 3 in the Appendix to this Chapter.

(1) Location and minimum dimensions

Publicly accessible open spaces shall be provided in the location designated on Map 3 in the Appendix. Such publicly accessible open spaces shall comprise

- (i) An Entry Open Space with a minimum area of at least 8,500 square feet and the minimum dimensions set forth on Map 3;
- (ii) A Western Open Space with a minimum area of at least 10,000 square feet and the minimum dimensions set forth on Map 3; and
- (iii) Three supplementary open spaces with a minimum area of at least 4,800 square feet each, with minimum dimensions set forth on Map 3.

(2) Design requirements

All publicly accessible open spaces shall comply with the following design provisions:

- (i) Seating shall be provided in accordance with the requirements of Section 37-741 (Seating);
- (ii) Planting and trees shall be provided in accordance with the provisions of Section 37-742 (Planting and trees);
- (iii) An average maintained level of illumination of not less than one horizontal foot candle (lumens per foot) throughout all walkable areas, and a minimum level of illumination of not less than 0.2 horizontal foot candles (lumens per foot) throughout all other areas, shall be required;
- (iv) Litter receptacles shall be provided in accordance with the standards of Section 37-744 (Litter receptacles);
- (iv) Bicycle parking shall be provided in accordance with the standards of Section 37-745 (Bicycle parking);
- (v) Drinking fountains shall be provided pursuant to the standards set forth in Section 37-746 (Drinking fountains);
- (vi) Additional amenities shall be provided and designed pursuant to the standards set forth in Section 37-748 (Additional amenities)
- (vii) Permitted obstructions within such area shall be subject to the provisions of Section 37-726 (Permitted obstructions), and any kiosk or open air cafe provided shall meet the operational and service requirements listed in paragraphs (a) and (b) of Section 37-73 (Kiosks and Open Air Cafes);
- (viii) The provisions of Section 37-722 (Level of plaza) and 37-728 (Standards of accessibility for persons with disabilities) shall apply to such area, and any steps

provided shall be subject to the provisions of Section 37-725 (Steps); and

(ix) Entry plaques and information plaques shall be provided in accordance with the provisions of paragraphs (a) and (b) of Section 37-751 (Public space signage systems).

(3) Hours of public access

Such publicly accessible open spaces shall be accessible to the public each day from 6:00 A.M. to 10:00 P.M.

(c) General requirements for Pierce Avenue Extension

The Pierce Avenue Extension shall be publicly accessible and constructed in accordance with the Department of Transportation Design Streets Manual and approved by the New York City Department of Transportation.

(d) Application requirements

An application under this Section shall be filed with the Chairperson of the City Planning Commission and such application shall include the following materials:

- (1) a site plan indicating the area and dimensions of the publicly accessible open space, or portions thereof, and the location of all proposed #developments# subject to the application;
- (2) a landscape plan, prepared by a registered landscape architect, for the publicly accessible open spaces; and
- (3) for #zoning lots# undergoing phased #development#, a phasing plan shall be submitted to implement the public realm improvements. Such phasing plan shall set forth the amount and location of public realm improvements that will be provided at the time each phase is #developed#. The amount of improvements in any phase shall be proportionate to the #lot area# being #developed# in such phase, except where physical or programmatic constraints make it infeasible to provide such amount of improvements.

(e) Additional requirements

The owner(s) shall be responsible for the maintenance of the Pierce Avenue Extension and other required publicly accessible open spaces, including, but not limited to, litter control, management of pigeons and rodents, maintenance of required lighting levels, and the care and replacement of furnishings and vegetation.

At the time of certification, a written declaration of restrictions, in a form acceptable to the Chairperson of the City Planning Commission, containing complete drawings of the improvements and setting forth the obligations of the owner, its successors and assigns, shall be recorded against such property in the Borough Office of the City Register of the City of New York. Proof of recordation of the declaration of restrictions shall be submitted in a form acceptable to the Department of City Planning.

No temporary certificate of occupancy shall be granted by the Department of Buildings for the portion of the #building# utilizing bonus #floor area# granted pursuant to the provisions of this Section until the improvements required for the phase associated with such bonus #floor area# have been substantially completed, as determined by the Chairperson, where applicable, and such improvements are usable by the public. Such portion of the #building# utilizing bonus #floor area# shall be designated by the Commission in drawings included in the declaration of restrictions filed pursuant to this paragraph.

No permanent certificate of occupancy shall be granted by the Department of Buildings for the portion of the #building# utilizing bonus #floor area# until all improvements have been completed in accordance with the approved plans, as determined by the Chairperson.

**145-412
Authorization for additional modifications in Subdistrict A**

In conjunction with an application pursuant to Section 145-411 (Certification for public realm improvements in Subdistrict A), the City Planning Commission may, by authorization, allow the total #floor area#, #lot coverage#, #dwelling units# or #rooming units# permitted by the applicable district regulations for all #zoning lots# within Subdistrict A to be distributed without regard for #zoning# lot lines. Additionally, the Commission may modify other #bulk# regulations, other than #floor area ratio#.

All such modifications shall be subject to the conditions and limitations set forth in paragraph (a), the application requirements of paragraph (b) and the findings set forth in paragraph (c) of this Section.

(a) Conditions and limitations

Where maximum #building# height limitations apply, modifications to the maximum permitted #building# height shall not result in an increase that exceeds 25 percent of the maximum #building# height as set forth in applicable district regulations.

(b) Application requirements

Applications for an authorization for modifications pursuant to this Section shall contain materials, of sufficient scope and detail, to enable the Commission to determine the extent of the proposed modifications.

(c) Findings

The Commission shall find that:

- (1) such distribution of #floor area#, #lot coverage#, #dwelling units#, or #rooming units# will result in a better site plan, and will not:
 - (i) unduly increase the #bulk# of #buildings# to the detriment of the occupants of #buildings# in the #block# or nearby #blocks#; or
 - (ii) adversely affect any other #zoning lots# outside of the Subdistrict, by restricting access to light and air; and
- (2) modifications to other #bulk# regulations will not unduly obstruct the access of light and air to surrounding #streets# and properties nor adversely affect the character of the surrounding area, and will result in an improved distribution of #bulk# that is harmonious with the surrounding area.

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

**145-42
Special Approvals in Subdistrict B**

For certain portions of Subarea B1, a transfer of #floor area# from a granting site to a receiving site shall be allowed by certification of the Chairperson of the City Planning Commission, pursuant to Section 145-421 (Certification for transfer of floor area).

For #qualifying public realm improvement sites# in Subarea B1, the City Planning Commission may grant, by authorization, a #floor area# bonus for transit and station area improvements pursuant to Section 145-422 (Authorization for qualifying public realm improvement sites). In conjunction with such #floor area# bonus, the Commission may authorize #bulk# modifications, other than modifications to the #floor area ratio#, pursuant to Section 145-423 (Authorization for additional modifications on qualifying public realm improvement sites).

**145-421
Certification for transfer of floor area**

The Chairperson of the City Planning Commission shall allow, by certification, a transfer of #floor area# from the Improvement Area located in Subarea B1, as shown on Map 4 (Subdistrict B, Morris Park Avenue Site Plan) in the Appendix to this Chapter, to a #zoning lot# fronting on Morris Park Avenue or other #zoning lots# on the #block# contiguous to the Improvement Area. 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 Improvement Area 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

- (1) the maximum amount of #floor area# that may be transferred from the granting site shall equal the area designated on Map 4 multiplied by the maximum #floor area ratios# pursuant to the zoning district within Subdistrict B. Each transfer, once completed, shall irrevocably reduce the amount of #floor area# that may be transferred;
- (2) the maximum #building# height for a receiving site shall be increased by 25 percent; and
- (3) all certificates of occupancy have been surrendered for such granting site, and all structures on such granting site have been demolished.

(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 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 a #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#.

No temporary certificate of occupancy shall be granted by the Department of Buildings for the portion of the #building# utilizing #floor area# associated with the transfer on the receiving site until the granting site has been conveyed to the City for improvement, as a #street#, as provided on the City Map.

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

145-422

Authorization for qualifying public realm improvement sites

For #qualifying public realm improvement sites# in Subarea B1, the City Planning Commission may authorize an increase in the maximum permitted #floor area ratio#, up to a maximum of 20 percent, where transit and public realm improvements are provided to enhance access, circulation and complementary open spaces between a future #mass transit station# and its surrounding area. All applications pursuant to this Section shall be subject to the rules and limitations set forth in paragraph (a), conditions set forth in paragraph (b), application requirements set forth in paragraph (c), findings set forth in paragraph (d), and additional requirements set forth in paragraph (e) of this Section.

(a) Rules and limitations

The following rules and limitations on bonus #floor area# and other bulk modifications shall apply:

- (1) Where a #zoning lot# contains multiple #uses# with different #floor area ratios#, the bonus may be applied to any individual #use#, and the total of all #floor area ratios# shall not exceed 20 percent of the greatest #floor area ratio# permitted on the #zoning lot#; and
- (2) For #MIH developments#, as defined in Section 23-911 (General definitions), the requirements of Section 23-154 shall not apply to the bonus #floor area# granted under the provisions of this Section.

(b) Conditions

All applications shall include on-site or off-site improvements that will enhance access to and circulation between such #mass transit station# and its surrounding areas. Such improvements may consist of:

- (1) accessibility or capacity-enhancing improvements to the #mass transit station#, including, but not limited to, the provision of elevators and escalators, widening, straightening, expanding or otherwise enhancing the existing pedestrian circulation network, or reconfiguring circulation routes to provide more direct pedestrian connections to the #mass transit station#; or
- (2) publicly accessible open spaces, of ample size, for public use and enjoyment, at or around the #mass transit station#. Such improvements may include pedestrian plazas and other types of active or passive open spaces and shall be characteristic of best practices in plaza design, as set forth by the Department of Transportation.

(c) Application requirements

All applications shall include a site plan indicating the area and dimensions of the proposed improvements to the #mass transit station# or proposed publicly accessible open spaces. In addition, for applications involving accessibility or capacity-enhancing improvements to the #mass transit station#, the following shall be provided:

- (1) Prior to submitting an application, the applicant shall submit a schematic or concept plan for the proposed improvement to the Metropolitan Transportation Authority and the Chairperson of the City Planning Commission. Such schematic or concept plan shall include such materials and information sufficient to provide the basis for the Metropolitan Transportation Authority to evaluate and determine the constructability of such proposed improvement.
- (2) At the time of application referral, the Commission shall be provided with the following application materials:
 - (i) a letter from the Metropolitan Transportation Authority containing a conceptual approval of the improvement, including a statement of any considerations regarding the construction and operation of the improvement;
 - (ii) all information and justification sufficient to provide the Commission with the basis for evaluating the benefits of such improvements to the general public; and
 - (iii) initial plans for the maintenance of the proposed improvements.

(d) Findings

In order to grant such #floor area# bonus, the Commission shall find that:

- (1) the public benefit derived from such improvements merits the amount of additional #floor area# being granted to the proposed #development# pursuant to the authorization;
- (2) for accessibility or capacity-enhancing improvements for the #mass transit station#, newly created or expanded accessible routes for persons with physical disabilities, or measures to improve station ingress and egress routes or platform capacity, such improvements will constitute significant enhancements to connectivity from the pedestrian circulation network to and through the #mass transit station#; and
 - (3) for publicly accessible open spaces, the proposed improvements will, to the extent practicable:
 - (i) consist of a prominent space of generous proportions and quality design that is inviting to the public, resulting in high-quality public space;
 - (ii) provide comfortable places for resting, suitable amenities for occupants and opportunities for planting; and
 - (iii) be designed in a manner that is cohesive and harmonious with the pedestrian circulation network.

(e) Additional requirements

For all applications, additional requirements set forth in this paragraph shall apply

- (1) For applications involving accessibility or capacity-enhancing improvements to the #mass transit station# the following requirements shall be met prior to the granting of such #floor area# bonus:
 - (i) To the extent required by the Metropolitan Transportation Authority, the applicant shall execute an agreement, setting forth the obligations of the owner, its successors and assigns, to establish a process for design development and a preliminary construction schedule for the proposed improvement; construct the proposed improvement; establish a program for maintenance and capital maintenance; and establish that such improvements shall be accessible to the public during the hours of operation of the station or as otherwise approved by the #transit agency#. Where the Metropolitan Transportation Authority deems necessary, such executed agreement shall set forth obligations of the applicant to provide a performance bond or other security for completion of the improvement in a form acceptable to the #transit agency#; and
 - (ii) The City Planning Commission shall be provided with a final letter of approval from the Metropolitan Transportation Authority stating that the drawings and other documents submitted by the applicant have been determined by such #transit agency# to be of sufficient scope and detail to describe the size and character of the improvement as to architectural, structural, mechanical and electrical systems, materials, relationship to existing site conditions and such other conditions as may be appropriate, and that the construction of the improvement in accordance with such submission is

feasible.

(2) Prior to obtaining a foundation permit or building permit from the Department of Buildings, a written declaration of restrictions, in a form acceptable to the Chairperson of the City Planning Commission, containing complete drawings of the improvements and setting forth the obligations of the owner, its successors and assigns, shall be recorded against such property in the Borough Office of the City Register of the City of New York. Proof of recordation of the declaration of restrictions shall be submitted in a form acceptable to the Department of City Planning.

(3) No temporary certificate of occupancy shall be granted by the Department of Buildings for the portion of the #building# utilizing bonus #floor area# granted pursuant to the provisions of this Section until the required improvements have been substantially completed, as determined by the Chairperson, where applicable, and such improvements are usable by the public. Such portion of the building utilizing bonus #floor area# shall be designated by the Commission in drawings included in the declaration of restrictions filed pursuant to this paragraph.

No permanent certificate of occupancy shall be granted by the Department of Buildings for the portion of the #building# utilizing bonus #floor area# until all improvements have been completed in accordance with the approved plans, as determined by the Chairperson.

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

145-423

Authorization for additional modifications for qualifying public realm improvement sites

In conjunction with an application pursuant to Section 145-422 (Authorization for qualifying public realm improvement sites), the City Planning Commission may, by authorization, modify bulk regulations other than #floor area ratio# provided that the Commission determines that the conditions and limitations set forth in paragraph (a), the application requirements of paragraph (b) and the findings set forth in paragraph (c) of this Section are met.

(a) Conditions and limitations

Where maximum #building# height limitations apply, modifications to the maximum permitted #building# height shall not result in an increase that exceeds 25 percent of the maximum #building# height as set forth in applicable district regulations.

(b) Application requirements

Applications for an authorization for modifications pursuant to this Section shall contain materials, of sufficient scope and detail, to enable the Commission to determine the extent of the proposed modifications.

(c) Findings

The Commission shall find that:

- (1) such proposed modifications are necessary to accommodate the additional #floor area# granted pursuant to Section 145-422; and
(2) any modifications to #bulk# regulations will not unduly obstruct the access of light and air to surrounding #streets# and properties nor adversely affect the character of the surrounding area, and will result in an improved distribution of #bulk# that is harmonious with the surrounding area.

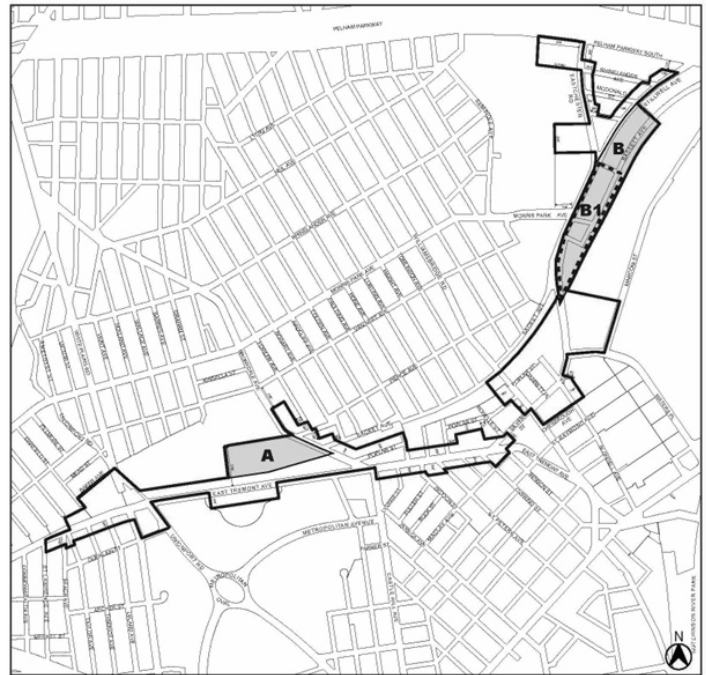
The City Planning Commission may prescribe appropriate conditions and safeguards to minimize adverse effects on the character of the surrounding area.

APPENDIX

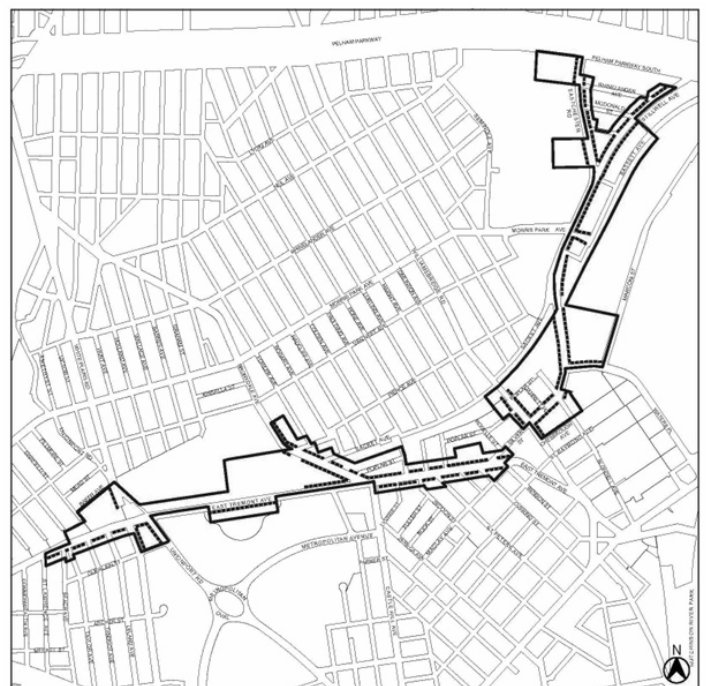
Special Eastchester – East Tremont Corridor District Plan

Map 1. Special Eastchester – East Tremont Corridor District,

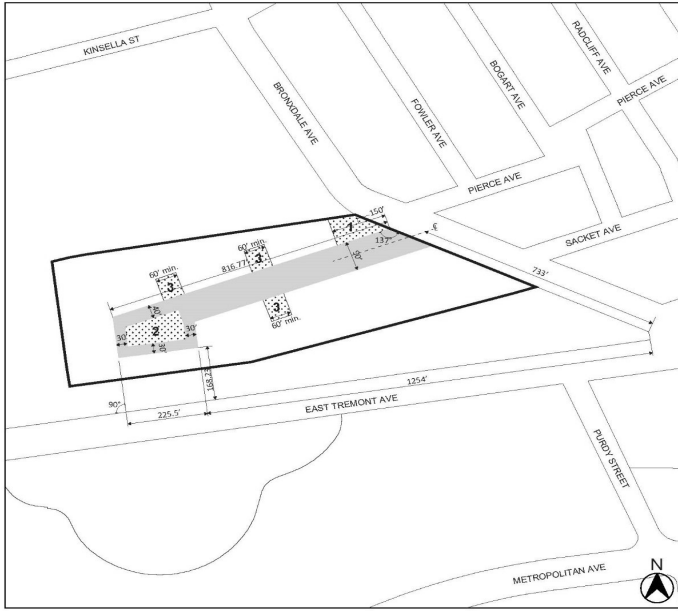
Subdistricts and Subareas



Map 2. Designated Street Frontages for Ground Floor Level and Street Wall Continuity Requirements



Map 3. Subdistrict A Site Plan



- Subdistrict
- Pierce Avenue Extension
- Publicly Accessible Open Space
 - 1 Entry Open Space
 - 2 Western Open Space
 - 3 Supplementary Open Space

Map 4. Subdistrict B, Morris Park Avenue Site Plan



- Special Eastchester - East Tremont Corridor District
- Improvement Area
- Locations where open space and modified setback provisions are permitted.

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

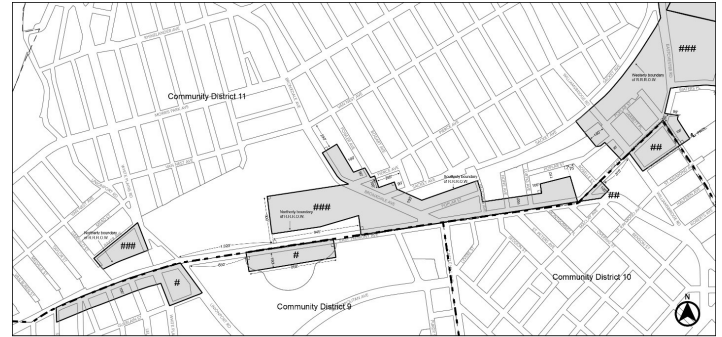
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THE BRONX

* * *
Bronx Community District 9, 10, 11
* * *

Map 1 - [date of adoption]

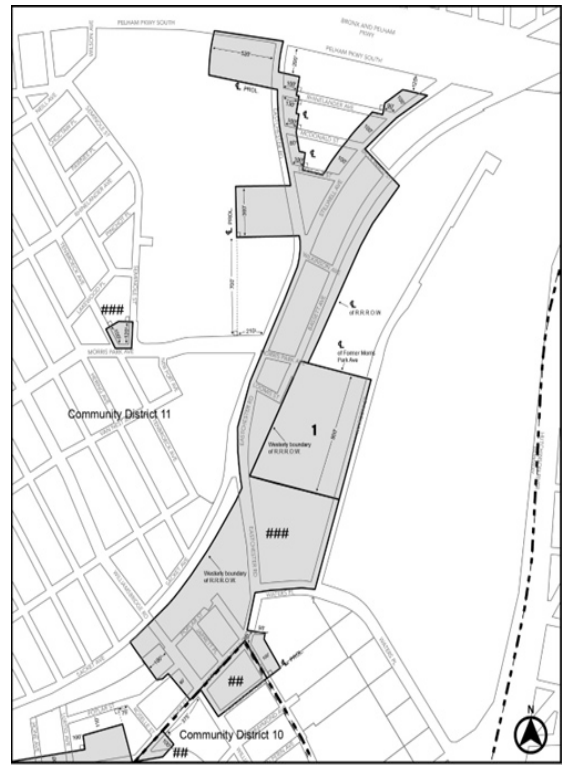
[PROPOSED MAP]



Portion of Community Districts 9, 10 and 11, The Bronx

Map 2 - [date of adoption]

[PROPOSED MAP]



Portion of Community Districts 10 and 11, The Bronx

* * *

**APPENDIX I
Transit Zone**

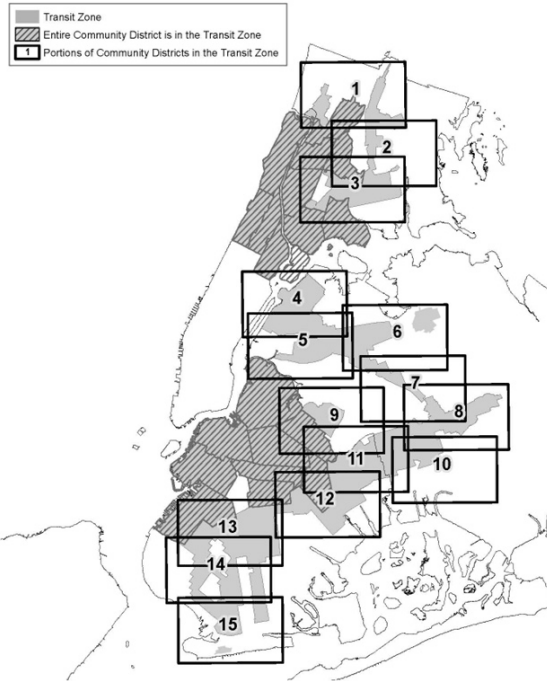
The boundaries of the Transit Zone are shown on the maps in this APPENDIX. The Transit Zone includes:

all of Manhattan Community Districts 9, 10, 11 and 12;
 all of Bronx Community Districts 1, 2, 4, 5, 6, and 7; and
 all of Brooklyn Community Districts 1, 2, 3, 4, 6, 7, 8, 9 and 16.

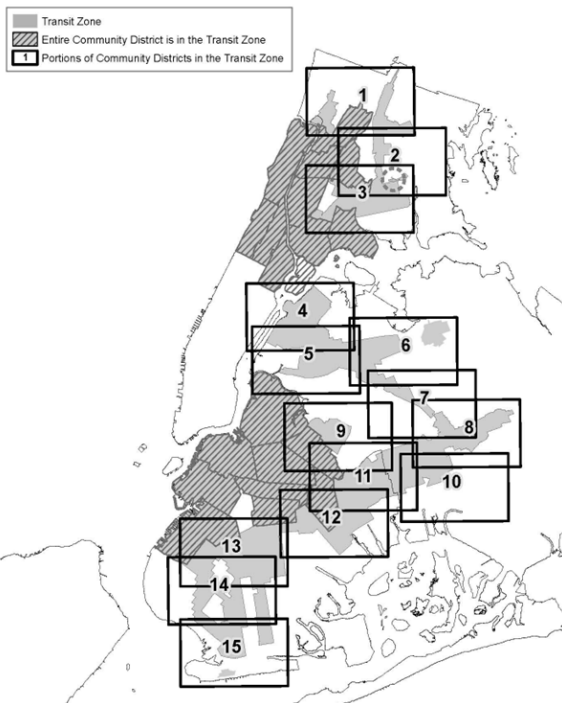
Portions of other Community Districts in the Transit Zone are shown on Transit Zone Maps 1 through 15 in this APPENDIX.

* * *

[EXISTING MAP]

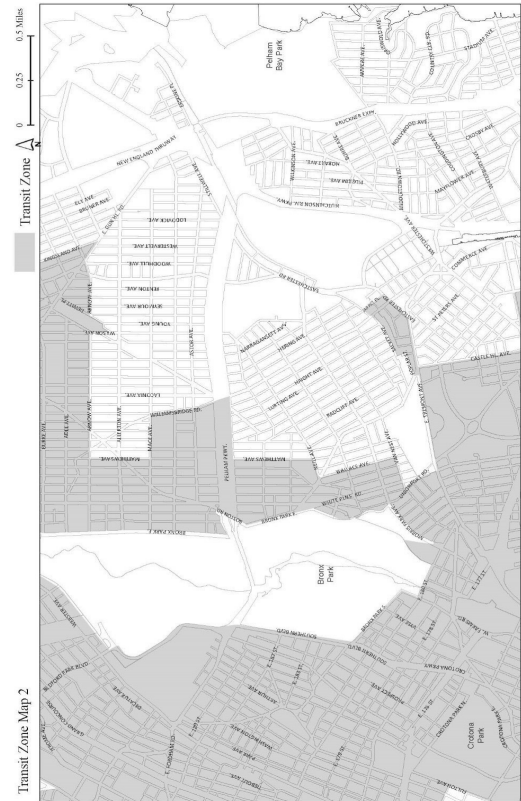


[PROPOSED MAP]

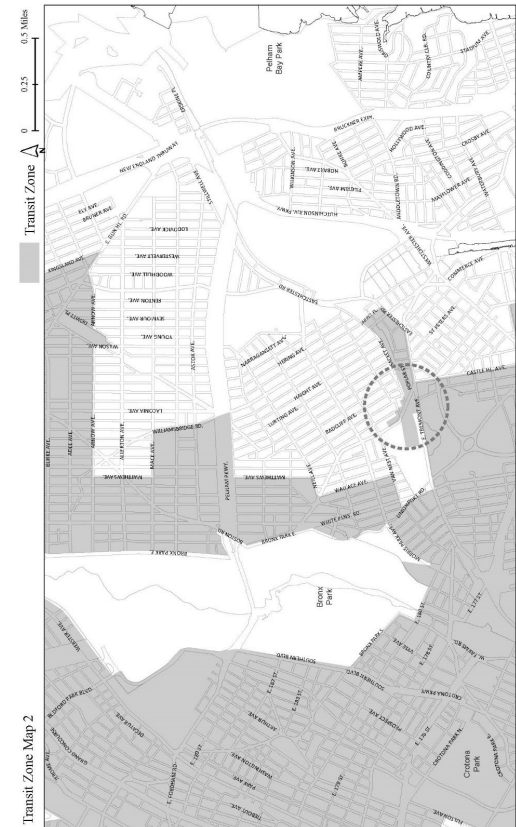


* * *

Transit Zone Map 2
 [EXISTING MAP]



[PROPOSED MAP]



Transit Zone Map 3
[EXISTING MAP]



[PROPOSED MAP]



* * *

No. 6

CD 9 C 240157 MMX

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 a portion of Unionport Road between East Tremont Avenue and Guerlain Street; and
2. the adjustment of grades and block dimensions necessitated thereby;

including authorization for any acquisition or disposition of real property related thereto, in Community District 9, Borough of the Bronx, in accordance with Map No. 13153 dated January 20, 2024 and signed by the Borough President.

No. 7

CD 11 C 240158 MMX

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 for an amendment to the City Map involving:

1. the widening of Marconi Street north of Waters Place; and
2. the adjustment of grades and block dimensions necessitated thereby;

including authorization for any acquisition or disposition of real property related thereto, in Community District 11, Borough of the Bronx, in accordance with Map No. 13151 dated January 20, 2024 and signed by the Borough President.

No. 8

CD 11 C 240159 MMX

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 for an amendment to the City Map involving:

1. the establishment of Morris Park Station Plaza south of Morris Park Avenue and west of Bassett Avenue; and
2. the adjustment of grades and block dimensions necessitated thereby;

including authorization for any acquisition or disposition of real property related thereto, in Community District 11, Borough of the Bronx, in accordance with Map No. 13152 dated January 20, 2024 and signed by the Borough President.

No. 9

CD 11 C 240160 MMX

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 for an amendment to the City Map involving:

1. the establishment of a street volume from the northern terminus of Marconi Street to Pelham Parkway to facilitate a future bridge connection between these two streets; and
2. the future adjustment of grades and block dimensions necessitated thereby;

including authorization for any acquisition or disposition of real property related thereto, in Community District 11, Borough of the Bronx in accordance with an alteration map to be prepared pursuant to the appropriate resolutions of approval.

No. 10

CD 11 C 240163 MMX

IN THE MATTER OF an application submitted by 1601 Bronxdale Property Owner LLC pursuant to Sections 197-c and 199 of the New York City Charter for an amendment to the City Map involving:

1. the establishment of Pierce Avenue west of Bronxdale Avenue; and
2. the adjustment of grades and block dimensions necessitated thereby;

including authorization for any acquisition or disposition of real property related thereto, in Community District 11, Borough of the Bronx, in accordance with Map No. 13150 dated January 20, 2024 and signed by the Borough President.

NOTICE

On Wednesday, May 15, 2024, 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, and City Map amendments – to implement land use and zoning recommendations in the Bronx Metro-North Station Study. The area subject to the Proposed Actions is an approximately 46-block area primarily along major corridors — East Tremont Avenue, White Plains Road, Bronxdale Avenue, Eastchester Road, and Stillwell Avenue — near the future Parkchester/Van Nest and Morris Park Metro-North stations in Bronx Community Districts 9, 10 and 11, including the neighborhoods of Parkchester, Van Nest, and Morris Park (the “Affected Area”). The approximately 28-block area closest to the future Parkchester/Van Nest station is generally bounded by Baker Avenue and Van Nest Avenue to the north, Silver Street to the east, East Tremont Avenue to the south, and St. Lawrence Avenue to the west. The approximately 18-block area closest to the future Morris Park station is generally bounded by Pelham Parkway to the north, Marconi Street to the east, Williamsbridge Road to the south, and Tenbroeck Avenue to the west. Overall, the Proposed Action are expected to facilitate development on 60 projected development sites, resulting in a net increase of approximately 9,165,272 gross square feet (“gsf”) of residential floor area (7,474 dwelling units or DUs), 302,236 gsf of local retail space, 1,620,625 gsf of life sciences, 1,290,628 gsf of community facility space, and 3,765 accessory parking spaces, and a net decrease 405,096 gsf of industrial and automotive uses and 145,696 gsf of office space on the projected development sites. It is expected that the projected development included in the Reasonable Worst Case Development Scenario (RWCDs) would be built by 2033, 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 Tuesday, May 28, 2024.

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. 23DCP065X.

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

Accessibility questions: (212) 720-3508, AccessibilityInfo@planning.nyc.gov, by: Wednesday, May 8, 2024, 5:00 P.M.



my1-15

COMMUNITY BOARDS

■ PUBLIC HEARINGS

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

BOROUGH OF MANHATTAN

COMMUNITY BOARD NO. 6 Tuesday, May 14, 2024 at 6:30 P.M., via in person meeting location (CB6 office, 211 East 43rd Street, New York, NY 10017) and Zoom (https://us06web.zoom.us/join/register/WN_DvP29VeTTHGs8zAIL4QbRg#/registration)

A public hearing with respect to City of Yes for Housing Opportunity (N240290ZRY).

Accessibility questions: Brendan Birth, 212-319-3750, info@csix.org, by: Monday, May 13, 2024 12:00 PM



my7-14

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, May 21, 2024, at 9:30 A.M., a public hearing will be held in the public hearing room at 1 Centre Street, 9th Floor, Borough of Manhattan, with respect to the following properties, and then followed by a public meeting. Participation by videoconference may be available as well. Please check the hearing page on LPC’s website (<https://www.nyc.gov/site/lpc/hearings/hearings.page>) for updated hearing information. The final order and estimated times for each application will be posted on the Landmarks Preservation Commission website the Friday before the hearing. Please note that the order and estimated times are subject to change. An overflow room is located outside of the primary doors of the public hearing room. Any person requiring reasonable accommodation in order to participate in the hearing or attend the meeting should contact Gregory Cala, Community and Intergovernmental Affairs Coordinator, at gcala@lpc.nyc.gov or (212) 602-7254 no later than five (5) business days before the hearing or meeting. Members of the public not attending in person can observe the meeting on LPC’s YouTube channel at www.youtube.com/nyclpc 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.

170 Clinton Street - Brooklyn Heights Historic District

LPC-24-08289 - Block 267 - Lot 38 - Zoning: R6

CERTIFICATE OF APPROPRIATENESS

A Greek Revival style rowhouse built in 1846. Application is to legalize the construction of a rear yard addition, enlargement of windows and re-construction of the rear façade without Landmarks Preservation Commission permit(s).

346 MacDonough Street - Stuyvesant Heights Historic District

LPC-24-06616 - Block 1675 - Lot 29 - Zoning: R6B

CERTIFICATE OF APPROPRIATENESS

An Italianate style rowhouse built in 1873. Application is to construct a rear yard addition and excavate the rear yard.

218 Lincoln Place - Park Slope Historic District

LPC-24-06516 - Block 1061 - Lot 27 - Zoning: R7B

CERTIFICATE OF APPROPRIATENESS

A small apartment house converted in 1934 from a rowhouse originally built in 1883. Application is to replace a door.

34-05 East Drive - Douglaston Historic District

LPC-24-08695 - Block 8049 - Lot 1 - Zoning: R1-2

CERTIFICATE OF APPROPRIATENESS

A ranch style freestanding house built in 1955. Application is to construct a deck, widen the driveway, and install steps and walkway.

70-74 Gansevoort Street - Gansevoort Market Historic District

LPC-24-08552 - Block 643 - Lot 43 - Zoning: M1-5

CERTIFICATE OF APPROPRIATENESS

An office and commercial building designed by BSKS Architects and completed in 2021. Application is to install signage and alter the canopies.

767 Washington Street - Greenwich Village Historic District

LPC-24-05316 - Block 640 - Lot 40 - Zoning: C1-6A

CERTIFICATE OF APPROPRIATENESS

A Federal style rowhouse built in 1842. Application is to create and modify openings, install mechanical equipment, raise a parapet, alter the rear yard extension, and excavate the cellar.

150 West 11th Street - Greenwich Village Historic District

LPC-24-05325 - Block 606 - Lot 36 - Zoning: C1-6, R6

CERTIFICATE OF APPROPRIATENESS

A Greek Revival style rowhouse built in 1836. Application is to legalize a stoop gate installed without a Landmarks Preservation Commission permit.

415-417 West 22nd Street - Chelsea Historic District Extension

LPC-24-05576 - Block 720 - Lot 39, 40 - Zoning: R7B

CERTIFICATE OF APPROPRIATENESS

Anglo-Italianate style rowhouses built in 1856. Application is to construct rooftop and rear yard additions, install a cornice and balcony, replace infill and fencing, and remove portions of floors and the party wall.

175 Fifth Avenue - Ladies’ Mile Historic District

LPC-24-08057 - Block 851 - Lot 1 - Zoning: C6-4M

CERTIFICATE OF APPROPRIATENESS

A Beaux-Arts style skyscraper designed by D.H. Burnham and Co. and built in 1902-03. Application is to replace windows, and amend approvals under LPC-21-01234 and LPC-21-02537 to replace entrance infill, modify the penthouse, install mechanical equipment at the roof, and establish a Master Plan governing the future installation of storefronts and louvers.

**175 Fifth Avenue - Ladies' Mile Historic District
LPC-24-08093 - Block 851 - Lot 1 - Zoning: C6-4M
MODIFICATION OF USE AND BULK**

A Beaux-Arts style skyscraper designed by D.H. Burnham and Co. and built in 1902-03. Application is to request that the Landmarks Preservation Commission issue a report to the City Planning Commission relating to an application for a Modification of Use pursuant to Section 15-20(b) of the Zoning Resolution.

**49 East 67th Street - Upper East Side Historic District
LPC-24-09247 - Block 1382 - Lot 32 - Zoning: R8B
CERTIFICATE OF APPROPRIATENESS**

A rowhouse designed by J.H. Valentine and built in 1878 and later altered in the Neo-Federal style in 1919 by Sterner & Wolfe. Application is to replace a door.

**817 Fifth Avenue - Upper East Side Historic District
LPC-24-02524 - Block 1377 - Lot 7501 - Zoning: R10
CERTIFICATE OF APPROPRIATENESS**

A Neo-Italian Renaissance style apartment building designed by George B. Post & Sons and built in 1924-25. Application is to establish a Master Plan governing the future installation of windows.

**5 East 63rd Street - Upper East Side Historic District
LPC-24-04501 - Block 1378 - Lot 7 - Zoning: R8B
CERTIFICATE OF APPROPRIATENESS**

A Neo-Classical style townhouse designed by Heins and LaFarge and constructed in 1900, and altered and converted to a multiple dwelling by Harry Hurwitt in 1942. Application is to install cornices, replace a stair bulkhead, and remove a studio window and a portion of the roof to create a terrace.

43 St. Nicholas Place - Hamilton Heights/Sugar Hill Northwest Historic District

**LPC-23-07671 - Block 2067 - Lot 30 - Zoning: R6A
CERTIFICATE OF APPROPRIATENESS**

A Northern Renaissance style rowhouse designed by Clarence True and built in 1894-95. Application is to modify masonry openings and areaway fencing, replace infill, and construct a rooftop stair bulkhead.

☛ my7-20

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, May 21, 2024, at 9:30 A.M., a public hearing will be held in the public hearing room at 1 Centre Street, 9th Floor, Borough of Manhattan, with respect to the following properties, and then followed by a public meeting. Participation by videoconference may be available as well. Please check the hearing page on LPC's website (<https://www.nyc.gov/site/lpc/hearings/hearings.page>) for updated hearing information. The final order and estimated times for each application will be posted on the Landmarks Preservation Commission website the Friday before the hearing. Please note that the order and estimated times are subject to change. An overflow room is located outside of the primary doors of the public hearing room. Any person requiring reasonable accommodation in order to participate in the hearing or attend the meeting should contact Gregory Cala, Community and Intergovernmental Affairs Coordinator, at gcala@lpc.nyc.gov or (212) 602-7254 no later than five (5) business days before the hearing or meeting. Members of the public not attending in person can observe the meeting on LPC's YouTube channel at www.youtube.com/nyclpc 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.

**3201 Amboy Road - Frederick Douglass Memorial Park
LP-2682 Block 4475 Lot 300
ITEM PROPOSED FOR PUBLIC HEARING**

A 14.88-acre cemetery designed by J. Wallace Higgins and opened in 1935.

☛ my7-20

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, May 7, 2024, at 9:30 A.M., a public hearing will be held in the public hearing room at 1 Centre Street, 9th Floor, Borough of Manhattan, with respect to the following properties, and then followed

by a public meeting. Participation by videoconference may be available as well. Please check the hearing page on LPC's website (<https://www.nyc.gov/site/lpc/hearings/hearings.page>) for updated hearing information.

The final order and estimated times for each application will be posted on the Landmarks Preservation Commission website the Friday before the hearing. Please note that the order and estimated times are subject to change. An overflow room is located outside of the primary doors of the public hearing room. Any person requiring reasonable accommodation in order to participate in the hearing or attend the meeting should contact Gregory Cala, Community and Intergovernmental Affairs Coordinator, at gcala@lpc.nyc.gov or (212) 602-7254 no later than five (5) business days before the hearing or meeting. Members of the public not attending in person can observe the meeting on LPC's YouTube channel at www.youtube.com/nyclpc 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.

**66 Downing Street - Clinton Hill Historic District
LPC-24-04645 - Block 1982 - Lot 59 - Zoning: R6B
CERTIFICATE OF APPROPRIATENESS**

An Italianate style rowhouse built c. 1871. Application is to construct rooftop and rear yard additions.

**1100 Albemarle Road, aka 101-113 Stratford Road - Prospect Park South Historic District
LPC-24-08873 - Block 5115 - Lot 1 Zoning: R1-2
CERTIFICATE OF APPROPRIATENESS**

A Neo-Georgian style house designed by H.R. Ferguson and built in 1909-1910. Application is to construct porches, alter façades and openings, connect the garage to the house, and replace paving at the driveway.

**233-03 Bay Street - Douglaston Historic District
LPC-24-03527 - Block 8055 - Lot 10 - Zoning: R1-1
CERTIFICATE OF APPROPRIATENESS**

A Colonial Revival style house built c. 1915. Application is to construct an addition and legalize the installation of a shed and fence.

**301 Canal, 419-421 Broadway, and 423 Broadway - SoHo-Cast Iron Historic District
LPC-24-08399 - Block 231 - Lot 1 - Zoning: M1-5/R9X
CERTIFICATE OF APPROPRIATENESS**

A taxpayer built in 1955, a restaurant and shop, and a modified Federal style store and dwelling built in 1822-23. Application is to demolish two of the buildings and construct a new building at the corner; and to construct an addition, install a storefront and signage, and modify the fire escape at 423 Broadway.

**70-74 Gansevoort Street - Gansevoort Market Historic District
LPC-24-08552 - Block 643 - Lot 43 - Zoning: M1-5
CERTIFICATE OF APPROPRIATENESS**

An office and commercial building completed in 2021 and designed by BSKS Architects. Application is to install signage and alter the canopies.

**767 Washington Street - Greenwich Village Historic District
LPC-24-05316 - Block 640 - Lot 40 - Zoning: C1-6A
CERTIFICATE OF APPROPRIATENESS**

A Federal style rowhouse built in 1842. Application is to create and modify openings, install mechanical equipment, raise a parapet, alter a rear yard extension, and excavate the cellar.

**40 Wooster Street - SoHo-Cast Iron Historic District
LPC-24-05697 - Block 475 - Lot 34 - Zoning: M1-5/R7X, SNX
CERTIFICATE OF APPROPRIATENESS**

A store building designed by Buchman & Deisler and built in 1895-96. Application is to remove a fire escape and construct a rooftop addition.

**153-159 Sullivan Street - Sullivan-Thompson Historic District
LPC-24-08053 - Block 517 - Lot 11 - Zoning: R7-2
CERTIFICATE OF APPROPRIATENESS**

A Romanesque Revival style church building designed by Arthur Crooks and built in 1886-1888. Application is to install HVAC equipment and planters, and to relocate and replace statuary and install signage.

**175 Fifth Avenue - Ladies' Mile Historic District
LPC-24-08057 - Block 851 - Lot 1 - Zoning: C6-4M
CERTIFICATE OF APPROPRIATENESS**

A Beaux-Arts style skyscraper designed by D.H. Burnham and Co. and built in 1902-03. Application is to replace windows, and amend approvals under LPC-21-01234 and LPC-21-02537 to replace entrance infill, modify the penthouse, install mechanical equipment at the roof, and establish a Master Plan governing the future installation of storefronts and louvers.

175 Fifth Avenue - Ladies' Mile Historic District
LPC-24-08093 - Block 851 - Lot 1 - **Zoning:** C6-4M
MODIFICATION OF USE AND BULK
 A Beaux-Arts style skyscraper designed by D.H. Burnham and Co. and built in 1902-03. Application is to request that the Landmarks Preservation Commission issue a report to the City Planning Commission relating to an application for a Modification of Use pursuant to Section 15-20(b) of the Zoning Resolution.

650 Park Avenue - Upper East Side Historic District
LPC-24-07947 - Block 1381 - Lot 38 - **Zoning:** R10, R8B, P1
CERTIFICATE OF APPROPRIATENESS
 An apartment building designed by John M. Kokkins and built in 1962-63. Application is to alter the facades at the two-story base, replace canopies, install a lift, and alter planters.

41 East 74th Street - Upper East Side Historic District
LPC-24-05668 - Block 1389 - Lot 127 - **Zoning:** R8B
CERTIFICATE OF APPROPRIATENESS
 A rowhouse built in 1879, and altered with classical details by Gurdon S. Parker in 1941. Application is to alter the façade, install a stoop and construct rooftop and rear yard additions.

1115 Fifth Avenue - Expanded Carnegie Hill Historic District
LPC-24-07956 - Block 1504 - Lot 69 - **Zoning:** R10, R8B
CERTIFICATE OF APPROPRIATENESS
 A Neo-Renaissance style apartment building designed by J.E.R. Carpenter and built in 1925-26. Application is to replace the curtain wall of the penthouse, create a new window opening, and replace windows.

a24-my7

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RL-Rule Citywide
PUBLIC HEARING ON PROPOSED RULEMAKING PURSUANT TO CITY ADMINISTRATIVE PROCEDURES ACT
 Proposed amendments to Chapter 2 of Title 63 of the Rules of the City of New York, consisting of amendments to existing rules, including amendments concerning to the installation of bus shelters.

173 Prospect Place - Prospect Heights Historic District
LPC-24-07430 - Block 1151 - Lot 81 - **Zoning:** R6B
CERTIFICATE OF APPROPRIATENESS
 An Italianate style rowhouse built c. 1870. Application is to construct a rear addition.

431 7th Avenue - Park Slope Historic District Extension
LPC-23-10177 - Block 1102 - Lot 4 - **Zoning:** R6A, C2-4
CERTIFICATE OF APPROPRIATENESS
 An empty lot. Application is to construct a new building.

39-83 45th Street - Sunnyside Gardens Historic District
LPC-24-04069 - Block 154 - Lot 12 - **Zoning:** R4
CERTIFICATE OF APPROPRIATENESS
 A brick rowhouse with Colonial Revival or Art and designed by Clarence Stein, Henry Wright and Frederick Ackerman, and built in 1926. Application is to install skylights.

304 Shore Road - Douglaston Historic District
LPC-24-07621 - Block 8030 - Lot 81 - **Zoning:** R1-1
CERTIFICATE OF APPROPRIATENESS
 A Colonial Revival style house designed by Frank Forster and built in 1922. Application is to replace windows and doors.

110 South Street - South Street Seaport Historic District
LPC-24-06263 - Block 97 - Lot 6 - **Zoning:** C6-2A
CERTIFICATE OF APPROPRIATENESS
 A Federal style store and loft building constructed in 1818-19 and reduced in height 1870. Application is to reconstruct the façade and enlarge the building.

202 Riverside Drive - Riverside - West End Historic District
LPC-23-11965 - Block 1252 - Lot 5 - **Zoning:** R10A
CERTIFICATE OF APPROPRIATENESS
 A Beaux-Arts style apartment building designed by George F. Pelham and built in 1905. Application is to install a banner sign and legalize the installation of a plaque sign in non-compliance with Certificate of No Effect 99-4143.

327 West 76th Street - West End - Collegiate Historic District
LPC-24-07475 - Block 1185 - Lot 54 - **Zoning:** R8B
CERTIFICATE OF APPROPRIATENESS
 A Renaissance Revival style rowhouse designed by Charles T. Mott and built in 1891-1892. Application is to enlarge an existing rooftop addition.

1 West 67th Street - Upper West Side/Central Park West Historic District
LPC-24-04741 - Block 1120 - Lot 23 - **Zoning:** R8
CERTIFICATE OF APPROPRIATENESS
 A Neo-Gothic style studio building with Tudor style elements designed by George M. Pollard built in 1915-18. Application is to modify a window opening and replace windows.

1000 Fifth Avenue - Individual and Interior Landmark
LPC-24-07541 - Block 1111 - Lot 1 - **Zoning:** PARK
BINDING REPORT
 A Beaux-Arts and Roman style museum building designed by Vaux and Mould, R.M. Hunt, and McKim, Mead and White, and built in 1864-1965, with later additions built between 1975-1990 and designed by Roche-Dinkeloo. Application is to replace skylights with metal roofing.

230 Central Park West - Upper West Side/Central Park West Historic District
LPC-24-06259 - Block 1197 - Lot 29 - **Zoning:** R10A
CERTIFICATE OF APPROPRIATENESS
 A Neo-Georgian style apartment building designed by Nathan Korn and built in 1927. Application is to replace windows.

a30-my13

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, May 14, 2024, at 9:30 A.M., a public hearing will be held in the public hearing room at 1 Centre Street, 9th Floor, Borough of Manhattan, with respect to the following properties, and then followed by a public meeting. Participation by videoconference may be available as well. Please check the hearing page on LPC's website (<https://www.nyc.gov/site/lpc/hearings/hearings.page>) for updated hearing information.

The final order and estimated times for each application will be posted on the Landmarks Preservation Commission website the Friday before the hearing. Please note that the order and estimated times are subject to change. An overflow room is located outside of the primary doors of the public hearing room. Any person requiring reasonable accommodation in order to participate in the hearing or attend the meeting should contact Gregory Cala, Community and Intergovernmental Affairs Coordinator, at gcala@lpc.nyc.gov or 212-602-7254 no later than five (5) business days before the hearing or meeting. Members of the public not attending in person can observe the meeting on LPC's YouTube channel at www.youtube.com/nyclpc and may testify on particular matters by joining the meeting using either the Zoom app or by calling in from any phone. Specific instructions on how to observe and testify, including the meeting ID and password, and the call-in number, will be posted on the agency's website, on the Monday before the public hearing.

1 Wall Street - 1 Wall Street Banking Room Interior
LP-2679 - Block 23 - Lot 7501
ITEM PROPOSED FOR PUBLIC HEARING
 The former banking hall and reception room of the Irving Trust Company at 1 Wall Street, designed in the Art Deco style by Ralph Walker in 1931 and featuring elaborate mosaic tile wall and ceiling finishes designed by Hildreth Meire, consisting of the building's northernmost room, and its fixtures and interior components, which may include but are not limited to the historic wall surfaces, ceiling surfaces, floor surfaces, columns, vestibule, lighting fixtures, attached furnishings, doors, windows, decorative metalwork, and attached decorative elements.

5 Beekman Street (aka 3-9 Beekman Street; 119-133 Nassau Street; 10 Theatre Alley) - Temple Court Building (now The Beekman)

LP-2681 - Block 90 - Lot 7503

ITEM PROPOSED FOR PUBLIC HEARING

A nine-story atrium as defined by a line established by the exterior walls of the second story gallery, descending to the first story and ascending to the ninth story, and terminating in a glazed, cast-iron skylight, and the fixtures and interior components of this space, which may include but are not limited to the floor, wall, and ceiling surfaces; glazing, doors and trim; cast-iron staircase with stone treads from first to ninth floor with decorative pressed-metal paneling and cast-iron grille work; cast-iron galleries with balustrades, decorative supporting brackets, encaustic tile flooring, pressed-metal ceiling plates, and double-leaf floor hatches; and flat- and round-arched door and window openings.

a30-my13

TEACHERS' RETIREMENT SYSTEM

MEETING

Please be advised that the next Board Meeting of the Teachers' Retirement System of the City of New York (TRS) has been scheduled for Thursday, May 16, 2024, at 3:30 P.M.

The meeting will be held at the Teachers' Retirement System, 55 Water Street, 16th Floor, Boardroom, New York, NY 10041. The meeting is open to the public. However, portions of the meeting, where permitted by law, may be held in executive session.

The remote Zoom meeting link, meeting ID, and phone number will be available approximately one hour before the start of the meeting at:

https://www.trsnyc.org/memberportal/About-Us/ourRetirementBoard

Learn how to attend TRS meetings online or in person:

https://www.trsnyc.org/memberportal/About-Us/ourRetirementBoard/AttendingTRSM Meetings

my2-16

PROPERTY DISPOSITION

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

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

CITYWIDE ADMINISTRATIVE SERVICES

SALE

The City of New York in partnership with IAAI.com posts vehicle and heavy machinery auctions online every week at: https://iaai.com/search?keyword=dcas+public.

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

Vehicles can be viewed in person at: Insurance Auto Auctions, Green Yard 137 Peconic Ave., Medford, NY 11763 Phone: (631) 207-3477

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

j19-jy3

HOUSING PRESERVATION AND DEVELOPMENT

PUBLIC HEARINGS

All Notices Regarding Housing Preservation and Development Dispositions of City-Owned Property, appear in the Public Hearing Section.

j16-d31

PROCUREMENT

Compete To Win More Contracts!

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

- Win More Contracts, at nyc.gov/competetowin

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

HHS ACCELERATOR PREQUALIFICATION

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

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

BUILDINGS

FINANCE AND ADMINISTRATION

AWARD

Goods

CRANE CERTIFICATIONS FOR INSPECTORS OF DOB - Other - PIN# 81024U0004001 - AMT: \$15,342.50 - TO: Crane Institute of America LLC, 3880 St. Johns Parkway, Sanford, FL 32771.

my7

CITYWIDE ADMINISTRATIVE SERVICES

■ SOLICITATION

Goods

85724B0086-2400056-TRAILERS, VARIOUS - DSNY - Competitive Sealed Bids - PIN# 85724B0086 - Due 6-11-24 at 10:30 A.M.

The New York city Department of Citywide Administrative Services ("DCAS") is issuing a competitive sealed bid for TRAILERS, VARIOUS - DSNY for the city of New York. For Virtual Bid Opening, please register using the following link: <https://dcas-nyc-gov.zoom.us/j/85724B0086> Please see the solicitation for additional details and submit your proposals by both acknowledging the receipt of the RFX in the acknowledgement tab and completing your response in the manage responses tab. DCAS strongly advises vendors to finalize and submit bids 48 hours prior to due date and time. The City is not responsible for technical issues (e.g. Internet connection, power outages, technology malfunction, computer errors, etc.) related to bid submissions.

☛ my7

DIVISION OF MUNICIPAL SUPPLY SERVICE

■ AWARD

Goods

NON GENUINE TRUCK WHEELS, HD BRAKE DRUMS, & ACCESSORIES - Competitive Sealed Bids - PIN# 85724B0050001 - AMT: \$655,000.00 - TO: Vehicle Maintenance Program Inc., 3595 N Dixie Highway, Bay #7, Boca Raton, FL 33431.

☛ my7

INFORMATION TECHNOLOGY

■ AWARD

Services (other than human services)

MWBE FORCEPOINT CYBERSECURITY SOFTWARE MONITORING - M/WBE Noncompetitive Small Purchase - PIN# 85624W0049001 - AMT: \$99,600.63 - TO: Mola Group Corp., 450 Park Ave S, 3rd fl, New York, NY 10016.

Forcepoint Cybersecurity software monitoring for Web and Data continuation FY24

☛ my7

CULTURAL AFFAIRS

DEPUTY COMMISSIONER

■ AWARD

Goods

THEATRICAL SEATING SYSTEM FOR ROULETTE INTERMEDIUM - M/WBE Noncompetitive Small Purchase - PIN# 12624W0005001 - AMT: \$67,910.43 - TO: Brano Design LLC, 100 Overlook Center, 2nd Floor, Princeton, NJ 08540.

☛ my7

DISTRICT ATTORNEY - QUEENS COUNTY

■ INTENT TO AWARD

Goods

POLE CAMERAS WITH PERIPHEREYE - Sole Source - Available only from a single source PIN#QDA20242504A - Due 5-10-24 at 9:00 P.M.

Pursuant to Procurement Policy Board Rule Section 3-05, The Queens District Attorney's Office intends to enter into a Sole Source Agreement with Crime Point for the purchase of pole cameras with Periphereye. Any firm which believes it is authorized to provide such services is welcome to submit an expression of interest may express in writing. All

related inquiries should be sent via email to the QDA ACCO @ Purchasing@queensda.org.

my6-10

Goods and Services

SOFTWARE, SOFTWARE SUPPORT AND LICENSES FOR PENLINK - Sole Source - Available only from a single source - PIN# QDA20242504 - Due 5-8-24 at 9:00 A.M.

Pursuant to Procurement Policy Board Rule Section 3-05, Queens District Attorney's Office intends to enter into a sole source agreement with Pen-link. Pen-link is a Web Intelligence Investigation Platform providing a comprehensive proprietary interface, UI, and integration between WebLoc and Tangles for more profound data enrichment under one single glass access. Method of renewal/extension the agency intends to continue to utilize Renewal Subscription Period of Performance: 6/2/2024 - 6/1/2025. Any firm which believes it is authorized to provide such services is welcome to submit an expression of interest may express in writing. All related inquiries should be sent via email to the QDA ACCO at Purchasing@queensda.org

my2-8

ENVIRONMENTAL PROTECTION

■ AWARD

Construction / Construction Services

JOC-24-FMC-G GENERAL CONSTRUCTION JOB ORDER G, CITYWIDE - Competitive Sealed Bids - PIN# 82623B0088001 - AMT: \$2,000,000.00 - TO: Gryphon Construction Inc., 28 Hilltop Blvd, East Brunswick, NJ 08816.

☛ my7

WATER SUPPLY

■ AWARD

Construction Related Services

CAT-534: ON CALL DESIGN SERVICES FOR THE RECONSTRUCTION OF WATER SUPPLY FACILITIES - Competitive Sealed Proposals - Other - PIN# 82624P0001001 - AMT: \$6,000,000.00 - TO: Henningson Durham & Richardson PC, 1917 S 67th Street, Omaha, NE 68106.

☛ my7

■ INTENT TO AWARD

Services (other than human services)

CANARY SYSTEMS SOFTWARE SUPPORT 4015003X - Request for Information - PIN#82624Y0545 - Due 5-21-24 at 2:00 P.M.

Pursuant to Procurement Policy Board Rule Section 3-05, Department of Environmental Protections, intends to enter into a sole source agreement with Canary Systems Inc. for the Dam Safety section requires Canary Systems geotechnical instrumentation hardware and MultiLogger Base Support package, in support of their Automated Data Acquisition System (ADAS). This software is utilized as a central database management system to store, view, and manipulate real-time and historical data from NYC DEP dams and SCADA systems, and various NOAA websites. The system is essential for safe maintenance and control of NYC Dams and Dikes. DEP has determined that Canary Systems Inc is the sole authorized source of these services. Any firm which believes is authorized to provide such services are welcome to submit an expression of interest and letter stating from the manufacturer that they are an authorized to perform maintenance on these valves. All related inquiries should be sent via the Discussion Forum in PASSPort or to Noah Shieh at noahs@dep.nyc.gov, no later than May 21, 2024 by 2:00 P.M.

my1-7

WOH WATERSHED STREAMS AND FLOODPLAINS -

Government to Government - PIN#82624T0015 - Due 5-22-24 at 4:30 P.M.

DEP intends to enter into a Government to Government agreement with Greene County Soil & Water Conervation District for SWP-103 for the WOH Watershed streams and floodplains. The Stream Management Program (SMP) seeks to improve water quality in the upstate watershed through the protection and restoration of stream stability and ecological integrity for WOH Watershed streams and floodplains. Program components include annual action planning for each reservoir basin based on stream assessments and stakeholder input; water quality-driven Stream Projects; stakeholder-driven

Stream Management Implementation Program (SMIP) projects; the Catskill Streams Buffer Initiative (CSBI); Flood Hazard Mitigation projects; and Education, Outreach and Training. Any firm which believes it can also provide the required service IN THE FUTURE is invited to do so, indicated by letter which must be received no later than May 22, 2024, 4:30 P.M. at: Department of Environmental Protection, Agency Chief Contracting Officer, 59-17 Junction Blvd., 17th Floor, Flushing, New York 11373, Attn: Vanessa Soto, vsoto@dep.nyc.gov.

my1-7

HOMELESS SERVICES

CONTRACTS

INTENT TO AWARD

Human Services/Client Services

SHELTER SERVICES FOR HOMELESS FAMILIES WITH CHILDREN - Renewal - PIN# 07120P8194KXLR001 - Due 5-8-24 at 5:00 P.M.

DHS intends to renew one (1) contract with SUS-Urgent Housing Programs, INC., for the provision of shelter services for homeless families with children. Anyone having comments on the contractor's performance or the proposed renewal of the contract, may contact Lorna Hinds via e-mail at hinds@dss.nyc.gov. This Notice is for informational purposes only. Vendor: SUS-Urgent Housing Programs, INC., 463 7th Avenue New York, NY 10018. Site: East 178th Street Shelter (Anchor Family Shelter), 240 East 178th Street Bronx, NY 10457 Renewal Term: 7/1/2024 - 6/30/2028

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.

Homeless Services, 150 Greenwich Street, 37th Floor, New York, NY 10007. Lorna Hinds (929) 221-6391; hinds@dss.nyc.gov

my7

HOUSING AUTHORITY

PROCUREMENT

VENDOR LIST

Construction Related Services

JANITORIAL AND DEBRIS REMOVAL SERVICES PREQUALIFICATION APPLICATION AND INFORMATION SESSION

NYCHA is excited to introduce you to our pre-qualified list (PQL) for Janitorial and Debris Removal Services. These services include providing all labors for, Exterior and Interior Public Space Cleaning, Basement Cleaning and Emergency Cleaning across NYCHA developments City-wide. We are seeking experienced vendors to join our community and provide these in-demand services!

What is a pre-qualified list?

A PQL is a tool that NYCHA will use to primarily contract for Janitorial and Debris Removal Services for its developments, streamlining the process for both vendors and NYCHA. NYCHA will publish Janitorial and Debris Removal Services contracting opportunities, and the PQL will predominantly be used to procure Janitorial and Debris Removal Services. After pre-qualifying according to specific criteria, vendors can bid on Janitorial and Debris Removal Services contracts released to the PQL.

All contractors interested in NYCHA's Janitorial and Debris Removal Services PQL must follow two important steps:

1. Vendors can obtain a copy of the Janitorial and Debris Removal Services Prequalification Application and prepare your response to the Request for Qualifications (RFQ) at: https://www.nyc.gov/site/nycha/business/nycha-pql.page. Vendors must prepare and submit applications to NYCHA's Janitorial Debris Removal Services PQL as follows, with information in the subject line "Janitorial and Debris Removal Services" Prequalification Application Submission (and company name applying) to email address; PQL@nycha.nyc.gov . To pre-qualify, vendors must meet the minimum requirements listed for experience, workforce capacity, and integrity. Applications will be evaluated by NYCHA on a rolling basis, but we recommend applying

early to gain access to more PQL contracting opportunities!

2. Vendors who are admitted to the PQL can then bid for Janitorial and Debris Removal Services solicitations at NYCHA. NYCHA will confirm PQL evaluation decisions with applicants via a letter of acceptance or a letter of rejection. Vendors must bid on each Janitorial service contract award, as admission to the PQL does not guarantee contract award. To bid on a specific contract, NYCHA encourages vendors to apply a minimum of 15 days prior to the bid submission closing date to the PQL for a Janitorial and Debris Removal Services contract to be considered for that solicitation.

GENERAL SCOPE OF WORK - SPECIFICATIONS

NYCHA is currently accepting applications for Janitorial and Debris Removal Services Pre-Qualified List (PQL) program for Exterior and Interior Public Space Cleaning, Basement Cleaning and Emergency Cleaning. An informational session will be hosted, on May 23, 2024, at 11:00 A.M., and will be conducted remotely via Microsoft Teams meetings. Attendance is strongly encouraged. To join the informational session, please follow the options below: Microsoft Teams meeting (Join on your computer, mobile app, or room device).

Join the meeting-

https://gcc02.safelinks.protection.outlook.com/ap/t-59584e83?url=https%3A%2F%2Fteams.microsoft.com%2F1%2Fmeetup-join%2F19%253ameeting_ODZhNzYxYTAOTBjNi00ZjBkLWJjZDYtNTQ0N2RiMDhhOGQw%2540thread.v2%2F0%3Fcontext%3D%257b2522Tid%2522%253a%2522709ab558-a73c-4f8f-98ad-20bb096cd0f8%2522%252c%2522Oid%2522%253a%2522962252c4-f5af-4dc8-a59a-8f6f1ead158f%2522%257d&data=05%7C02%7CSheri.Mattler%40nycha.nyc.gov%7C879876bd39642ef9a9408dc5f1a992e%7C709ab558a73c4f8f98ad20bb096cd0f8%7C0%7C0%7C638489815042861156%7CUnknown%7CTWFPbGZsb3d8eyJWJoiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6Iik1haWwiLCJXVCi6Mn0%3D%7C0%7C%7C%7C&sdata=gHubqKry0usP83c0vDCQhe1aceFMcB44hOoMznZq5I8%3D&reserved=0

Or call in (audio only) +1 646-838-1534,,350851305# United States, New York City Phone Conference ID: ID: 350 851 305# Meeting ID: 243 331 680 201 Passcode: kjRcae

You may also access a clickable link to join the meeting from an attached document "TEAMS Meeting Link Janitorial PQL Information Session" on the City Record Online (CROL).

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. Sheri Mattler (212) 306-3820; Pql@Nycha.nyc.gov

my3-23

Goods and Services

PRE-QUALIFIED LIST (PQL) PROGRAM FOR VARIOUS TRADES

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

A PQL is a tool that NYCHA will use to qualify vendors and contract goods or services for its developments, streamlining the process for both vendors and NYCHA. NYCHA will publish contracting opportunities, and the PQL will predominantly be used to procure goods or services for those contracts. Vendors who apply to those bids must pre-qualify according to specific criteria, and vendors who are admitted to the PQL can bid on contracts.

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

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

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

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

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

Use the following address unless otherwise specified in notice, to secure, examine or submit bid/proposal documents, vendor pre-

qualification and other forms; specifications/blueprints; other information; and for opening and reading of bids at date and time specified above.

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

j9-my30

HOUSING PRESERVATION AND DEVELOPMENT

AWARD

Human Services/Client Services

EHV HOUSING NAVIGATOR PROGRAM - Emergency Purchase - PIN# 80622E0039001 - AMT: \$443,894.00 - TO: Banana Kelly Community Improvement Association Inc., 863 Prospect Ave, Bronx, NY 10459.

Working under the umbrella of HPD's Housing Ambassador Program, organizations selected for HPD's EHV Housing Navigator Program will hire an agreed-upon number of staff, called EHV Housing Navigators, to support this program. The role of HPD's EHV Housing Navigators will be to assist households in receipt of an EHV through the processes of identifying, applying for, leasing, and moving into housing within 120 days of voucher issuance (or 180 days total, if an extension is needed).

my7

HUMAN RESOURCES ADMINISTRATION

INTENT TO AWARD

Human Services/Client Services

15 MONTHS NAE- AWNY BX - Negotiated Acquisition - Other - PIN# 06924N0036 - Due 5-13-24 at 7:00 P.M.

Human Resources Administration (HRA)/Office of Career Services (CS) intends to enter into a 15 month Negotiated Acquisition Extension (NAE) contract with America Works of New York, Inc. to continue their Career Pathways Career Compass Program services in Bronx. The program helps clients find employment, training, or education programs as well as internship and community service opportunities that suit their skills and goals. HRA/CS seeks to continue the program as a bridge until the completion of a competitive solicitation for the services. This NAE will ensure continuity of services while assisting clients to obtain and maintain employment. The contract term for this NAE is 4/1/24 - 6/30/25 with a contract amount of \$5,842,022.94. Procurement and award is in accordance with Section 3-01(d) (2)(vii) for the reasons set forth herein.

my6-10

CAREER ADVANCE SERVICE AREA III MN AWNY - Negotiated Acquisition - Other - PIN#06924N0024 - Due 5-13-24 at 7:00 P.M.

Human Resources Administration (HRA) Career Services (CS) is requesting a 15 month Negotiated Acquisition Extension (NAE) with America Works of New York, Inc. for continuity of Career Pathways in Manhattan. The Career Services' Career Pathways approach connects progressive levels of education, training, support services, and credentials, working with employers to grow a pipeline of skilled workers for in-demand occupations. HRA/CS seek to continue the program as a bridge until the completion of a competitive solicitation for the services. This NAE will ensure continuity of services while assisting clients obtain and maintain employment. Procurement and award are in accordance with PPB Rule Section 3-01 (d)(2)(vii) for the reasons set forth herein.

Under this NAE the incumbent vendor will continue to provide Career Services for HRA clients without interruption until a new RFP is processed.

my6-13

NAE- BRONXWORKS, INC. JOB-PLUS SERVICES FOR SOUTH BRONX - Negotiated Acquisition - Other - PIN# 06924N0048 - Due 5-8-24 at 7:00 P.M.

Human Resources Administration (HRA) Career Services (CS) is requesting a Negotiated Acquisition Extension (NAE) with BronxWorks, Inc. for continuity of Job-Plus Services for South Bronx for the period April 1, 2024, through June 30, 2025. BronxWorks, Inc. is a Jobs Plus provider who provides career services to all working-age residents, who may have varying levels of job-readiness, by providing client intake, enrollment, assessment, orientation, career planning and

engagement, job readiness, job search assistance and training referrals for educational and social support services, and mental health support. HRA/CS seeks to continue the program for 15 months as a bridge until the completion of a competitive solicitation for the services. This NAE will ensure continuity of Jobs Plus services while assisting clients with obtaining and maintaining employment. Procurement and award are in accordance with PPB Rule Section 3-01 (d)(2)(vii) for the reasons set forth herein. The value of the contract is \$1,790,751.24.

my1-8

MANAGEMENT AND BUDGET

AWARD

Goods

HEWLETT PACKARD ENTERPRISE (HPE) STORAGE ARRAY SOLUTIONS - M/WBE Noncompetitive Small Purchase - PIN# 00224W0011002 - AMT: \$232,480.90 - TO: SHI International Corp., 290 Davidson Ave, Somerset, NJ 08873.

The New York City Office of Management and Budget (OMB) is seeking to purchase two (2) Hewlett Packard Enterprise (HPE) Storage Array solutions.

my7

YOUTH AND COMMUNITY DEVELOPMENT

PROCUREMENT

INTENT TO AWARD

Human Services/Client Services

US NAVAL SEA CADETS CORPS, SEA CADETS PROGRAM - Sole Source - Available only from a single source PIN#26024Y0124 - Due 5-9-24 at 11:00 A.M.

Pursuant to the Procurement Policy Board rule (PPB) Section 3-05, the New York City Department of Youth and Community Development (DYCD) intends to use the sole source procurement method to contract with U.S. Naval Sea Cadet Corps located at 2300 Wilson Boulevard, Suite 200, Arlington, VA 22201-5435 to maintain financial support of current Sea Cadets in Brooklyn and Staten Island through the existing Sea Cadets program and to establish a new DYCD-sponsored unit of youth in a community-based location; and establish a color guard in Staten Island. The Sea Cadets program is a unique program to benefit the City's youth and prepare them for future opportunities. The contract's period of performance is 9/1/2023 to 6/30/2024. The proposed total contract amount is \$39,600.00.

This is a Sole Source contract because vendor is the only vendor authorized to provide services under the U.S. Navy Sea Cadets program. If you have questions or would like to submit an expression of interest please email ACCOemail@dycd.nyc.gov with the subject line "026024Y0124 - Us Naval Sea Cadets Program" no later than May 9, 2024. Organizations interested in future solicitations for these services are invited to do so by registering with PASSPort, the City's digital procurement system. To register with PASSPort, please go to www.nyc.gov/PassPort.

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.

Youth and Community Development, 2 Lafayette Street, 14th Floor, New York, NY 10007. Michele Cuesta (646) 343-6373; MiCuesta@dycd.nyc.gov

a26-my9

NON-COMPETITIVE NEGOTIATED ACQUISITION FOR IMMIGRANT SERVICES ESOL/CIVICS - Negotiated Acquisition - Specifications cannot be made sufficiently definite - PIN# 26024N0520 - Due 5-9-24 at 9:00 A.M.

In accordance with Section 3-04(b)(2)(i)(D) of the Procurement Policy Board Rules, The Department of Youth and Community Development (DYCD) intends to enter into negotiations with the contractors listed below to provide Immigration Services: ESOL/CIVICS services in Manhattan 12.

The term of these contracts shall be from 4/1/2023 to 6/30/2025 with an option to renew for up to three additional years.

Below is the contractor's name, contractor's addresses and contract amount.

CONTRACTOR NAME: Inwood Community Services (Manhattan 12)
CONTRACT ADDRESS: 651 Academy Street
New York, NY 10034
CONTRACT AMOUNT: \$195,313.00

Please be advised that this is for information purposes only. If you wish to contact DYCD for further information, please send an email to ACCO@dycd.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.
Youth and Community Development, 2 Lafayette Street, 14th Floor, New York, NY 10007. Renise Ferguson (646) 343-6320; re Ferguson@dycd.nyc.gov

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CONTRACT AWARD HEARINGS

NOTE: LOCATION(S) ARE ACCESSIBLE TO INDIVIDUALS USING WHEELCHAIRS OR OTHER MOBILITY DEVICES. FOR FURTHER INFORMATION ON ACCESSIBILITY OR TO MAKE A REQUEST FOR ACCOMMODATIONS, SUCH AS SIGN LANGUAGE INTERPRETATION SERVICES, PLEASE CONTACT THE MAYOR'S OFFICE OF CONTRACT SERVICES (MOCS) VIA E-MAIL AT DISABILITYAFFAIRS@MOCS.NYC.GOV OR VIA PHONE AT (212) 298-0734. ANY PERSON REQUIRING REASONABLE ACCOMMODATION FOR THE PUBLIC HEARING SHOULD CONTACT MOCS AT LEAST THREE (3) BUSINESS DAYS IN ADVANCE OF THE HEARING TO ENSURE AVAILABILITY.



COMPTROLLER

PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN that a Public Hearing will be held on Friday, May 17, 2024, at 11:00 A.M. The Public Hearing will be held via Conference Call. Call-in #: 1 (929) 229-5722, Phone Conference ID: 954 232 558#, on the following items:

IN THE MATTER OF a proposed contract between the New York City Office of the Comptroller and State Street Bank and Trust Company, N.A., located at 1290 Avenue of the Americas, New York, NY 10104, for the Procurement of "Master Custody Banking Services." The value of the contract shall be \$12,806,058.12. The term of the contract shall be from November 1, 2023, to October 31, 2024. PIN# 015-128-153-01 CA-NAE.

The vendor has been retained pursuant to the Negotiated Acquisition Method, pursuant to Section 3-04(b)(2)(iii) of the Procurement Policy Board Rules.

In order to access the Public Hearing and testify, please call 1 (929) 229-5722, Phone Conference ID: 954 232 558#, no later than 10:50 A.M. If you require further accommodations, please contact John Gawarecki-Maxwell via email at jgaware@comptroller.nyc.gov no later than three (3) business days before the hearing date.

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PARKS AND RECREATION

NOTICE

NOTICE IS HEREBY GIVEN that a Contract Public Hearing will be held on May 21, 2024, at 2 P.M.

In order to access the public hearing and testify, please join the Zoom Virtual Meeting Link
https://us02web.zoom.us/j/2290435542?pwd=VF0vbDI6UTVFNXl3ZGxPYUVsQU5kZz09

Meeting ID: 229 043 5542; Passcode: 763351
(929) 205-6099,,2290435542#,,,,*763351#

IN THE MATTER OF a proposed Contract between the New York City Department of Parks and Recreation and Prestige Pavers of NYC Inc. located at 162-48A 14th Avenue, Whitestone, NY 11357 for Q151-1212M Grand Slope Staircase Reconstruction, located at Grand Avenue and Kneeland Avenue at Haspel Street, Borough of Queens. The amount of this Contract is \$294,648.00. The term shall be 365 consecutive calendar days from the Order to Work. PIN#: 84624Y0308001

The Vendor has been selected by M/WBE Noncompetitive Small Purchase Method, pursuant to Section 3-08 (c)(1)(iv) of the Procurement Policy Board Rules.

In order to access the Public Hearing and testify, please join our Zoom Virtual Meeting link.

A draft copy of the Contract will be available for public inspection at Department of Parks, 117-02 Roosevelt Ave, Corona, NY 11368, from May 7, 2024 through May 21, 2024, excluding weekends and Holidays, from 9am-3pm (EST).

Pursuant to section 2-11(c)(3) of the procurement policy board rules, if parks does not receive, by May 14, 2024, from any individual a written request to speak at this hearing, then parks need not conduct this hearing. Requests should be made to Ms. Allison James via email at Allison.James@parks.nyc.gov.

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POLICE DEPARTMENT

PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN that a Contract Public Hearing will be held on Thursday, May 16, 2024 at 10:00 A.M. The Public Hearing can be accessed via Teams or Call-in by Phone:

Teams Meeting ID: 278 024 320 628, Passcode: cBcT9C

Or Call-in by Phone: 1-646-893-7101, Access Code: 607 555 143

IN THE MATTER OF a Contract Renewal between the Police Department of the City of New York and Thermo Eberline LLC, located at 27 Forge Parkway, Franklin, MA 02038, for the provision of maintenance services for detection equipment. The contract amount shall be \$357,255.00 over the term of this contract. The contract term shall be for two years from November 15, 2023 to November 14, 2025. E-PIN #: 056181111132.

The proposed contractor is being renewed, pursuant to Section 4-04 of the Procurement Policy Board Rules.

In order to access the Public Hearing and testify, please join no later than 9:50 A.M. via Teams or Call-in by Phone: 1-646-893-7101, Access Code: 607 555 143; Teams Meeting ID: 278 024 320 628, Passcode: cBcT9C. If you need further accommodations, please let us know at least five business days in advance of the Public Hearing via e-mail at: DisabilityAffairs@mocs.nyc.gov or via phone at 1-212-298-0734.

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TRANSPORTATION

PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN that a Contract Public Hearing will be held on Thursday, May 16, 2024 at 10:00 A.M. The Public Hearing can be accessed via Teams or Call-in by Phone:

Teams Meeting ID: 278 024 320 628, Passcode: cBcT9C

Or Call-in by Phone: 1-646-893-7101, Access Code: 607 555 143

IN THE MATTER OF a Purchase Order/Contract between the Department of Transportation of the City of New York and AldoRay & Associates Corp., located at 1417 Prospect Place, Suite A6, Brooklyn, NY 11213, to procure Miscellaneous Building Supplies, Citywide. The Purchase Order/Contract amount will be \$500,000.00. The term shall be from Date of Written Notice to Proceed to June 30, 2028. E-PIN #: 84124W0102001.

The Vendor has been selected by M/WBE Noncompetitive Small Purchase Method ("NCSP"), pursuant to Section 3-08 (c)(1)(iv) of the Procurement Policy Board Rules.

In order to access the Public Hearing and testify, please join no later than 9:50 A.M. via Teams or Call-in by Phone: 1-646-893-7101, Access Code: 607 555 143; Teams Meeting ID: 278 024 320 628, Passcode: cBcT9C. If you need further accommodations, please let us know at least five business days in advance of the Public Hearing via e-mail at: DisabilityAffairs@mocs.nyc.gov or via phone at 1-212-298-0734.

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YOUTH AND COMMUNITY DEVELOPMENT

PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN that a Contract Public Hearing will be held on Friday May 17, 2024 via Phone Conference (Dial In: 646-893-7101/Access Code: 654242625#) commencing at 10:00 A.M. on the following:

IN THE MATTER OF a Negotiated Acquisition between the Department of Youth and Community Development and the Contractors listed below are to provide Crisis Management services to DYCD-funded providers. The term of these contracts shall be from July 1, 2024 to June 30, 2026; with no renewal option.

The PASSPORT EPIN, Contractor Name, Contract amount, and Contractor Address are indicated below:

Contractor Name: Be Wise, Inc. dba Be Wise NYC
Contractor Address: 1734 Madison Ave Ste. 11D New York, New York 10029
EPIN: 26024N0499002
Amount: \$120,000.00

Contractor Name: Both Sides of the Violence, Inc.
Contractor Address: 686 Lafayette Avenue Brooklyn, New York 11216
EPIN: 26024N0499003
Amount: \$120,000.00

Contractor Name: Community Mediation Services
Contractor Address: 89-64 163rd Street Jamaica, New York 11432
EPIN: 26024N0499008
Amount: \$50,000.00

Contractor Name: East Flatbush Village Inc
Contractor Address: 1011 Utica Avenue Brooklyn, New York 11203
EPIN: 26024N0499009
Amount: \$200,000.00

Contractor Name: Harlem Mothers Stop Another Violent End, Inc.
Contractor Address: 306 West 128th Street New York, New York 10027
EPIN: 26024N0499014
Amount: \$ 200,000.00

Contractor Name: Kings Against Violence Initiative, Inc. (KAVI)
Contractor Address: 147 Prince Street Brooklyn, New York 11201
EPIN: 26024N0499018
Amount: \$50,000.00

Contractor Name: Martin de Porres Youth and Family Services
Contractor Address: 21824 136th Avenue Laurelton, New York 11413
EPIN: 26024N0499021
Amount: \$ 200,000.00

Contractor Name: New York Center for Interpersonal Development, Inc.
Contractor Address: 130 Stuyvesant Place Staten Island, New York 10301
EPIN: 26024N0499022
Amount: \$130,000.00

Contractor Name: Not Another Child, Inc. (NAC)
Contractor Address: 301 E 108th Street New York, New York 10029
EPIN: 26024N0499023
Amount: \$710,000.00

Contractor Name: Queens Royal Priesthood, Inc.
Contractor Address: 45-19 Rockaway Beach Boulevard Far Rockaway, New York 11691
EPIN: 26024N0499026
Amount: \$160,000.00

Contractor Name: Rising Ground Inc
Contractor Address: 151 Lawrence Street Brooklyn, New York 11201
EPIN: 26024N0499028
Amount: \$290,000.00

The proposed contractors were selected pursuant to Section 3-04 of the Procurement Policy Board Rules for Negotiated Acquisition.

Drafts of the contract may be inspected at the Department of Youth and Community Development by appointment only (email ACCO@DYCD.NYC.GOV), Office of the ACCO, 2 Lafayette Street, 14th Floor,

New York, NY 10007 on business days between the hours of 9:00 A.M. and 5:00 P.M., from May 6, 2024 to May 16, 2024, excluding weekends and holidays.

In order to access the Public Hearing or to testify, please join the public hearing conference call at the toll-free number 646-893-7101: Access Code: 654 242 625#) Friday May 17, 2024, 2024 no later than 9:50 A.M. If you require further accommodations, please contact DYCD Procurement via ACCO@DYCD.NYC.GOV no later than three business days before the hearing date.

Pursuant to Section 2.11(c)(3) of the Procurement Policy Board Rules, if DYCD does not receive, by May 13, 2024 from any individual a written request to speak at this hearing, then DYCD need not conduct this hearing.

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CORRECTED NOTICE

NOTICE IS HEREBY GIVEN that a Contract Public Hearing will be held on Monday, May 13, 2024 via MS TEAMS Conference call (Dial In: +1 646-893-7101 / Phone Conference ID: 217 603 316#) commencing at 10:00 A.M. on the following:

IN THE MATTER OF a proposed contract between the Department of Youth and Community Development and Arvene Church of God Inc, 1318 Central Avenue, Far Rockaway NY 11691 to provide Saturday Night Lights (SNL) services. The SNL program provides access to free youth sports programming on Saturday nights, the program provides free high-quality sports and fitness training for youth aged 11-18. The services are provided in these neighborhoods based on analysis of crime data and TRIE neighborhood review. These neighborhoods are in the top 30 precincts with the highest shootings in New York City. The contract amount shall be \$57,483.00. The term of this contract shall be from July 1, 2024 through June 30, 2025. PIN # 99244A

The proposed contractor is being selected by Negotiated Acquisition Extension, pursuant to Section 3-04(b)(2)(iii) of the Procurement Policy Board (PPB) Rules.

In order to access the Public Hearing or to testify, please join the public hearing via MS TEAMS Conference call (Dial In: +1 646-893-7101 / Phone Conference ID: 217 603 316#) no later than 9:50 am on the date of the hearing. If you require further accommodations, please email, ACCO@dycd.nyc.gov no later than three business days before the hearing date.

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AGENCY RULES

BUILDINGS

NOTICE

NOTICE OF ADOPTION OF RULE

NOTICE IS HEREBY GIVEN, pursuant to the authority vested in the Commissioner of Buildings by Section 643 of the New York City Charter and in accordance with Section 1043 of the Charter, that the Department of Buildings hereby adopts the amendments to Section 105-02 of Chapter 100 of Title 1 of the Official Compilation of the Rules of the City of New York, regarding tax abatements for the installation of a solar electric generating system and/or electric energy storage equipment. This rule was first published on March 21, 2024, and a public hearing thereon was held on April 22, 2024.

Dated: 4/29/24
New York, New York

/s/
James S. Oddo
Commissioner

Statement of Basis and Purpose of Rule

Title 4-C of Article 4 of the New York State Real Property Tax Law allowed a property owner in a city of 1,000,000 or more people to receive a real property tax abatement for either the installation of a solar electric generating system, or for electric energy storage equipment on a Real Property Class 1, 2 or 4 building or site, but not both.

Chapter 485 of 2023 of the laws of the state of New York amended Title 4-C to add eligibility for a property to receive individual tax abatements both for the installation of a solar electric generating system and for the installation of electric energy storage equipment as of January 1, 2024. DOB has amended Section 105-02 of its rules to account for this change. DOB has also amended the end date for eligibility for a tax abatement provided in Section 105-02 of its rules to on or before January 1, 2036, as provided in Title 4-C by Chapter 485.

DOB's authority for this rule is found in Section 643 and 1043(a) of the New York City Charter and Title 4-C of Article 4 of the Real Property Tax Law of New York State.

New material is underlined.
[Deleted material is in brackets.]

Asterisks (***) indicate unamended text.

"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. Paragraph (3) of subdivision (a) of section 105-02 of subchapter E of chapter 100 of Title 1 of the Rules of the City of New York is amended to read as follows:

(3) No building shall be eligible for more than one tax abatement pursuant to Title 4-C or this rule prior to January 1, 2024.

§ 2. Paragraph (3) and subparagraph (iii) of paragraph (3) of subdivision (g) of section 105-02 of subchapter E of chapter 100 of Title 1 of the Rules of the City of New York are amended to read as follows:

(3) Eligible solar electric generating system [or] and/or electric energy storage equipment expenditures.

(iii) No expenditures shall be eligible for a tax abatement pursuant to Title 4-C if such expenditures were incurred in connection with a solar electric generating system placed in service before August 5, 2008, [or] an electric energy storage equipment placed in service before January 1, 2019, or more than one tax abatement prior to January 1, 2024.

§ 3. Paragraph (4) of subdivision (g) of section 105-02 of subchapter E of chapter 100 of Title 1 of the Rules of the City of New York is amended to read as follows:

(4) The completed property tax abatement application, together with the Technical Reports, OTCR approval, the electrical sign-off and the request for job sign-off, must be filed with the Department [by March 15 in order for the property tax abatement to take effect on July 1 of the same calendar year. If a property tax abatement application is filed after March 15, the property tax abatement to which such application relates shall not take effect until July 1 of the following calendar year] on or before January 1, 2036.

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FY25 REGULATORY AGENDA OF THE DEPARTMENT OF BUILDINGS PURSUANT TO SECTION 1042 OF THE CITY ADMINISTRATIVE PROCEDURE ACT

The Rules of the New York City Department of Buildings are authorized pursuant to Section 643 of the New York City Charter and are found in Title 1 of the Rules of the City of New York. The Rules are supplementary and include technical determinations as well as administrative procedure necessary to carry out the law.

Promulgation of the following rules and regulations of the Department of Buildings is anticipated by the first day of July 2025:

1. **Rule(s) necessary to add or amend fees.** Amendments to various department fees identified through internal review and necessary to align with changes to processes and procedures related to the 2022 Construction Codes or the DOB NOW electronic filing platform.
 - A. Reason: To align fees with the 2022 Construction Codes and to amend fees in areas where the current fee structure does not adequately reflect the department's level of effort.
 - B. Anticipated contents: Amend existing fees and add new fees.
 - C. Objectives: Update department fees.
 - D. Legal basis: Article 112 of Title 28 of the NYC Admin Code.
 - E. Types of individuals and entities likely to be affected: Building owners, registered design professionals, licensees, and contractors.
 - F. Other relevant laws: NYC Administrative Code, NYC Construction Codes, 1968 NYC Building Code.
 - G. Approximate schedule: Throughout FY'25.

Contact person: Joseph Ackroyd, Assistant Commissioner, Technical Affairs and Code Development, (212) 393-2031

2. **Rules necessary to implement revisions to the Electrical Code.** Revisions to the New York City Electrical Code may necessitate amendments to existing rules and the adoption of new rules to implement the new requirements.
 - A. Reason: To align the department's rules with the new code requirements.
 - B. Anticipated contents: Requirements necessary to implement revisions to the Electrical Code, including but not limited to fees, licensing, and permitting.
 - C. Objectives: Amend existing rules and adopt new rules necessary to implement the requirements of the revised Electrical Code.
 - D. Legal basis: Section 643 of the New York City Charter
 - E. Types of individuals and entities likely to be affected: Building owners, tenants, registered design professionals, electricians, and contractors.
 - F. Other relevant laws: None.
 - G. Approximate schedule: Throughout FY'25.

Contact person: Joseph Ackroyd, Assistant Commissioner, Technical Affairs and Code Development, (212) 393-2031

3. **Rule relating to periodic inspections of structurally compromised buildings.**
 - A. Reason: To clarify the administrative requirements for the inspections and compliance reports of potentially compromised buildings.
 - B. Anticipated contents: Rule to be amended to clarify requirements for inspection and reporting of conditions of potentially compromised buildings.
 - C. Objectives: Provide professionals and owners of potentially compromised buildings with requirements for inspections, documentations, and reporting of compromised buildings.
 - D. Legal basis: Section 643 of the New York City Charter; Article 217 of Title 28 of the New York City Administrative Code.
 - E. Types of individuals and entities likely to be affected: Building owners, registered design professionals, and contractors.
 - F. Other relevant laws: None
 - G. Approximate schedule: Second half of FY'25

Contact person: Olga Suto, Executive Architect, Structural Engineering Compliance, (212) 393-2621

4. **Rule relating to periodic inspections of retaining walls.**
 - A. Reason: To clarify the administrative requirements for the inspections and compliance reports of retaining walls.
 - B. Anticipated contents: Rule to be amended to clarify requirements for inspection and reporting of conditions of retaining walls.
 - C. Objectives: Provide professionals and owners of retaining walls with requirements for inspections, documentations, and reporting of retaining walls.
 - D. Legal basis: Section 643 of the New York City Charter; Article 305 of Title 28 of the New York City Administrative Code.
 - E. Types of individuals and entities likely to be affected: Owners of retaining walls, registered design professionals, and contractors.
 - F. Other relevant laws: None
 - G. Approximate schedule: Second half of FY'25

Contact person: Olga Suto, Executive Architect, Structural Engineering Compliance, (212) 393-2621

5. **Rule relating to duties of a construction superintendent.**
 - A. Reason: Section 3301.13 of the New York City Building Code requires a licensed construction superintendent to be designated to oversee the construction of new buildings, the demolition of existing buildings, and large scale alterations in existing buildings.
 - B. Anticipated contents: The rule is intended to provide more detail surrounding the construction superintendent's duties to ensure they provide adequate supervision and inspection of their jobsites.

- C. **Objectives:** To detail the duties and inspections to be performed by a construction superintendent to ensure all construction superintendents provide adequate supervision and inspection of their jobsites.
- D. **Legal basis:** Sections 3301.13.7 and 3301.13.8 of the New York City Building Code.
- E. **Types of individuals and entities likely to be affected:** Licensed New York City Construction Superintendents.
- F. **Other relevant laws:** n/a
- G. **Approximate schedule:** First half of FY'25.

Contact person: Charles Shelhamer, Deputy Director, Code Development, (212) 393-2113

6. Rules relating to greenhouse gas emissions.

- A. **Reason:** Local Law 97 as amended, mandates certain reductions in greenhouse gas emissions by 2050, which requires the Department to establish various requirements, calculation methodology and other criteria.
- B. **Anticipated contents:** Create rules to provide methodology for calculating annual building emissions limits for combined heat and power systems, distributed energy resources, adjustments to emissions limits, and address compliance and other requirements.
- C. **Objectives:** Establish criteria and procedures for compliance with mandates for greenhouse gas emissions reduction.
- D. **Legal basis:** Section 651 of the New York City Charter; Article 320 of Chapter 3 of Title 28 of the New York City Administrative Code.
- E. **Types of individuals and entities likely to be affected:** Building owners, registered design professionals, licensed plumbers, and licensed master and special electricians.
- F. **Other relevant laws:** New York City Energy Conservation Code.
- G. **Approximate schedule:** Throughout FY'25.

Contact person: Beth Golub, Director of Sustainability Policy and Legal Affairs, (212) 323-8910

7. Rule relating to work performed by the Department of Parks and Recreation (DPR) that would not require a permit.

- A. **Reason:** To accelerate the approval and closeout process for critical repairs and installation of standard Parks structures.
- B. **Anticipated contents:** The rule will contain a number of provisions that will outline types of work that the DPR would be able conditionally perform without a permit from the Department of Buildings (DOB).
- C. **Objectives:** To accelerate the completion of critical repairs and other projects through city owned parks and to relieve the administrative burden associated with filing to streamline resource allocation for both DPR and DOB.
- D. **Legal basis:** Section 28-105.4, item 9, of the New York City Administrative Code.
- E. **Types of individuals and entities likely to be affected:** DPR's units that are responsible for the design, maintenance and construction of DPR structures and facilities.
- F. **Other relevant laws:** n/a
- G. **Approximate schedule:** First half of FY '25

Contact person: Yule Lee, Housing and Code Development Architect, (212) 393-2680

8. Rule relating to fire egress in loft buildings.

- A. **Reason:** The proposed rule requires that loft owners maintain fire egress at all times.
- B. **Anticipated contents:** The proposed rule will require that loft owners maintain the existing fire egress in the building during the legalization process, certify to the Loft Board that the fire egress was inspected annually for defects and provide for a fine for failure to maintain the egress.
- C. **Objectives:** To add a requirement to maintain the fire egress.
- D. **Legal basis:** Section 282 of the New York State Multiple Dwelling Law.
- E. **Types of individuals and entities likely to be affected:** Loft owners and loft tenants.

- F. **Other relevant laws:** n/a

- G. **Approximate schedule:** First half of FY '25

Contact person: Martha Cruz, Executive Director and General Counsel, New York City Loft Board, (212) 393-2731

9. Rule relating to carbon monoxide detectors.

- A. **Reason:** To update the rule to coordinate with changes made in the 2022 New York City Building Code.
- B. **Anticipated contents:** Renumbering and amendments to conform to the current Building Code language.
- C. **Objectives:** To coordinate with the 2022 Building Code.
- D. **Legal basis:** Section 915 of the New York City Building Code.
- E. **Types of individuals and entities likely to be affected:** Building owners.
- F. **Other relevant laws:** n/a
- G. **Approximate schedule:** First half of FY '25

Contact person: Laura Grieco, Director of Engineering, Technical Affairs and Code Development, (212) 393-2674

10. Rule relating to cranes and derricks

- A. **Reason:** To effectuate the permitting of articulating boom cranes and rotating telehandlers; to adopt the latest national standards for the design and testing of cranes and rotating telehandlers; to update definitions and cross references in 1 RCNY 3319-01; and to revise requirements in 1 RCNY 3319-01, 1 RCNY 3316-01, and 1 RCNY 104-20 related to the inspection, maintenance, operation, and rigging of cranes and rotating telehandlers to reflect current best practices.
- B. **Anticipated contents:** Revisions to be made throughout 1 RCNY 3319-01, especially related to scope, definitions, permit requirements, design standards, inspection, maintenance, and operation sections, as well as ancillary revisions in 1 RCNY 3316-01 and 1 RCNY 104-20 related to rigging.
- C. **Objectives:** To incorporate articulating boom cranes and rotating telehandlers into the city's crane permitting requirements. To update out of date definitions and cross references. To incorporate the latest national standards and best practices in order to enhance safety and improve efficiency of operations.
- D. **Legal basis:** The city charter authorizes the department to regulate the testing and approval of power-operated crane and derricks. The definition of crane, as amended by Local Law 126 of 2021, includes articulating boom cranes and rotating telehandlers. BC 3319 of the New York City Building Code further empowers the department to enact rules related to the use of cranes and derricks.
- E. **Types of individuals and entities likely to be affected:** Contractors who utilize cranes or rotating telehandlers, owners of cranes or rotating telehandlers, operators of cranes or rotating telehandlers, individuals who rig loads onto cranes or rotating telehandlers.
- F. **Other relevant laws:** Title 28 of the New York City Administrative Code establishes requirements for the licensing of hoisting machine operators and riggers. Code of Federal Regulations, 1926 Subpart CC, comprises separate standards for cranes and derricks promulgated by the United States Department of Labor Occupational Safety and Health Administration.
- G. **Approximate schedule:** First half of FY '25

Contact person: Charles Shelhamer, Deputy Director of Code Development, (212) 393-2113

11. Rule relating to the administration of Course Providers

- A. **Reason:** Updating and/or adding sections to clarify the requirements to comply with the course provider program and to add fees identified through internal review and necessary to align with changes and processes related to the 2022 Construction Codes.
- B. **Anticipated contents:** Amendments and additions to the rule to improve compliance by course providers and the introduction of fees to account for the additional workload that the introduction of Local Law 196 of 2017 requiring site safety training has had on the department.
- C. **Objectives:** Improve course provider compliance and collect fees.

- D. Legal basis: Sections 643 and 1043(a) of the City Charter and Chapter 4 of Title 28 of the City Administrative Code
- E. Types of individuals and entities likely to be affected: Course providers, Construction workers and licensees.
- F. Other relevant laws: NYC Administrative Code, 2022 NYC Building Code.
- G. Approximate schedule: Throughout FY'25

Contact person: Reynaldo Cabrera, Esq., Assistant Commissioner, Investigations & Compliance, (212) 393-2011

12. Rule relating to energy storage systems.

- A. Reason: To establish requirements to address the installation of outdoor installations of Energy Storage Systems (ESS).
- B. Anticipated contents: Acceptance criteria, and maintenance and registration requirements.
- C. Objectives: Provide members of the Energy Storage System (ESS) industry with requirements for design, installation, inspection, and maintenance of energy storage systems.
- D. Legal basis: Section 643 of the New York City Charter; Section 28-113.2 of the New York City Administrative Code.
- E. Types of individuals and entities likely to be affected: ESS manufacturers, ESS integrators, fire protection engineers, utility providers, and the Fire Department of the City of New York.
- F. Other relevant laws: None
- G. Approximate schedule: Second half of FY'25

Contact person: Alan Price, Director, Office of Technical Certification and Research, (212) 393-2626

13. Rule relating to the design and maintenance of wind turbines.

- A. Reason: Local Law 105/18 (small wind turbines) and Local Law 98/19 (large wind turbines) require the promulgation of rules regarding the design and maintenance of wind turbines.
- B. Anticipated contents: Acceptance criteria for wind turbine installation, maintenance requirements, current and retroactive registration requirements
- C. Objectives: Create a new rule to include acceptance criteria, and maintenance and requirements and registration for wind turbines.
- D. Legal basis: Section 643 of the New York City Charter; Sections 28-113.2, 28319.1 and 28322.1 of the New York City Administrative Code.
- E. Types of individuals and entities likely to be affected: Building owners and wind turbine manufacturers.
- F. Other relevant laws: None
- G. Approximate schedule: First half of FY'25

Contact person: Alan Price, Director, Office of Technical Certification and Research, (212) 393-2626

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FINANCE

■ NOTICE

Notice of Adoption of Rules Pursuant to the Emergency Procedures of Section 1043(i)(1) of the New York City Charter

Pursuant to the emergency procedures set forth in section 1043(i) of the New York City Charter (“Charter”) and pursuant to the rulemaking authority granted to the New York City Department of Finance (“DOF”) by Charter sections 1043 and 1503, as well as the authority granted by Chapter 5-A of Title 7 of the Administrative Code of the City of New York (as added by Part G of Chapter 55 of the Laws of 2024), the City Sheriff, by and through DOF, adopts the following emergency rule relating to searches of places of business selling cannabis where no registration, license, or permit has been issued pursuant to the New York State Cannabis Law, the imposition of penalties against such businesses selling cannabis, and the sealing of such businesses. This rule will take effect immediately.

Statement of Basis and Purpose of Emergency Rule

Section 11 of Part G of Chapter 55 of the Laws of 2024 added a new

Chapter 5-A to Title 7 of the New York City Administrative Code (the “Administrative Code”). Section 7-552(a) of the Administrative Code establishes a regulatory framework applicable to the Office of the City Sheriff, which is contained within the Department of Finance. This regulatory framework enables the City Sheriff to conduct administrative inspections of places of business where cannabis, cannabis products, or any product marketed or labeled as such, are sold, or offered to be sold, where no registration, license, or permit has been issued pursuant to the New York State Cannabis Law. Administrative Code section 7-551 authorizes the City Sheriff to issue civil summonses for engaging in such conduct, among other violations. Section 7-552(b)(1) authorizes the City Sheriff to issue an order to anyone engaged in conduct prohibited by section 7-551 to cease such prohibited conduct. An order to cease may only be issued to the business engaged in the prohibited conduct or the owner of such business. Administrative Code section 7-552(b)(2) authorizes the City Sheriff to execute and order the sealing of certain places of business where such conduct continues after an inspection has revealed violations, or where such conduct poses an imminent threat to public health, safety, and welfare. This rule implements various elements of this statutory framework by adding a new section 42-04 to Title 19 of the Rules of the City of New York, entitled Sheriff’s Enforcement of Unlicensed Cannabis Activity.

Currently, the City estimates that 2,800 unlicensed cannabis retailers are operating within the City. Unlicensed retail stores pose a risk to the public by selling unregulated cannabis products that have the potential to cause physical illness to consumers. Many of the retail stores are located proximate to schools and public youth facilities, and sell cannabis products in packaging displaying cartoon characters and bright colors. These unlicensed cannabis retailers operate in flagrant violation of the law and undermine the statutory framework of licensure and permit issuance established under the State Cannabis Law. To curtail the operation and growth of this illegal industry, the Department of Finance is immediately promulgating these rules to implement the regulatory scheme authorized by Chapter 5-A of Title 7 of the Administrative Code.

Subdivision a of section 42-04 of this rule provides definitions for the terms “cannabis,” “City Sheriff,” “place of business,” “public youth facility,” and “school,” which apply throughout section 42-04.

Subdivision b of section 42-04 establishes a framework for the City Sheriff to conduct administrative searches pursuant to Administrative Code section 7-552(a). Specifically, subdivision b elaborates on the statutory civil administrative enforcement framework by authorizing the City Sheriff to establish a schedule of inspections based on a roster. Such roster shall be compiled by the City Sheriff and places of business listed on it will be based on observations by law enforcement officers, statements made, signage, and advertising materials associated with a place of business, and complaints received by the City Sheriff. The purpose of the inspection roster is to ensure that the inspections authorized under the applicable statutory framework are conducted with regularity and certainty, while still allowing the City Sheriff to promote the goals of Part G of Chapter 55 of the Laws of 2024 and prioritize searches where the City Sheriff reasonably believes a place of business poses an imminent threat to public health, safety, and welfare, or where illegal conduct has been confirmed to be occurring. To promote the efficient use of enforcement resources, the City Sheriff may inspect any place of business included on the inspection roster that is within a reasonable vicinity of a place of business otherwise scheduled for inspection. This roster may be subdivided into two or more geographic zones for the purposes of organizing investigation activity to further the efficiency of the City Sheriff’s efforts.

Subdivision b of section 42-04 also clarifies that the intent that the City Sheriff is authorized to conduct these inspections within both the public or non-public portions of a place of business, but does not limit any City agency’s authority to engage in law enforcement activity. For example, the establishment of this administrative inspection framework does not limit agencies from conducting otherwise authorized law enforcement activity in the public portions of places of business, or pursuant to any other existing authority.

Subdivision c of this section establishes a regulatory penalty schedule for violations of Administrative Code section 7-551(a). Administrative Code section 7-551(a) authorizes civil penalties for violations of Cannabis Law sections 125(1) and (1-a) and 132(1) and (8). These provisions cover a wide range of illegal conduct, including distributing for sale or selling at wholesale or retail or delivering to consumers any cannabis, or engaging in an indirect sale or offering to sell such products, without obtaining the appropriate registration, license, or permit therefor required by the New York State Cannabis Law. These provisions also authorize civil summonses against persons who own or are principally responsible for the operation of such places of business. Civil summonses issued pursuant to this authority are subject to adjudication before the City Office of Administrative Trials and Hearings, in accordance with Administrative Code section 7-551(c). For each day in which a violation occurs, the place of business or the person

who owns or is principally responsible for the operation of the place of business, as applicable, will be subject to a \$10,000 penalty. Failure to appear for the hearing at the date, place and time designated for the hearing, or the scheduled date following an adjournment, will result in a \$10,000 default penalty.

Penalties imposed pursuant to each civil summons are additional to, and are not offset or modified by, any fines or penalties imposed pursuant to any other provision of law or rule. Other remedies under the law, such as injunctive relief or sealing orders, are independent of and in addition to the penalties in this subdivision c. The City Sheriff may issue multiple violations pursuant to this subdivision to a person or place of business under a single civil summons; however, the cumulative penalties that may be imposed under a single civil summons cannot exceed \$25,000. The \$25,000 cumulative maximum penalty does not apply across multiple civil summonses issued to the same respondent.

Subdivision d of section 42-04 establishes a framework through which the City Sheriff may designate the personnel of other agencies of the City to exercise various enforcement powers to pursuant to Administrative Code section 7-552(e). In order to provide adequate public notice, this subdivision provides that the City Sheriff will designate such personnel in writing and post such designation on the website of the Department of Finance. This subdivision d also allows for the revocation of designations through a similar process.

Subdivision e of section 42-04 establishes a framework for the Office of the Sheriff to determine those activities that pose an imminent threat to public health, safety, and welfare. Administrative Code section 7-552(b)(2) authorizes a procedure to seal a place of business, akin to Cannabis Law section 138-b, in circumstances including but not limited to where such an imminent threat is identified. Cannabis Law § 138-b(4) establishes a list of factors that may result in a finding of an imminent threat. Subdivision e of section 42-04 of this rule provides that the City Sheriff will consider the totality of such factors in determining whether an imminent threat is present, but provides that a single factor shall be sufficient to give rise to that determination. This subdivision also clarifies what constitutes proximity to a place of worship, a school or a public youth facility for the purpose of this rule. These standards for determining proximity are reasonable in light of the legislative purpose of Part G of Chapter 55 of the Laws of 2024 and associated public welfare concerns. The distances listed in this rule differ from some other similar metrics in the Cannabis Law, which are applicable to the siting of regulated cannabis retailers. The distances in this rule were determined to be appropriate in light of the illegal nature of the businesses subject to this rule. The greater distances included in this rule reflect the more serious risks that illegal businesses pose; this risk, including the associated deleterious effect upon the regulated legal cannabis industry, is at the heart of the Legislature's enactment of Part G.

Subdivision f of section 42-02 of this rule provides the procedure for the Sheriff to provide tracking information and broad categorical lists of cannabis and other related items seized by the City Sheriff that were offered for sale or otherwise used as an instrumentality of a violation of Administrative Code section 7-551(a). This subdivision also establishes requirements for the storage and cataloging of seized cannabis and other items.

Subdivision g of section 42-04 provides a process for individuals to petition in writing for the return of cannabis or other related items seized pursuant to Administrative Code section 7-552(b)(3), or to challenge orders to cease prohibited conduct issued pursuant to Administrative Code section 7-552(b)(1). In order to ensure adequate notice to individuals regarding the City Sheriff's response to petitions challenging such seizures and orders to cease, as well as determinations regarding the continuation of orders to seal pursuant to Administrative Code section 7-552(b)(2), this rule includes a process to determine the appropriate address to which correspondence must be mailed in subdivision h of section 42-04.

Section 1. Chapter 42 of Title 19 of the Rules of the City of New York is amended by adding a new section 42-04 to read as follows:

§ 42-04. Sheriff's Enforcement of Unlicensed Cannabis Activity.

a. Definitions. For the purposes of this section, the following terms have the following meanings:

Cannabis. The term "cannabis" means any cannabis or a cannabis product, as such terms are defined in section 3 of the Cannabis Law, or any product marketed or labeled as such.

City Sheriff. The term "City Sheriff" means the Sheriff of the City of New York, deputies of the City Sheriff and other authorized personnel of the Office of such City Sheriff.

Place of business. The term "place of business" means any building, structure or vehicle where cannabis, is sold or offered to be

sold, where no registration, license, or permit has been issued pursuant to the Cannabis Law. "Place of business" shall not include a residence or other real property not otherwise held out as open to the public or otherwise being utilized in a business or commercial manner, or any private vehicle on or about such property, unless probable cause exists to believe that such residence, real property, or vehicle are being used in such business or commercial manner for a purpose described in the preceding sentence.

Public youth facility. The term "public youth facility" means a building or structure, including any surrounding outdoor grounds, entrances and exits, any portion of which:

1. is owned by a governmental entity;

2. is accessible to the public; and

3. has a primary purpose to provide recreational opportunities or services to children or adolescents of whom the primary population is reasonably expected to be 17 years of age or younger.

School. The term "school" means a building or structure, including any surrounding outdoor grounds, entrances and exits, that contains a public or private pre-school, nursery school, elementary or secondary school.

b. Administrative inspections. 1. For the purposes of civil administrative enforcement of Chapter 5-A of Title 7 of the Administrative Code, the City Sheriff may conduct regulatory inspections of any place of business where cannabis is sold or offered to be sold, where no registration, license, or permit has been issued pursuant to the Cannabis Law, in accordance with the procedures set forth in this subdivision.

2. For the purpose of detecting administrative violations in accordance with the regulatory scheme set forth in section 7-552 of the Administrative Code, the City Sheriff shall inspect each place of business listed on the inspection roster compiled pursuant to paragraph 3 of this subdivision such that each place of business included on such roster, or a discrete geographic zone of such roster, is inspected at least annually, or on a more frequent periodic basis deemed appropriate by the City Sheriff, provided that:

(a) the City Sheriff is not required to conduct an inspection of a place of business during a period in which such place of business is either closed or sealed;

(b) the City Sheriff may prioritize inspections of places of business included on the inspection roster that the City Sheriff reasonably believes pose an imminent threat to public health, safety, and welfare, as determined in accordance with subdivision e of this section, or where the City Sheriff reasonably believes that conduct in violation of Chapter 5-A of Title 7 of the Administrative Code has continued after an initial investigation; and

(c) in furtherance of the efficient use of enforcement resources, the City Sheriff may inspect any place of business included on the inspection roster that is within a reasonable vicinity of a place of business otherwise scheduled for inspection.

3. The City Sheriff shall create an inspection roster, which may be subdivided based on two or more discrete geographic zones, and include on such roster each place of business at which the City Sheriff reasonably believes cannabis is sold or offered to be sold, provided that no place of business shall be included on such roster for which a registration, license, or permit has been issued pursuant to the Cannabis Law or that is otherwise listed in the directory maintained by the New York State Office of Cannabis Management pursuant to subdivision 13 of section 11 of the Cannabis Law. Such reasonable belief may be established based on:

(a) observations of places of business by law enforcement officers or other agency representatives;

(b) complaints received in accordance with a procedure developed by the City Sheriff, provided such complaints are subsequently substantiated by the City Sheriff; or

(c) signage, statements and advertisements associated with a place of business.

4. Records of each inspection shall be maintained by the City Sheriff.

5. Inspections authorized by section 7-552 of the Administrative Code shall only occur during the operating hours of a place of business.

6. Inspections may be conducted pursuant to this subdivision in both the public and non-public portions of a place of business.

7. The provisions of this section shall neither be interpreted to limit any law enforcement officer from conducting law enforcement activity, including but not limited to issuing summonses pursuant to subdivision c of this section or orders pursuant to section 7-552 of the

Administrative Code, with respect to the portion of place of business that is open to the public nor be interpreted to limit any enforcement activity authorized under law when illegal activity is observed or occurs during an inspection conducted pursuant to this subdivision. The provisions of this section shall not be interpreted to limit any agency's authority to conduct inspections for any purpose where such inspections are authorized pursuant to a provision of law or rule other than subdivision a of section 7-552 of the Administrative Code.

8. The City Sheriff shall consider all relevant available information in determining whether to remove a place of business from the inspection roster developed pursuant to this subdivision.

c. Penalty schedule. 1. The penalty schedule applicable to violations of section 7-551 of the Administrative Code shall be as follows:

Citation	Violation Description	Violation Penalty	Violation Default Penalty
Administrative Code § 7-551(a)	Any violation of subdivision a of section 7-551 by a place of business	\$10,000	\$10,000
Administrative Code § 7-551(a)	Any violation of subdivision a of section 7-551 by an individual owner of a place of business	\$10,000	\$10,000

2. Each day in which the conduct described in the schedule included in paragraph 1 of this subdivision occurs or continues to occur shall constitute a distinct violation and be subject to penalty pursuant to such schedule.

3. Penalties imposed pursuant to each civil summons issued pursuant to this section shall be in addition to, and shall not be offset or modified by, any fines or penalties imposed pursuant to any other provision of law or rule, penalties imposed pursuant to other civil summonses issued pursuant to this section or any other remedies sought by the City. Notwithstanding any other provision of this subdivision, where the City Sheriff issues multiple violations of section 7-551 of the Administrative Code to a person or place of business pursuant to this subdivision for conduct occurring over multiple days and such violations are issued pursuant to a single civil summons, the cumulative penalties that may be imposed pursuant to such civil summons shall not exceed \$25,000.

d. Designation. 1. Personnel of agencies of the City may be designated to exercise powers authorized under Chapter 5-A of Title 7 of the Administrative Code in accordance with subdivision e of section 7-552 of the Administrative Code, provided that the City Sheriff designates such personnel in writing and posts such designation on the website of the Department of Finance.

2. Notwithstanding any other provision of this section, any personnel designated pursuant to this subdivision shall have all the powers of the City Sheriff described in this section and Chapter 5-A of Title 7 of the Administrative Code, subject to terms of such designation.

3. The City Sheriff may revoke any designation made pursuant to this subdivision in whole or in part, provided that the City Sheriff revokes such designation in writing and posts such revocation on the website of the Department of Finance.

e. Imminent threats to public health, safety, and welfare. 1. In determining whether conduct poses an imminent threat to public health, safety, and welfare, the City Sheriff shall consider the totality of the factors set forth in subdivision 4 of section 138-b of the Cannabis Law, provided that any factor specified in such subdivision 4 shall be sufficient on its own to determine an imminent threat.

2. For the purposes of paragraph e of subdivision 4 of section 138-b of the Cannabis Law and paragraph 2 of subdivision b of section 7-552 of the Administrative Code, a place of business at which conduct prohibited by subdivision a of section 7-551 of the Administrative Code occurs shall be considered proximate to a school, house of worship, or public youth facility if such place of business is temporarily or permanently located within 1000 feet of such school, house of worship or public youth facility.

3. Distances measured pursuant to this subdivision shall be determined based on a straight line from the center of the nearest entrance of a place of business to the center of the nearest entrance of a school, public youth facility, or house of worship, as applicable, provided that:

(a) where a place of business is a vehicle, any point on such vehicle may be a basis for measurement; and

(b) where a school, public youth facility or house of worship, as applicable, has no physical entrance, the nearest boundary of such school, public youth facility or house of worship may be a basis for such measurement.

f. Seizure and destruction of cannabis and other related items. In each instance in which the City Sheriff seizes cannabis or other related items, as appropriate, found in the possession of a person engaged in a violation of subdivision a of section 7-551 of the Administrative Code, including but not limited to seizures resulting from inspections conducted pursuant to subdivision b of this section, the City Sheriff shall:

1. serve a list of cannabis and other related items seized at such place of business and a tracking number associated with such items in the same manner as an order issued pursuant to subdivision g of section 7-552 of the Administrative Code, provided that the City Sheriff is not required to post any such list or such tracking number at such place of business, and only such tracking number is required to be included in any mailing made pursuant to this paragraph; and

2. store such cannabis and other related items in a secure location pursuant to a cataloging system determined by the City Sheriff or a designee of the City Sheriff.

g. Rights to challenge seizure and orders to cease prohibited conduct. 1. No later than 20 business days after issuance of the earliest notice issued pursuant to paragraph 1 of subdivision f of this section, an individual may petition in writing to the address or electronic address included on such list or mailing, as applicable, for the return of the cannabis or other related items seized and may provide reasons that such cannabis or other related items were neither offered for sale in violation of subdivision a of section 7-551 of the Administrative Code nor used as instrumentalities in furtherance of a violation of such subdivision.

2. No later than 20 business days after issuance of an order to cease prohibited conduct pursuant to paragraph 1 of subdivision b of section 7-552 of the Administrative Code, an individual may petition in writing to the address or email address included on such order challenging such order.

3. The City Sheriff shall respond in writing rejecting or accepting any petition made pursuant to either paragraph 1 or paragraph 2 of this subdivision no later than 10 business days of receipt of such petition. Any order to cease prohibited conduct pursuant to paragraph 1 of subdivision b of section 7-552 of the Administrative Code shall remain in effect and all cannabis and other related items seized shall be retained during the period preceding such response.

4. The City Sheriff may destroy any seized cannabis or other related items 20 business days after:

(a) issuance of the earliest notice pursuant to paragraph 1 of subdivision f of this section, if no individual makes a petition within the timeframe required by paragraph 1 of this subdivision; or

(b) issuance of a notice pursuant to paragraph 3 of this subdivision rejecting in whole or in part, as applicable, a petition made pursuant to paragraph 1 of this subdivision.

5. This subdivision shall only apply to seizures made pursuant to Chapter 5-A of Title 7 of the Administrative Code and shall not apply to a seizure made pursuant to any other provision of law, including but not limited to the seizure of tobacco, electronic cigarettes, or any item that is a controlled substance pursuant to state law.

h. Notice addresses. Any response by the City Sheriff pursuant to paragraph 3 of subdivision g of this section and any notice of a determination with respect to continuation of an order to seal pursuant to paragraph 2 of subdivision b of section 7-552 of the Administrative Code shall be mailed to the address provided by the petitioner or respondent, as applicable, or if no such address is provided, to the address provided pursuant to subdivision g of section 7-552 of the Administrative Code.

Required Finding Pursuant to New York City Charter Section 1043(i)(1)

IT IS HEREBY CERTIFIED that the immediate effectiveness of this emergency rule, which implements the City Sheriff's authority relating to searches of businesses selling cannabis where no registration, license, or permit has been issued pursuant to the New York State Cannabis Law, the imposition of penalties against such businesses selling cannabis, the sealing of such businesses, and related orders and seizures, is necessary to aid the City of New York in responding to safety complaints from New Yorkers, and thereby to address an imminent threat to the health and safety of New Yorkers.

This emergency rule is necessary to immediately regulate the spread of unlicensed cannabis retail stores across the City. Currently, the City estimates that 2,800 unlicensed cannabis retailers are operating within the City. Unlicensed retail stores pose a risk to the public by

selling unregulated cannabis products that have the potential to cause physical illness to consumers. Many of the retail stores are located proximate to schools and public youth facilities and sell cannabis products in packaging displaying cartoon characters and bright colors. These unlicensed cannabis retailers operate in flagrant violation of the law and undermine the statutory framework of licensure and permit issuance established under the Cannabis Law. To curtail the operation and growth of this illegal industry, the Department of Finance (DOF) is immediately promulgating these rules to implement the regulatory framework authorized by Administrative Code Title 7, Chapter 5-A.

Delaying implementation of this rule pending non-emergency rulemaking would foreseeably impair the quality of life for New Yorkers who currently endure the effects of this illegal industry, and permit the imminent threat posed by this industry to continue at an unacceptable level.

Pursuant to section 1043(i)(2) of the New York City Charter, the emergency rule will remain in effect for not more than 120 days while the DOF prepares a permanent rule.

May 2, 2024

/s/ Anthony Miranda City Sheriff New York City Department of Finance

/s/ Preston Niblack Commissioner New York City Department of Finance

APPROVED:

/s/ Eric Adams Mayor

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MAYOR'S OFFICE OF MEDIA AND ENTERTAINMENT

NOTICE

CAPA Regulatory Agenda FY 2025

The City of New York Mayor's Office of Media and Entertainment's regulatory agenda for the City's fiscal year of 2025 (July 1, 2024 – June 30, 2025) is set forth below, pursuant to section 1042 of the New York City Charter:

- 1. Subject: Press Credentials
A. Reason: When the City transferred the press credentialing function from NYPD to the Mayor's Office of Media of Entertainment by Local Law 46 of 2021, MOME adopted a substantial portion of NYPD's former press credentialing rules, except where changes were necessary under Local Law 46. MOME's Press Credentials Office (PCO) has overseen the City's press credentialing function since January 20, 2022, including one renewal cycle for standard and reserve press cards. During this time, MOME has identified ways to improve the rules in order to better serve journalists and newsgathering organizations and address public safety risks.
B. Anticipated Contents: Amendments to 43 RCNY §§ 16-01, 16-03, 16-04, and 16-05.
C. Objectives: Potential clarifications in the definitions section, potentially allow an additional type of media submission to qualify toward the applications for standard and reserve press cards and pre-registration for single event press cards, and potential changes to single event press cards to address events that are longer than one day and time-sensitive situations.
D. Legal Basis: NYC Administrative Code § 3-119.4 and 43 RCNY Chapter 16.
E. Types of Individuals and Entities Likely to be Affected: Journalists and newsgathering organizations.
F. Other Relevant Laws: None

- G. Approximate Schedule: Third Quarter of FY 2025 (1/1/2025 – 3/31/2025)
H. Agency Contacts:
i. Samer Nasser, Executive Director, Press Credentials Office, 212-602-7487, snasser@media.nyc.gov
ii. General Counsel, legal@media.nyc.gov

- 2. Subject: Made in New York Marketing Credit Rules
A. Reason: In 2013, the Mayor's Office of Media and Entertainment established the Made in New York Marketing Credit to provide "Made in New York" film and television productions a number of opportunities to promote their project in major media markets that are City-owned assets or are privately owned and operated media outlets. Since the rules were last amended in 2018, we have identified improvements to the program.
B. Anticipated Contents: Amendments to 43 RCNY §§ 15-01, 15-02, 15-03, 15-05, and 15-06.
C. Objectives: Potential clarifications in the definitions section, updates to the application process, potentially change the threshold amounts for production costs in the tiers, and minor changes for clarity.
D. Legal Basis: Executive Order 21 of 2022.
E. Types of Individuals and Entities Likely to be Affected: Film and television productions
F. Other Relevant Laws: None
G. Approximate Schedule: Second Quarter of FY 2025 (10/1/2024 – 12/31/2024)
H. Agency Contacts:
i. General Counsel, legal@media.nyc.gov

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SANITATION

NOTICE

CAPA REGULATORY AGENDA FY 2025

Pursuant to section 1042 of the Charter, the New York Department of Sanitation (DSNY) sets forth below its regulatory agenda for the City's fiscal year of 2025:

- 1. SUBJECT: Rule relating to the removal, storage and disposal of encumbrances.
A. Reason: DSNY is proposing to amend its rule relating to the removal, storage and disposal of encumbrances to clarify its procedures.
B. Anticipated Content: To clarify procedures relating to the removal, storage or disposal of encumbrances.
C. Objectives: Modification of such rule will simplify the procedures relating to the removal, storage and disposal of encumbrances.
D. Legal basis: Section 1-05 of Title 16 of the Rules of the City of New York, Section 16-128 of the Administrative Code of the City of New York, and Sections 753(a) and 1043 of the New York City Charter.
E. Types of individuals and entities likely to be affected: Individuals and businesses
F. Other relevant laws: Title 16 of the Administrative Code of the City of New York and Title 16 of the Rules of the City of New York
G. Approximate schedule: Fiscal Year 2025.
Agency Contact: Robert Orlin, Deputy Commissioner (646) 885-5006 rorlin@dsgny.nyc.gov
2. SUBJECT: Rules governing requirements relating to the provision of waste collection service by certain private hauling companies to business establishments within Commercial Waste Zones.
A. Reason: In November 2019 comprehensive waste reform legislation to reform the private carting industry in New York City was signed into law. Local Law 199 of 2019 authorizes DSNY to create a commercial waste zone system in New York

City for the collection and removal of solid waste and recyclable materials generated by businesses in such newly-created waste collection zones throughout the City. DSNY may promulgate new rules that are consistent with the local law as may be necessary.

- B. **Anticipated Content:** Pursuant to Local Law 199, DSNY may promulgate rules under Title 16 of the Rules of the City of New York to carry out the mandates of Local Law 199, including rules governing customer service for commercial establishments, operational requirements for private carting companies, health and safety protective measures for private carting employees, and recycling and organics requirements, following its creation of 20 designated commercial waste zones across New York City in the first half of 2020.
- C. **Objectives:** DSNY may promulgate rules governing private carter and business customer practices consistent with the implementation plan for comprehensive reform of the commercial waste industry. The rules will improve and enhance the City's regulatory practices pertaining to commercial waste collection, transport and disposal in the City.
- D. **Legal basis:** Title 16 of the Rules of the City of New York; and Section 1043 of the New York City Charter
- E. **Types of individuals and entities likely to be affected:** Private waste hauling carters and generators of commercial waste who receive private carting collection service.
- F. **Other relevant laws:** None.
- G. **Approximate schedule:** Fiscal Year 2025.

Agency Contact: Robert Orlin, Deputy Commissioner
(646) 885-5006 rorlin@dny.nyc.gov

3. SUBJECT: Commercial Waste Removal –Rules relating to commercial generators of “infrequent” or “insignificant amounts” of waste

- A. **Reason:** Section 16-116(a) of the New York City Administrative Code requires commercial establishments in New York City to arrange for the removal of solid waste by a licensed private carter or by obtaining a trade waste permit from the New York City Business Integrity Commission allowing the establishment to dispose of its own solid waste. Section 16-116(c) authorizes the Sanitation Commissioner to promulgate rules exempting from this requirement any commercial establishment that generates infrequent or insignificant amount of waste. Section 1-06 of Title 16 of the Rules of the City of New York currently allows commercial establishments generating less than 20 gallons of trade waste within a seven day period to be exempt from the requirements outlined in Section 16-116(a) and (b) of the New York City Administrative Code. This has resulted in some commercial establishments improperly placing out their trade waste material at the curb for DSNY to collect, or improperly placing such material in DSNY corner litter baskets.
- B. **Anticipated Content:** A proposed rule would require that all commercial establishments, regardless of the quantity of waste or recyclable material generated, must retain a private carter to collect and remove trade waste generated at such establishment for proper disposal.
- C. **Objectives:** DSNY may amend section 1-06 of Title 16 of the Rules of the City of New York to clarify that all commercial establishments, regardless of the amount of waste generated, must arrange with a private carter for removal of such waste and recyclable material.
- D. **Legal basis:** Section 1-06 of Title 16 of the Rules of the City of New York, Section 16-116 of the Administrative Code of the City of New York, Sections 753(a) and 1043 of the New York City Charter.
- E. **Types of individuals and entities likely to be affected:** Owners, lessees and/or persons in control of any commercial establishment.
- F. **Other relevant laws:** Section 1-06 of Title 16 of the Rules of the City of New York, Section 16-116 of the Administrative Code of the City of New York, and Sections 753(a) and 1043 of the New York City Charter.
- G. **Approximate schedule:** Fiscal Year 2025.

Agency Contact: Robert Orlin, Deputy Commissioner
(646) 885-5006 rorlin@dny.nyc.gov

4. SUBJECT: Various Plain Language Amendments

- A. **Reason:** Working with the City's rulemaking agencies, the Law Department, OMB, and the Office of Operations conducted a review of the City's existing rules, identifying those rules that should be repealed or modified to reduce regulatory burdens, increase equity, support small businesses, and simplify and update content to help support public understanding and compliance. This proposed rule meets the criteria for this initiative.
- B. **Anticipated Content:** DSNY will modify its rules to incorporate plain language changes that were identified during the retrospective rules review conducted by the City.
- C. **Objectives:** Modification of such rules will help to reduce regulatory burdens, increase equity, support small businesses, and simplify and update content to help support public understanding and compliance.
- D. **Legal basis:** Title 16 of the Administrative Code of the City of New York, Title 16 of the Rules of the City of New York, and Sections 753(a) and 1043 of the New York City Charter.
- E. **Types of individuals and entities likely to be affected:** Individuals and businesses.
- F. **Other relevant laws:** Title 16 of the Administrative Code of the City of New York and Title 16 of the Rules of the City of New York
- G. **Approximate schedule:** Fiscal Year 2025.

Agency Contact: Robert Orlin, Deputy Commissioner
(646) 885-5006 rorlin@dny.nyc.gov

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CITY PLANNING

■ NOTICE

NOTICE OF COMPLETION AND NOTICE OF AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT STATEMENT
City of Yes for Housing Opportunity

Project Identification	Lead Agency
CEQR No. 24DCP033Y	City Planning Commission
ULRUP No. N240290ZRY	120 Broadway, 31 st Floor
SEQRA Classification: Type I	New York, NY 10271

Contact Person
Stephanie Shelloe, AICP, Director (212) 720-3328 Environmental Assessment and Review Division New York City Department of City Planning

Pursuant to City Environmental Quality Review (CEQR), Mayoral Executive Order No. 91 of 1977, CEQR Rules of Procedure of 1991 and the regulations of Article 8 of the State Environmental Conservation Law, State Environmental Quality Review Act (SEQRA) as found in 6 NYCRR Part 617, a Draft Environmental Impact Statement (DEIS) has been prepared for the action described below. Copies of the DEIS are available for public inspection at the office of the undersigned as well as online via the City of Yes for Housing Opportunity project page on ZAP: <https://zap.planning.nyc.gov/projects/2023Y0427>. To view the City of Yes for Housing Opportunity DEIS and Appendix, navigate to the project page in ZAP and select Public Documents, then “DEIS_24DCP033Y”. The proposal involves actions by the City Planning Commission (CPC). A public hearing on the DEIS will be held at a later date to be announced. Advance notice will be given of the time and place of the hearing. Written comments on the DEIS are requested and would be received and considered by the Lead Agency until the 10th calendar day following the close of the public hearing.

A. INTRODUCTION

The New York City Department of City Planning (DCP) is proposing a package of zoning text amendments (the “Proposed Action”) with citywide applicability to provide a broader range of housing

opportunities across the City. The Proposed Action seeks to enable more housing and wider variety of housing types in all neighborhoods citywide, from the lowest-density districts to the highest, to address the housing shortage and high cost of housing in New York City. Incremental changes across a wide geography can create a significant amount of housing and affordable housing without resulting in dramatic change to neighborhoods. To create more housing and more types of housing, the Proposed Action comprises project components in four broad categories: Medium- and High-Density proposals in R6-R10 districts and equivalents; Low-Density proposals in R1-R5 districts and equivalents; Parking proposals, which span the full range of districts and densities; and assorted other changes in line with project goals. In general, these changes would apply in underlying zoning districts, Special Districts, and other geographies that modify underlying zoning, with limited adjustments to reflect planning goals in specific areas. As such, the Proposed Action would affect all 59 community districts in the City.

The Proposed Action is a coordinated effort developed with input from residents, elected officials, community boards, and other community stakeholders, and with New York City and other public agencies. DCP is acting as lead agency on behalf of the City Planning Commission (CPC) and is conducting a coordinated environmental review under the City Environmental Quality Review (CEQR) process.

The Housing Blueprint, released in June 2022, is the City's plan to enable greater production of housing and affordable housing in neighborhoods throughout New York City. The plan addresses the city's crippling housing crisis and its real and direct human consequences—high rents, displacement pressure, segregation, gentrification, poor housing quality, tenant harassment, homelessness, and more. The Housing Blueprint also lays out a range of initiatives and tools necessary to make progress on these issues. The Proposed Action described below represents the initiatives and tools relating to zoning, land use regulation, and related laws. The Housing Blueprint makes clear that many of the obstacles to more housing and more affordable housing are rooted in outdated or overly restrictive zoning regulations that have stifled housing production in recent decades even as the housing crisis and its consequences have worsened.

The pervasive nature of the housing crisis calls for a citywide approach, with every neighborhood—from the lowest-density areas to the highest—doing its part to provide a broader range of housing opportunities for the people who call New York City home. Incremental changes across a wide geography can create a significant amount of housing and affordable housing without resulting in dramatic change that can tax infrastructure and that neighborhoods sometimes fear and resist. This is what the Proposed Action aims to accomplish. While all neighborhoods must do their part, different neighborhoods call for different approaches. Densities, building forms, and other regulations appropriate for central locations with the best access to jobs and transit may not work in neighborhoods farther from the core. With that in mind, the Proposed Action comprises a range of proposals designed to encourage more housing and affordable housing in the range of New York City neighborhoods. Among others, the Proposed Action includes proposals to provide more space for affordable and supportive housing in medium- and high-density districts; to bring back modest, contextual three- to five-story apartment buildings in transitional areas; and to allow homeowners in New York City's lowest-density areas to add a small ancillary dwelling unit (also known as "ADU" or "accessory dwelling unit"), if they choose.

To create more housing and more types of housing, the Proposed Action includes components that fall into four major proposal areas—1: Medium- and High-Density Districts, 2: Low-Density Districts, 3: Parking, and 4: Other Initiatives that are miscellaneous, citywide in nature, and align with overall project goals.

B. PURPOSE AND NEED

The continued housing shortage has tremendous human consequences—high housing costs, displacement and gentrification pressure, segregation, increased homelessness, tenant harassment, low housing quality, and other effects of a market where residents have very limited options because of housing scarcity. Almost every hardship of the New York City housing market can be traced back to an acute shortage of housing.

The housing shortage drives up prices for everyone. According to federal housing guidelines, an apartment must cost 30 percent or less of a household's gross income to be considered affordable. Today, the share of renters in the city who pay more than this (and are thus "rent-burdened") remains the highest on record. According to the most recent data, 53 percent of renter households in New York City are rent-burdened, including 32 percent of renter households who are severely burdened and pay more than 50 percent of their income toward housing costs. The median New York City renter paid 34 percent of their income toward housing costs—that is, half of renters had a higher burden and half had less. The lowest-income households are the

most severely affected. Housing with rents that are affordable to the average New Yorker is even harder to find: vacancy rates for apartments renting for less than \$1,500 per month, for instance, are less than one percent. For example, a household of three people earning 60 percent of Area Median Income (AMI) in 2019 would have needed to find a 2-bedroom apartment renting for \$1,290 or less. Especially for households with lower incomes overall, this high level of rent burden means that residents have less money to spend on food, childcare, education, healthcare, and other necessary expenses.

The lack of housing also raises the cost of owner-occupied housing, depriving homeownership to a broad segment of New York City's population. Indeed, despite its wealth, New York City has one of the lowest homeownership rates of any city nationwide. This narrows housing choice for New Yorkers and excludes too many from the control and wealth-building opportunities that homeownership affords. More housing can benefit renters, homeowners, and potential homeowners alike.

Despite the City's unparalleled investments in creating and preserving affordable rental housing over the past 40 years, the continued shortage of housing options contributes to the City's ongoing affordability and homelessness crisis. This crisis impacts millions of New Yorkers in detrimental ways, from struggling to keep up with high housing costs, to spending months or years in shelter, to dealing with pests, mold, lead paint, and heat outages in older homes that landlords in a tight market have little incentive to maintain.

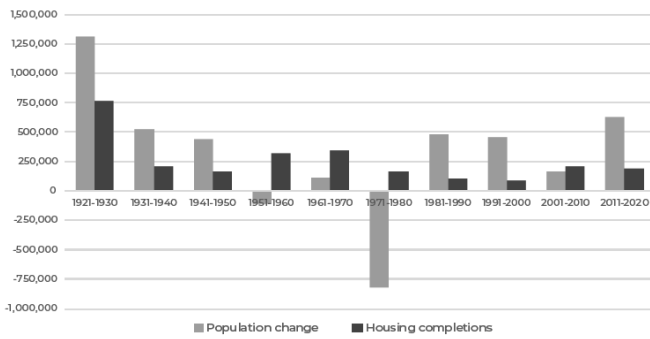
The housing shortage exacerbates disparities in access to transit, amenities, and economic opportunity, forcing many households to make trade-offs between the location, quality, and affordability of housing. High home prices put homeownership and its wealth-generating benefits out of reach for the vast majority of New Yorkers, especially communities of color. A large and growing body of research by Harvard Professor Raj Chetty and others documents the consequences: Drastically divergent life outcomes for families and children depending on where they can afford to live. The housing shortage is a primary driver of this fair housing disaster.

The City cannot solve its affordability and homelessness crisis without changing the trajectory of housing growth in New York City. In recent decades, New York City has experienced rapid population growth. More recently, housing demand has spiked as people seek more space in the aftermath of the pandemic. Rental housing is under particular pressure as high mortgage rates prevent people from accessing or even attempting to access homeownership opportunities. Housing production has not kept pace. This accumulated housing shortage has led to significant increases in housing costs and placed enormous pressure on low-income New Yorkers (see **Figure 1**). To reverse this crisis and meet the housing needs of all residents, the pace of housing production must be increased today and into the future.

New York City's housing stock has not kept up with the rapid population growth, job growth, and new household formation that our city has experienced in recent decades. Even as the population surged throughout the 1980s and 1990s, housing was built at a much slower pace than was necessary to meet the demand. These trends have created a cumulative housing shortage from which the city has yet to recover. Although housing construction picked up in the 2000s, much less housing is being built today than during the first three-quarters of the 20th century, adding too few units to keep up with job and population increases. New York City produces significantly fewer new units per capita than many other major cities across the country (see **Figure 2**). This worsening shortage is the leading driver of increased housing costs as a burgeoning population competes for limited housing stock.

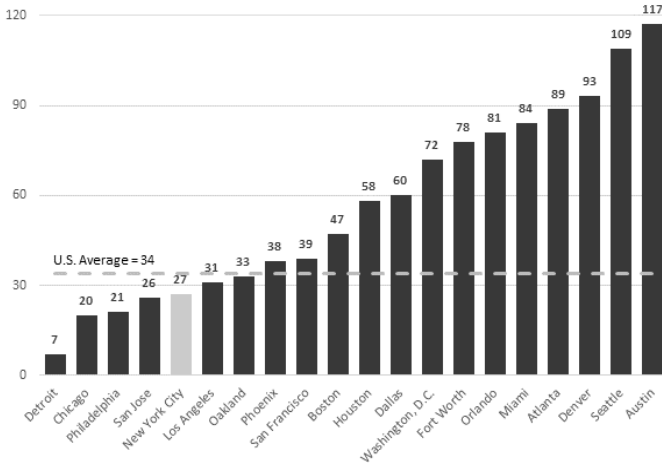
The lack of housing and affordable housing puts New Yorkers at greater risk of housing instability and makes it more difficult for residents experiencing homelessness to regain stable housing. Even though the City has expanded the availability and purchasing power of housing vouchers for tens of thousands of homeless New Yorkers, there are simply not enough available homes, making it difficult for households with vouchers to find an apartment to move into. The impacts of COVID-19 exacerbated these challenges, contributing to longer stays in shelter for New Yorkers in need. While the average length of stay in shelter for families with children was already 446 days in Fiscal Year 2019, it grew to 520 days in Fiscal Year 2021. This means that the average homeless family now stays in shelter for the better part of two years.

Figure 1 Population Change vs. Housing Completions in NYC by Decade, 1921-2020



Source: Department of City Planning

Figure 2 New Housing Units per 1,000 Residents in Major U.S. Cities, 2011-2020



Sources: U.S. Census Bureau Building Permit Survey (BPS) County Annual Files (imputed); U.S. Census Bureau Delineation Files March 2020; NYC DCP Housing Database Q4 2020; U.S. Census Bureau Redistricting Data Files 2021. New housing units measured as authorizations for new units by building permits.

High prices and prolonged shelter stays in a tight housing market with few options are not the only ways that the housing crisis manifests. The housing options of many New Yorkers are constrained not only by the lack of affordable housing overall but the dearth of affordable options that meet individual household needs. Growing numbers of seniors and young adults are forced into difficult rooming situations because of the lack of studio and one-bedroom apartments. Intergenerational families and other household types may be forced to compromise their privacy, space, and other housing preferences because they cannot find affordable units that meet their needs.

The harms of the housing crisis also exacerbate long-standing racial inequities in our housing stock and neighborhoods. New Yorkers of color and particularly Black and Hispanic residents are disproportionately impacted by the housing and homelessness crisis. Although Black and Hispanic New Yorkers make up approximately 49 percent of the City’s population, 94 percent of families with children in shelter are Black or Hispanic.

The stress, insecurity, and often crowded conditions that come with homelessness and unstable housing have a profound impact on the ability of students to learn and perform in school. In 2018, fewer than two in three students who had experienced temporary housing graduated on time.

Black and Hispanic/Latino New Yorkers are also significantly more likely to experience unsafe and unhealthy housing conditions, such as lack of heat, the presence of rodents, mold, asbestos, and peeling paint that may expose children to lead. In 2021, one in five Black and Hispanic New Yorkers reported experiencing three or more maintenance problems in their homes, compared to only 7 percent of White non-Hispanic households.

It is no coincidence that many components of the Proposed Action have their origins in the Where We Live NYC Plan, New York City’s federally mandated fair housing report that identifies the goals, strategies, and actions the City will take to “affirmatively further fair housing” to address long-standing racial inequities in the years ahead.

The Role of Zoning

While development decisions are driven by a variety of factors, a growing body of research shows that restrictive zoning is by far the leading cause of the dire housing shortages facing high-cost housing markets along the coasts and in an increasing number of cities throughout the country. The inability to build enough housing means that housing need, fueled by growing populations, increased household formation, and national and regional economic growth, translates into higher and higher housing costs rather than more housing.

The role of zoning is apparent in New York City, where years-long planning efforts to increase housing capacity and introduce inclusionary housing one neighborhood at a time in medium- and high-density neighborhoods have yielded insufficient results. At the same time, housing production in New York City’s lower density areas has plummeted. Prior to the mid-2000s, low-density areas accounted for a significant percentage of housing production citywide, but changes to zoning and other applicable laws have brought that to a near standstill. The introduction of low-density contextual districts in the 1980s and 1990s, and the creation of “Lower Density Growth Management Areas” in the early 2000s, have halted housing production across a wide swath of the city.

As a result, the vast majority of housing production in New York City comes in the form of more expensive multifamily typologies, such as high-rises that require steel and reinforced concrete construction, with lower density areas contributing relatively small numbers of one- or two-family homes. Construction of smaller apartment buildings, common prior to 1961 when the current zoning resolution was implemented, is largely a thing of the past. This is the “missing middle” housing that is relatively inexpensive to build and filled an important market niche in times past. The dearth of missing middle housing hits many New York City neighborhoods harder with each passing year, contributing to overcrowding and the spread of informal housing in lower density areas that can present very real health and safety issues.

Missing middle housing was not the only type to dwindle for reasons of prejudice and exclusion. For instance, New York City effectively banned rooming units in the 1950s and actively worked to phase out Single Room Occupancy (SRO) housing in the decades that followed, largely because it was seen as attracting an unsavory population. The City realized that SROs provided crucial housing of last resort during the burgeoning homelessness crisis in the 1980s and completely reversed course, mandating that any existing SROs continue operating—a policy that was struck down in the landmark *Seawall Associates v. New York City* in 1984. By that time, much of the SRO stock was gone. This was an important demonstration of the principle that banning housing or certain types of housing does not make the people who need that housing disappear.

In the face of these spreading shortages, research shows that new housing can have a moderating effect on housing costs on a regional, citywide, and even neighborhood scale by giving tenants and others more options. With this context in mind, the Proposed Action aims to address the housing shortage and its human consequences by facilitating new housing and a wider range of housing types in every neighborhood in New York City—from the lowest density areas to the highest.

In medium- and high-density districts, the Proposed Action would create a universal inclusionary housing framework that maintains existing floor area ratios (FARs) for market-rate housing while providing a preferential FAR for all affordable and supportive housing, matching the existing higher FAR available today for Affordable Independent Residences for Seniors (AIRS)—that is, senior affordable housing. In districts that do not have a higher FAR for AIRS, the Proposed Action would create a new preference for affordable and supportive housing that is 20 percent higher than FAR for market-rate housing. Where necessary, the Proposed Action would also adjust building envelopes to ensure that typical sites can accommodate the additional floor area provided for affordable and supportive housing. This incremental increase in capacity, available only for affordable and supportive housing, has the potential to create significant amounts of new affordable housing over time to address both the fundamental housing shortage and the lack of low-cost housing.

In medium- and high density non-contextual districts, the Proposed Action would eliminate barriers to contextual, height-limited infill development on “tower-in-a-park” residential campuses and other zoning lots with existing buildings developed pursuant to outdated zoning regulations originally intended for Urban Renewal projects on

cleared “superblocks”¹. The Proposed Action would also extend or create flexible Quality Housing envelopes for irregular or obstructed sites in medium- and high-density non-contextual districts, enabling Quality Housing on sites that may be forced to develop pursuant to Height Factor regulations under today’s zoning—an outcome that neither developers nor neighborhood residents tend to like. The Proposed Action would also create a discretionary action for sites that need more relief to develop pursuant to Quality Housing regulations. These actions would create incremental opportunities for new housing in medium- and high-density non-contextual districts throughout the City in building forms that fit in better with existing context.

The Proposed Action would extend the City’s powerful adaptive reuse regulations citywide and to buildings constructed in 1990 or earlier and would enable conversion to a wider range of housing types, such as supportive housing, dormitories, and rooming units. This action has the potential to create significant amounts of new housing from vacant office buildings and other underutilized non-residential space, with adjustments to the overall framework that make it easier for conversions to reach lower market tiers and especially underserved niches in the housing market.

Within the Inner Transit Zone, the Proposed Action would allow developments consisting of smaller apartments, such as studios and one-bedrooms, by eliminating the “dwelling unit factor” (DUF), a zoning regulation that sets a minimum average unit size for multifamily developments. This prohibits building types that in times past filled an important market niche for smaller households, including young people, old people, marginally housed populations, and the many New Yorkers who want to live alone but are forced into sometimes difficult rooming situations. The Proposed Action would reduce and simplify DUF outside the Inner Transit Zone. While the primary obstacles to rooming units exist outside of zoning regulations, the Proposed Action would remove or adjust zoning provisions that stand in the way of rooming units when otherwise allowed under applicable laws. These actions are not expected to induce development so much as enable a broader range of typologies than would otherwise be permitted.

In low-density districts, the Proposed Action would adjust FAR, height, and yard regulations, among other provisions, to save existing housing from non-compliance and enable new development consistent with what low-density districts ostensibly allow today. The layering of restrictions over time has resulted in many existing buildings no longer complying with zoning, making it difficult or impossible to adapt these buildings to changing needs. These restrictions also mean that it can be difficult or impossible to develop anything other than a single-family home, even in districts that nominally allow two-family houses or small apartment buildings. These actions will help to reduce barriers for existing homeowners in these areas while enabling marginally more housing in low-density districts.

In low-density districts, the Proposed Action would greatly expand opportunities for new “missing middle” housing—that is, small apartment buildings that are relatively inexpensive to build and hearken back to forms prevalent in these areas prior to the advent of low-density zoning in 1961. The Proposed Action would address decades of restrictions and enable small apartment buildings with non-residential ground floors in all low-density commercial districts, bringing back a beloved typology illegal in low-density areas today. The Proposed Action would also enable transit-oriented missing middle housing on large sites within the Greater Transit Zone—that is, the Manhattan Core and Long Island City, the Inner Transit Zone, and a newly created Outer Transit Zone that will generally encompass all areas within a half-mile of a transit stop. These initiatives add housing in parts of the city that have produced very little in recent decades, but also encourage housing options for older, smaller, or lower-income households that face particular challenges finding appropriate housing in low-density areas. The Proposed Action would also remove obstacles to construction of new infill development in low-density districts on campuses above 1.5 acres and full-block sites, based on FAR, maximum lot coverage, relaxed distance-between-buildings regulations, and new height limits.

Also in low-density areas, the Proposed Action would enable “accessory dwelling units” or ADUs on lots with one- or two-family housing. ADUs would be size-limited and exempt from parking requirements and regulations that limit the number of units, such as restrictions in one- or two-family zoning districts. This includes homeowners who may need space for a family member or for whom the extra income generated by a small rental unit is essential. ADUs are a form of

¹ Superblocks are formed by eliminating sections of streets from the overall street grid to assemble large parcels; many superblocks were created in the mid-20th century for the development of tower-in-the-park housing projects; other superblocks were formed for civic and institutional uses, such as Grand Central Terminal, the New York Public Library, Rockefeller Center, Lincoln Center, among others.

housing that is common in other parts of the country, provides a housing type sorely lacking in low-density areas, and supports flexibility and opportunity for a range of household types, including multigenerational families, smaller households, those looking to age in place, and many others. On a macro level, ADUs also provide an important avenue for “gentle density” while maintaining the character of one- and two-family areas.

In all districts, the Proposed Action would eliminate parking requirements for all new residential development citywide. This would reduce the conflict between parking and housing, providing opportunities for additional housing on development sites across the city. Today, parking requirements reduce the amount of housing that can be produced on certain sites while rendering development entirely infeasible on others. While the Proposed Action would not eliminate existing parking required by existing housing, it would create a discretionary action to remove existing parking requirements when appropriate.

Finally, the Proposed Action will include other project components that do not fit neatly into the categories above but have citywide effect and are consistent with the overall project goals of facilitating more housing and more types of housing in neighborhoods across the city. These include allowances for irregular and hard-to-develop sites; elimination or reduction of unnecessarily onerous approval procedures; elimination of exclusionary geographies from prior eras; and adjustments to regulations that have had unintended outcomes for development and design.

C. DESCRIPTION OF THE PROPOSED ACTION

As discussed above, the Proposed Action includes components that fall into four major proposal areas—1: Medium- and High-Density Districts, 2: Low-Density Districts, 3: Parking, and 4: Other Initiatives that are miscellaneous, citywide in nature, and align with overall project goals. A high-level description of the Proposed Action is provided in this section with more detailed provided in Table 1.

1: Medium- and High-Density Proposals

Medium- and high-density districts (R6 through R10) are typically mapped in areas where transit access, job access, infrastructure, and other factors make such densities appropriate. Housing in these areas generally consists of multifamily housing that includes income-restricted affordable housing, rent-regulated housing, and market-rate housing that ranges from modest and relatively inexpensive to some of the most expensive housing in the world. The Proposed Action would increase housing opportunities in these areas by increasing affordable and supportive floor area ratios (FARs) in all medium- and high-density districts, expanding eligibility for the City’s adaptive reuse regulations to a broader range of buildings such as struggling office districts, enabling small and shared apartment models to take pressure off family-sized units, and simplifying infill regulations for campuses and other zoning lots with existing buildings.

2: Low-Density Proposals

Low-density districts are usually mapped in areas with less access to transit, jobs, and infrastructure than medium- and high-density areas. In some areas, they have also served as unduly restrictive ways to “protect” neighborhoods from unwanted change and development, a condition that is certainly not unique to New York City. Housing in these areas may consist of one- and two-family homes but also multifamily housing constructed under current regulations, where still permitted and feasible, or prior to the advent of contemporary low-density zoning in 1961. The Proposed Action would increase housing opportunities in these areas by adjusting zoning regulations to ensure that two- and multi-family districts genuinely allow two- and multi-family housing nominally permitted, by reintroducing modest 3- to 5-story apartment buildings in low-density commercial districts and on large sites near transit, and by newly enabling owners of one- and two-family houses to add an ADU if they choose. Aspects of the conversions and small and shared apartments proposal will apply in low-density areas as well.

3: Parking Proposals

Residential parking regulations set minimum numbers of required parking spaces based on zoning district and number of dwelling units, as modified by relevant geographies (like the “Transit Zone” which is to be renamed the Inner Transit Zone), housing type (such as “income-restricted housing unit” (IRHU) or “affordable independent residences for seniors” (AIRS)), and other factors such as lot size. In general, these regulations date to the 1960s when the automobile was ascendant, and housing was relatively inexpensive and abundant. The Proposed Action would increase housing opportunities by eliminating costly parking mandates citywide for new residential development and simplifying the suite of exemptions and discretionary actions for existing residential developments.

4: Other Initiatives

The Proposed Action will also include a range of other proposals intended to facilitate more housing and a broader range of housing types by removing obstacles, simplifying overcomplicated zoning, and updating regulations conceived in the last century to address a very different set of circumstances. These include relief for challenged sites and from unnecessarily onerous procedures; adjustment or elimination of outdated or exclusionary limits on development; and creation of residential zoning districts to ensure a full range of densities appropriate for New York City neighborhoods, among other initiatives.

Table 1 Likely Effects of the Proposed Action

Item	Proposal	Applicability by Zoning District (including Commercial Equivalents)	Likely Effects
1: Medium- and High-Density Proposals			
1.1 More Floor Area for Affordable and Supportive Housing			
1.1a	Increase the FARs for all forms of affordable and supportive housing to the higher AIRS FAR	R6-R10 districts	Construction of more mixed-income and affordable and supportive housing within bigger building envelopes as-of-right in medium and high-density districts citywide.
1.1b	In districts without an existing AIRS preference, provide new preferential FAR for AIRS and other affordable and supportive housing types that is 20 percent above the FAR for market-rate residential	R6-R10 districts	Construction of more mixed-income and affordable and supportive housing within bigger building envelopes as-of-right in medium and high-density districts citywide.
1.1c	Replace IHDA and R10 IH with the preferential FAR framework	R6-R10 districts	Increased FARs for affordable and supportive housing in some districts while enabling income averaging and lower AMIs than the current IHDA and R10 IH programs in all districts
1.1d	Equalize FARs for MIH districts where FARs proposed for and Universal Affordability Preference (UAP) ² are higher	Select MIH Areas	Small FAR increases and additional housing in MIH Areas with lower FARs than those proposed for UAP
1.1e	Where necessary, adjust building envelopes to accommodate FARs	R6-R10 districts	Construction of more mixed-income and affordable and supportive housing within bigger building envelopes as-of-right in medium and high-density districts citywide
1.1f	Allow supportive housing to be classified as either UG 2 or UG 3	All Residence Districts	More supportive housing by enabling supportive housing to access the advantages of community facility or residential use regardless of district
1.1g	Modify the ZR 74-903 Special Permit to an Authorization for supportive housing	R3-R9 districts	Make it easier for supportive housing projects to access a higher FAR where available while retaining the discretionary review that ensures a higher FAR and that the resulting bulk are appropriate
1.2 Small and Shared Apartments			
1.2a	Eliminate Dwelling Unit Factor (DUF) within the Inner Transit Zone (including the Manhattan core)	All Residence districts within Inner Transit Zone	Modest increase to the overall housing supply as developments are enabled to provide the number of DUs that zoning currently allows; also, the creation of a wider variety of unit sizes that are responsive to residential demand.
1.2b	Reduce and simplify DUF outside the Inner Transit Zone	All Residence Districts outside the Inner Transit Zone	Smaller units allowable overall and more multifamily housing in low-density districts.
1.2c	Eliminate DUF within One- and Two-Family Buildings	All Residence Districts	Removal of redundancy.
1.2d	Remove zoning obstacles to small and shared housing models	All Residence Districts	More construction of housing with shared models or rooming units.
1.3 Eliminate Obstacles to Quality Housing Development			
1.3a	Remove obstacles to Quality Housing development on sites with existing buildings	R6-R10 non-contextual districts	Increased infill development within FAR limits on zoning lots with existing buildings
1.3b	Remove obstacles to Quality Housing development on irregular lots and lots where development is challenged by nearby infrastructure and other obstructions	R6-R10 non-contextual districts	Construction of more housing on lots with irregular or difficult site conditions
1.3c	Provide more flexible envelopes in Waterfront Areas to enable a broader range of development, including affordable housing	Waterfront Areas	Construction of more housing and affordable housing in waterfront areas
1.3d	Eliminate the “sliver law” for developments that utilize Quality Housing regulations, regardless of district	R7-R10 districts	Construction of more housing and affordable housing within FAR limits within these districts
1.4 Conversions			
1.4a	Change the cutoff date for conversion from 1961 or 1977 to 1990	All Districts that allow residential	Increased housing through adaptive reuse and conversion of a broader universe of non-residential buildings
1.4b	Expand the geographic applicability of the adaptive reuse regulations citywide	All Districts that allow residential	Increased housing through adaptive reuse and conversion of a broader universe of non-residential buildings outside of central business districts

² For districts with an existing preferential FAR for AIRS, hold market-rate FAR constant while increasing FARs for all forms of affordable and supportive housing to the higher AIRS FAR—this is referred to as the “Universal Affordability Preference” (UAP) framework.

Table 1 Likely Effects of the Proposed Action

Item	Proposal	Applicability by Zoning District (including Commercial Equivalents)	Likely Effects
1.4c	Enable conversion to a wider variety of housing types	All Districts that allow residential	Increased supply of rooming units and community facilities with sleeping accommodations through adaptive reuse and conversion of a broader universe of non-residential buildings
1.4d	Eliminate outdated restrictions on conversions to residential uses in C6-1G, C6-2G, C6-2M and C6-4M commercial districts	C6-1G, C6-2G, C6-2M and C6-4M districts	More conversions in districts within central Manhattan
2: Low-Density Proposals			
2.1 Low-Density Basic			
2.1a	Provide additional FAR and adjust floor area rules	R1-R5 districts	Increased production of housing through the creation of accessory dwelling units; increased amount of living space that is functional within homes
2.1b	Adjust perimeter height limits and building envelopes	R2A, R2X, R3-1, R3A, R3X, R3-2, R4A districts	Taller perimeter heights within existing maximum heights and FAR limits
	Eliminate side and rear setbacks	R1-R5	Changes to building form within FAR limits
2.1c	Adjust yard, open space, and court requirements	R1-R5 districts	More flexibility on building location on zoning lots in low-density districts resulting in some additional housing
	Adjust yard requirements and lot coverage maximums	R1-R5 districts	More flexibility on building location on zoning lots in low-density districts resulting in some additional housing
	Shallow lot relief	R1-R5 districts	More flexibility on building location on zoning lots in low-density districts resulting in some additional housing
	Eliminate open space ratio	non-contextual R1 and R2 Districts	Changes to design and appearance of yards
2.1d	Simplify front yard planting requirement	R1-R5 districts	Changes to design and appearance of yards
	Allow small courts	R1-R5 districts	Changes to design to allow for more flexibility and windows
	Increase Flexibility for Off-Street Parking Where Required or Voluntarily Provided	R1-R5 districts	Parking is better able to fit on a variety of sites resulting in a modest increase in supply at some locations. Less conflict between parking and housing, enabling more of both.
2.1e	Relax minimum lot size and width restrictions	R1-R5 districts	More development of allowed housing typology on small lots
2.2 Low-Density Plus: "Missing Middle" Housing			
2.2a	Low-Density Commercial Districts: Provide additional FAR and height and preferential FAR for mixed developments	Low-density commercial districts and R1-R5 districts with commercial	More mixed-use development and more housing on commercial corridors within larger building envelopes
2.2b	Qualifying Sites: Define qualifying site criteria, modify use regulations, and provide additional FAR and adjustments to height and setback regulations	R1-R5 districts	More multifamily development within the Greater Transit Zone within larger building envelopes
2.2c	Allow Infill on Low Density Campuses: Define campus as a 1.5-acre or full block site, replace yard and open space requirements with a 50-percent coverage maximum, provide new height limits for infill developments in certain districts	R1-R5 districts	Increased infill on residential campuses within FAR limits
2.3 Accessory Dwelling Units			
2.3a	Define "Accessory Dwelling Unit"	All Residence Districts	Allowance of new housing typologies citywide
2.3b	Provide relief for ADUs from various zoning regulations that would otherwise apply		Construction of ADUs located on zoning lots with a one- or two-family buildings
3: Parking Proposals			
3.1 Maintain and Extend a Comprehensive Set of Transit Geographies			
	Maintain and extend a comprehensive set of transit geographies	Citywide	Provides a basis for aspects of the Proposed Action by maintaining or defining the Manhattan Core & Long Island City; Inner Transit Zone; Outer Transit Zone; and outside Greater Transit Zone geographies.
3.2 Reduce, Simplify, and Streamline Parking Requirements			
3.2a	Eliminate Parking Requirements for New Residential Development	Citywide	Increased housing production on sites that have been constrained by parking requirements. No effects due to clarifications to permitted maximums
3.2b	Eliminate Parking Requirements for Non-Residential Uses in Mixed Buildings	Citywide	Increased housing production on sites that have been constrained by parking requirements for residential and non-residential uses; increased supply of mixed-use buildings.

Table 1 Likely Effects of the Proposed Action

Item	Proposal	Applicability by Zoning District (including Commercial Equivalents)	Likely Effects
3.2c	Create Discretionary Action to Remove Parking Requirements for Existing Buildings and Clarify other Discretionary Actions	Citywide	No effect until discretionary action is sought and more fully analyzed at a future date.
3.2d	Streamline floor area exemption for parking spaces	Citywide	Simplify regulations
3.2e	Allow Public Use of Residential Accessory Parking Facilities	Citywide	More efficient use of available parking spaces, no change to travel characteristics within neighborhoods.
3.2f	Adjustments to the Manhattan Core Regulations	Citywide	Simplify regulations
4: Other Zoning Proposals			
4.1 Create New Zoning Districts to Fill FAR Gaps			
	Create new zoning districts that can be mapped subsequently via zoning map actions	Mapped in Future	No effects until mapped and more fully analyzed at a future date
4.2 Street Wall Regulations			
4.2a	Establish a new system of street wall regulation	R6-R10 districts	Improved building design
4.2b	Provide more flexible base heights	R6-R10 districts	Greater flexibility in building design
4.2c	Simplify dormer provisions	R6-R10 districts	Greater flexibility in building design
4.3 Allowances for Irregular and Challenged Sites			
4.3a	Provide setback and height relief for sites near elevated infrastructure	R6-R10 districts	Increased housing supply within 100 feet of elevated infrastructure
4.3b	Increase tower coverage maximums for small lots in districts subject to tower regulations	R9-R10 districts	Greater flexibility in tower regulations resulting in shorter, more constructable buildings
4.3c	Provide noncompliance allowances for beneficial alterations	All Residence Districts	Increased likelihood of existing buildings with non-compliances making alterations
4.3d	Create New Discretionary Actions to Provide Bulk Relief for Challenged Sites	All Residence Districts	Streamlined regulations
4.4 Replace Qualifying Ground Floor Regulations			
	Require that a second story begin no lower than 13 feet above the adjoining sidewalk	R6-R10 districts	Simplify regulations
4.5 Increase Flexibility for Zoning Lots Split by a District Boundary			
	Allow greater flexibility for the development of split zoning lots to enable greater concentration of density along avenues and other wide streets	All Residence Districts	Increased housing supply on higher density portion of split lots
4.6 Simplify and Standardize Tower-on-a-Base Regulations			
	Replace the various forms of tower-on-a-base regulation with a uniform system	R9-R10 districts	Streamline regulations
4.7 Eliminate Limits on Side-by-Side Residences in Two-Family Districts			
	Eliminate the authorization in ZR Section 22-42 to allow side-by-side 2-family homes as-of-right	R3-1 R3A R3X R4-1 R4A districts	Increased development of side-by-side homes
4.8 Eliminate Exclusionary Geographies			
4.8a	Eliminate reductions to FAR and heights in certain zoning districts in the Manhattan Core	R6, R7, R8 districts within MN Core	Increased housing production in areas where development has been unnecessarily stifled
4.8b	Remove limits on FAR and affordable housing production in R10 districts and equivalents in Manhattan Community District 7	R10 within Manhattan CD 7	Increased housing production in areas where development has been unnecessarily stifled
4.8c	Remove limits on heights in R8 districts in Manhattan Community District 9	R8 within Manhattan CD 9	Increased housing production in areas where development has been unnecessarily stifled
4.8d	Remove Limited Height Districts in Cobble Hill, the Upper East Side, and Gramercy Park	All zoning districts within LH geographies	Increased housing production in areas where development has been unnecessarily stifled

Table 1 Likely Effects of the Proposed Action

Item	Proposal	Applicability by Zoning District (including Commercial Equivalents)	Likely Effects
4.8e	Remove restrictions on development and enlargement of nursing homes in the Bronx Community District 11, Manhattan Community District 8, and Staten Island Community District 1.	Bronx CD 11, Manhattan CD8 and Staten Island CD1	Permit nursing homes as-of-right without a special permit, as permitted by underlying zoning
4.9 Clarify and Simplify the Railroad Right-of-Way Regulations			
	Create certain definitions and reduce or eliminate approval procedures	Citywide	Clarify and simplify regulations for development near railroad rights of way and increase development on smaller lots with former rights of way
4.10 Simplify and Expand the Landmark TDR Program			
	Loosen restrictions on ability of designated landmarks to transfer unused development rights	Citywide	Increase housing production near landmarked sites and better maintenance of participating landmarks
4.11 Special Permit Renewal			
	Eliminate certain requirements for vesting for abutting buildings	Citywide	Streamline regulations for multi-phased developments
4.12 Clarify Adjacency Rules for MX Districts			
	Clarify that the adjacency requirements of section 43-30 do not apply to MX districts	MX Districts	Streamline regulations
4.13 Reduce Procedure for Enlargements Under 73-622, Enlargements of Single- and Two-Family Detached and Semi-Detached Residences			
	Reduce procedural requirements associated with section 73-622	Portions of Brooklyn	1- and 2-family homes in defined geographies in Brooklyn, and elsewhere, if geographic applicability is extended, are better able to enlarge and meet evolving needs of residents

D. ANALYTICAL FRAMEWORK AND REASONABLE WORST-CASE DEVELOPMENT SCENARIO

Analytical Approach to Analysis

This EIS uses methodologies and follows and supplements the guidelines set forth in the *CEQR Technical Manual*, where applicable. These are considered to be the most appropriate technical analysis methods and guidelines for environmental impact assessment of projects in the city.

Consistent with *CEQR Technical Manual* guidance, the Proposed Action will be analyzed as a “generic action” as its wide applicability throughout the City makes it difficult to predict the specific sites where development would be facilitated by the Proposed Action. According to the *CEQR Technical Manual*, generic actions are programs and plans that have wide application or affect the range of future alternative policies. Usually, these actions affect the entire city or an area so large that site-specific description or analysis is not appropriate.

To produce a reasonable analysis of the likely effects of the Proposed Action, and due to the broad applicability of the Proposed Action, the EIS evaluates the potential effects of the Proposed Action, citywide, in two main assessments (which are described in further detail below):

- **Prototypical Site Assessment.** This assessment aligns with the CEQR methodology in which typical cases and a range of conditions are identified. The Prototypical Sites allow assessment of outcomes of specific aspects of the Proposed Action at a site-level geography.
- **Representative Neighborhood Assessment.** This assessment aligns with the CEQR methodology in which typical cases and a range of conditions is identified. The Representative Neighborhoods allow assessment of outcomes of the accumulation of the Proposed Action at a neighborhood-level geography.

The With-Action condition therefore identifies the amount, type, and location of development that is expected to occur by 2039 as a result of the Proposed Action. The No-Action condition identifies expected development projections for 2039 absent the Proposed Action. The incremental difference between the two scenarios serves as the basis for the impact analysis.

In addition, since the Proposed Action would create or modify some discretionary actions and, in some cases, new zoning districts, the EIS includes a Conceptual Analysis to assess the potential future use of these discretionary actions.

The following sections provide a high-level summary of the assumptions and methodology for the Prototypical Site and Representative Neighborhood Assessments as well as for the Conceptual Analysis.

Prototypical Site Assessment

To produce a reasonable analysis of likely effect of the Proposed Action, 27 representative development prototypes have been identified that reflect various combinations of residential zoning categories, development densities, and building typologies throughout NYC. Reasonable Worst Case Development Scenarios (RWCDs) were identified for each Prototypical Site to identify the future conditions of each site under both the No-Action and With-Action conditions. The incremental difference between the No-Action and With-Action conditions serves as the basis for the analyses by which the potential environmental effects of the Proposed Action are evaluated.

Overall, the Prototypical Sites were developed to demonstrate a range of densities and lot sizes. The selected prototypes are summarized in **Table 2**. These sites are not necessarily representative of a specific lot, but rather reflect prevalent conditions as a basis for analysis.

Table 2 Prototypical Sites

ID	Prototype Character	Example Zoning District	Building Typology	Construction Type	Proposals Represented
Category 1: Medium- and High-Density Proposals					
1-1	10,000-sf vacant lot within Inner Transit Zone	R6	Multi-family	New construction	1.1, 3.2a, 4.2b
1-2A	10,000-sf vacant lot within Manhattan Core	R8B	Multi-family	New construction	1.1, 4.2b
1-2B	4,500-sf vacant lot within Manhattan Core	R8B	Multi-family	New construction	1.1, 1.3d, 4.2b
1-3A	10,000-sf vacant lot within Inner Transit Zone	R8/C1-4	Multi-family	New construction	1.1, 3.2a, 4.2b
1-3B	2,500-sf vacant lot within Inner Transit Zone	R8	Multi-family	New construction	1.1, 1.3d, 3.2a, 4.2b
1-4A	20,000-sf vacant lot occupying an entire city block within Manhattan Core	R7-2	Multi-family	New construction	1.1, 1.3, 4.2b, 4.3a
1-4B	20,000-sf vacant lot occupying an entire city block within Manhattan Core	R7-2	Multi-family	New construction	1.1, 1.3, 4.2b, 4.3a
1-5	100,000-sf vacant lot in within waterfront block	R7-2	Multi-family	New construction	1.1, 1.3c, 3.2a, 3.2e, 4.2b
Category 2: Low Density Basic					
2-1	4,000-sf vacant lot outside Greater Transit Zone	R2A	Single-family, detached	New construction	2.1a, 2.1b, 2.1c, 2.1d, 3.2a, 3.2d
2-2A	2,500-sf vacant lot within Inner Transit Zone	R4-1	Two-family, semi-detached	New construction	2.1a, 2.1b, 2.1d, 2.3, 3.2a, 3.2d
2-2B	2,500-sf vacant lot within Inner Transit Zone	R4-1	Two-family, semi-detached	New construction	2.1a, 2.1b, 2.1c, 2.3, 3.2a, 3.2d
2-3A	2,500-sf vacant lot within Outer Transit Zone	R4	Two-family, attached	New construction	2.1a, 2.1b, 2.1c, 2.1d, 3.2a, 3.2d
2-3B	2,500-sf vacant lot within Outer Transit Zone	R4	Two-family, attached	New construction	2.1, 2.1a, 2.1b, 2.1c, 2.1d, 3.2a, 3.2d
2-4	4,000-sf vacant lot outside Greater Transit Zone	R3X	Two-family, detached	New construction	2.1a, 2.1c, 3.2a, 3.2d
2-5	10,000-sf vacant lot within Outer Transit Zone	R1-1	Single-family, detached	New construction	2.1c, 2.1d, 2.1e, 2.3, 3.2a
Category 3: Qualifying Sites/Transit Oriented Development					
3-1A	5,000-sf vacant lot within Outer Transit Zone	R3X	Multi-family	New construction	2.2b, 3.2a
3-1B	5,000-sf vacant lot within Lower Density Growth Management Area (LDGMA) and Outer Transit Zone	R3X	Multi-family	New construction	2.2b, 3.2a
3-2A	10,000-sf vacant lot within Outer Transit Zone	R5	Multi-family	New construction	2.2b, 3.2a
3-2B	10,000-sf vacant lot within Outer Transit Zone	R5	Multi-family	New construction	2.2b, 3.2a
Category 4: Commercial Overlays					
4-1	2,500-sf lot vacant lot outside Greater Transit Zone	R3-2/C1-1	Multi-family, mixed use building	New construction	2.2a, 3.2a, 3.2b,, 4.3a
4-2	5,000-sf vacant lot within Outer Transit Zone	R4/C1-2	Multi-family, mixed use building	New construction	2.2, 3.2a, 3.2b
Category 5: Accessory Dwelling Units (ADUs)					
5-1	6,000-sf lot with single-family, detached building	R1-2	Single-family, detached; detached ADU	New construction (ADU)	2.1a, 2.1c, 2.3
5-2	3,000-sf lot with two-family, semi-detached building and detached garage	R4-1	Two-family, semi-detached; detached ADU	Conversion and expansion of detached garage to ADU	2.1c, 2.3, 4.3c
Category 6: Campus					
6-1	Residential Campus outside Greater Transit Zone	R5	Multi-family building	New construction (infill)	2.1, 2.2c, 3.2a, 3.2c
6-2	Residential campus within Inner Transit Zone	R6	Multi-family building	New construction	1.1, 1.3, 2.2c, 3.2a, 3.2c, 4.3a
Category 7: Conversions					
7-1	24,670-sf lot within Manhattan Core with high rise non-residential building	C5-3	Converted non-residential to residential building	Conversion (non-residential to residential)	1.4
7-2	37,760 sf within Inner Transit Zone	R5	Converted non-residential to residential building	Conversion (non-residential to residential)	1.4, 2.2b, 3.2a

For each of the Prototypical Sites, the Future No-Action scenario identifies development projections for 2039 absent the Proposed Action. It is assumed that each Prototypical Site would maximize its development under the permitted zoning regulations. In many cases, lot coverage, building envelope, parking restrictions, and other factors do not allow the maximum development potential to be reached. In these cases, a reasonable, as-of-right development that complies with existing zoning is illustrated in the No-Action scenario. This provides a baseline for analysis of the effect of the Proposed Action.

The Future With-Action scenario assumes that each Prototypical Site would maximize its development under the Proposed Action. By removing zoning constraints and modernizing parking regulations, many sites previously constrained by zoning would be able to meet their maximum allowable development potential. Where additional height, envelope, FAR and uses are introduced by the Proposed Action, this new development potential will be illustrated in the Prototypical Sites. The incremental difference between the No-Action and With-Action scenarios serves as the basis for the impact analyses.

Table 3 summarizes the residential increment at each of the Prototypical Sites.

Table 3 Prototypical Sites—Residential Increment (Units)

Site ID	Location	Total Increment	Affordable Units Increment
1-1	Bushwick, Brooklyn	24	42
1-2A	Upper East Side, Manhattan	9	2
1-2B	Upper East Side, Manhattan	10	2
1-3A	Washington Heights, Manhattan	19	3
1-3B	Washington Heights, Manhattan	12	3
1-4A	Lower East Side, Manhattan	14	3
1-4B	Lower East Side, Manhattan	39	8
1-5	Long Island City, Queens	193	589
		189	117
1-6	Floral Park, Queens	0	0
2-2A	Ozone Park, Queens	0	0
2-2B	Ozone Park, Queens	0	0
2-3A	Sheepshead Bay, Brooklyn	0	0
2-3B	Sheepshead Bay, Brooklyn	0	0
2-4	Manor Heights, Staten Island	0	0
2-5	Riverdale, Bronx	1	0
3-1A	East Flushing, Queens	4	1
3-1B	New Dorp, Staten Island	4	1
3-2A	New Utrecht, Brooklyn	11	2
3-2B	Bensonhurst, Brooklyn	12	3
4-1	Rosebank, Staten Island	2	0
4-2	Flatbush, Brooklyn	4	1
5-1	Riverdale, Bronx	0	0

Site ID	Location	Total Increment	Affordable Units Increment
5-2	Ozone Park, Queens	0	0
6-1	Oakland Gardens, Queens	621	155
6-2	Bedford-Stuyvesant, Brooklyn	202	50
7-1	Third Avenue, Manhattan	296	0
7-2	Unionport, Bronx	71	14

Representative Neighborhood Assessment

Potential future development in Representative Neighborhoods were estimated to discuss the estimate of the amount, type and approximate location of future development and describe a range of conditions so that the full range of impacts may be identified. With the scale of the Proposed Action, it is difficult to predict specific details about the kind of development that would occur on each potentially affected site across the city. Therefore, to provide an estimate of the typical outcomes and range of conditions that could occur across different neighborhoods in the city, a RWCDs was developed, supported by a Housing Market study.

Research and modeling were conducted to estimate a range of units that could result in the future citywide and at the NTA level both without and with the Proposed Action. To understand the range of conditions of the Proposed Action, a set of neighborhoods represented by NTAs were selected as Representative Neighborhoods to be studied in this EIS. These neighborhoods represent both a range of housing market types as identified in the Housing Market Study and a range of geographic locations. Each neighborhood's potential Housing Opportunity is defined by the strength of the housing market, its zoned density, and its potential capacity for development under the Proposed Action. To select Representative Neighborhoods for assessment, Neighborhoods were categorized by these characteristics into the following categories:

- Residential Zoning Density³ -High or Low
- Housing Market Strength⁴ -Quintile of 1, of 2 or 3, and of 4 or 5
- Development Capacity- With-Action development capacity as defined by the model discussed above, divided into tertiles.

Each neighborhood was categorized by these three characteristics, creating 18 Potential Housing Opportunity categories. One neighborhood is analyzed for each category. The neighborhoods were selected accounting for geographic distribution, a range of demographic and economic conditions, and to ensure a demonstration of potential environmental issues. These neighborhoods are presented as representative and are "prototypical". The findings for this assessment are intended to express the range of conditions across the city in order to identify the likelihood and significance of impacts for each type of neighborhood for each technical area.

Three Representative Neighborhoods were identified in the Bronx, five were identified in Brooklyn, three were identified in Manhattan, five were identified in Queens, and two were identified in Staten Island, which is an even distribution compared to the total number of NTAs within each borough (See **Table 4**).

³ Percent of residential land zoned R1-R5 and R6-R10 calculated from zoning district data as of January 2024. Neighborhoods are considered high density if more than 50% of their zoned residential land is R6-R10, and low density otherwise.
⁴ As defined in the Housing Market Study (DEIS, Appendix B: NYC Housing Market Study, 2024).

Table 4 Representative Neighborhoods - Existing, No-Action, and With-Action Housing Units

RN	Neighborhood Housing Opportunity Category (Market/ Capacity/ Density) ¹	Existing Housing Units	No-Action Housing Units		With-Action Housing Units		Incremental Housing Units	
			Low Estimate	High Estimate	Low Estimate	High Estimate	Low Estimate	High Estimate
1	Low Mark, Mid Cap, LD	11,270	11,280	11,320	11,400	11,610	120	280
2	High Mark, High Cap, LD	13,520	13,760	13,950	14,910	15,780	1,150	1,840
3	Mid Mark, High Cap, HD	25,820	26,460	26,940	26,790	27,860	330	920
4	Low Mark, High Cap, HD	23,180	25,440	25,850	25,450	26,280	20	440

RN	Neighborhood Housing Opportunity Category (Market/ Capacity/ Density) ¹	Existing Housing Units	No-Action Housing Units		With-Action Housing Units		Incremental Housing Units	
			Low Estimate	High Estimate	Low Estimate	High Estimate	Low Estimate	High Estimate
5	Low Mark, High Cap, LD	22,160	23,990	24,130	24,070	24,450	70	320
6	High Mark, Mid Cap, HD	23,040	31,890	32,400	32,290	33,090	410	690
7	Mid Mark, Mid Cap, LD	17,650	17,730	17,910	18,370	18,930	640	1,030
8	High Mark, High Cap, HD	20,890	24,090	24,280	24,580	24,860	490	580
9	Mid Mark, Low Cap, LD	11,730	12,060	12,290	12,210	12,620	150	340
10	Mid Mark, High Cap, LD	16,800	16,930	17,080	17,910	18,670	980	1,590
11	Mid Mark, Mid Cap, HD	6,820	8,780	9,030	9,040	9,570	270	550
12	Low Mark, Mid Cap, HD	19,860	21,390	21,620	21,390	21,780	-	160
13	High Mark, Low Cap, HD	57,000	57,390	57,600	57,880	58,190	490	600
14	Mid Mark, Low Cap, HD	28,510	28,720	28,890	28,780	29,010	60	120
15	Low Mark, Low Cap, HD	8,790	10,000	10,070	10,000	10,120	-	50
16	Low Mark, Low Cap, LD	5,760	7,700	7,830	7,740	7,960	40	130
17	High Mark, Low Cap, LD	11,020	11,820	11,950	11,980	12,220	160	270
18	High Mark, Mid Cap, LD	13,150	13,310	13,470	13,680	14,110	370	640

Notes:

¹ High Mark = High Market; Mid Mark = Mid Market; Low Mark = Low Market; High Cap = High Capacity; Mid Cap = Mid Capacity; Low Cap = Low Capacity; HD = High Density; LD = Low Density

Conceptual Analysis

The Proposed Action would create a series of new discretionary approvals, including authorizations, special permits, and new zoning districts, all of which may be sought at a later date.

Since future development pursuant to these actions would be subject to review by the CPC, any future proposal for these authorizations would be assessed and disclosed to the public under and pursuant to a separate environmental review. Therefore, because it is not possible to predict whether these actions would be pursued on any one site in the future, a conceptual analysis is provided to generically assess the potential for environmental impacts. The assessment provides a general analysis of the potential future use of new authorizations and special permits and their potential environmental effects. For the discretionary actions that would result in a development outcome constrained by zoning parameters (i.e., proposed new zoning districts), Conceptual Sites are provided to produce a reasonable analysis of the likely effects. The two Conceptual Sites considered are as follows:

- Conceptual Site 1: New Zoning District – R12 (Based on Third Avenue, Manhattan).
- Conceptual Site 2: New Zoning District – R6D (Based on New Utrecht, Brooklyn)

E. PRINCIPAL CONCLUSIONS OF ENVIRONMENTAL ANALYSES

Land use, Zoning, and Public Policy

The Proposed Action would not result in significant adverse impacts on land use, zoning, or public policy. The Proposed Action would not facilitate a change in land uses that would otherwise be permitted in the future without the Proposed Action or would be incompatible with existing land uses or public policy. As the Proposed Action would not change the underlying zoning, it would not create land uses or development that would be inconsistent with uses that are permitted as of right in the underlying zoning district or conflict with public policies applicable to the affected districts or surrounding neighborhoods. Furthermore, the Proposed Action would further the goals of public policy specific to the creation of more housing by facilitating the creation of much needed housing citywide, including affordable housing opportunities. Based on review of the NYC Waterfront Consistency Revitalization (WRP) Consistency Assessment Form for the Proposed Action, it was determined that, overall, the Proposed Action would support the applicable policies and is therefore consistent with the NYC Waterfront Revitalization Program (WRP #24-051).

Socioeconomic Conditions

The Proposed Action would not result in significant adverse impacts related to socioeconomic conditions, including direct or indirect residential displacement, direct or indirect business displacement or adverse effects to specific industries. The Proposed Action could introduce substantial new populations, with the potential to introduce populations with higher incomes. However, the Proposed Action would introduce a range of housing types, including introduction of ADUs, would require the provision of affordable units through the UAP proposals, and would ease housing construction costs by eliminating parking requirements and other zoning changes. By increasing the supply of all types of housing, the Proposed Action will relieve the housing shortages that drive displacement pressures at the regional, citywide, and neighborhood levels.

As illustrated by the Prototypical Site Assessments and the Representative Neighborhood Assessments, the Proposed Action would not have the potential to result in significant adverse impacts with respect to socioeconomic conditions in terms of direct and indirect residential displacement and direct business displacement. Further assessment of indirect business displacement and adverse effects to specific industries is not warranted.

Prototypical Site Assessment

For the Prototypical Site Assessment, preliminary assessments were warranted for Prototypical Sites 6-1, 6-2, and 7-1. Under a preliminary assessment for Prototypical Sites 6-2 and 7-1, it was determined that the incremental new population would not significantly alter socioeconomic conditions. However, for Prototypical Site 6-1, a detailed assessment was warranted but found that the potential for significant adverse impacts due to indirect residential displacement would be alleviated by the addition of new and affordable housing. For Prototypical Site 7-1, a preliminary assessment of direct business displacement was conducted but significant adverse impacts due to direct business displacement would not occur as a result of the Proposed Action.

Representative Neighborhood Assessment

For the Representative Neighborhood Assessment, preliminary assessments were warranted for New York City as a whole and one out of 18 Representative Neighborhoods (Representative Neighborhood 3) for direct residential displacement. The assessment concluded that the potentially displaced populations would not be large enough (5 percent or more of the current population) to significantly change socioeconomic conditions in the study area and further assessment was not warranted. Further, New York City as a whole and 14 out of 18 Representative Neighborhoods (1-11, 13, and 17-18) warranted a preliminary assessment of indirect residential displacement. While

higher average incomes would be introduced to Representative Neighborhoods 1, 3, 4, 12, and 17, the incremental new population would not be large enough to significantly affect real estate market conditions in the study area. Detailed analysis was not warranted for any of these 14 Representative Neighborhoods. It was concluded that the other nine Representative Neighborhoods included in the preliminary assessment would introduce similar or lower average incomes to their respective neighborhood.

Community Facilities and Services

The Proposed Action could result in significant adverse community facilities impacts, specifically related to public schools and early childhood programs. An assessment of the Proposed Action's potential to result in direct and indirect effects on community facilities (early childhood programs, public schools, libraries, fire/police services, and health care facilities) was undertaken as the proposal would introduce new residential units, including affordable units that would increase demand for community facility services across the city. In some cases, early childhood programs and public elementary schools may result in impacts to program delivery based on the increase in population. Typically, these areas are at or over capacity under Existing Conditions, and these capacity constraints are further compounded by new populations introduced in the No-Action and With-Action conditions.

To illustrate the effect of the Proposed Action at the site level as well as the neighborhood level, community facilities analysis was undertaken by considering both the Prototypical Sites and the Representative Neighborhoods. In terms of direct effects, no significant adverse impacts are expected for either the Prototypical Sites or Representative Neighborhoods. In terms of indirect effects, as demonstrated by the Prototypical Site Assessment, the Proposed Action is not anticipated to result in significant impacts on community facilities. However, potential indirect impacts to public elementary schools and early childhood programs cannot be ruled out based on the results of the Representative Neighborhood Assessment. Therefore, the Proposed Action would require consideration of mitigation, as discussed below in **Mitigation**.

Direct Effects

Prototypical Site Assessment

The potential development as represented by the Prototypical Sites is not anticipated to result in direct effects on community facilities. Most of the Prototypical Sites would result in residential development on a vacant lot, modify existing low-density residential buildings, consist of infill development on existing residential campuses, or convert office buildings to residential building. Thus, physical changes, either by an alteration to an existing community facility or displacement of the facility, would not occur. Furthermore, these Prototypical Sites would not constitute a temporary direct effect. However, it is important to note that the Proposed Action would expand the geography for Article I Chapter 5 which would allow community facilities such as schools and churches to be converted to residential uses. Prototypical Site 7-2 illustrates this aspect of the Proposed Action. Although the Proposed Action, as represented by Prototypical Site 7-2, would facilitate the physical alteration and potential displacement of a community facility, religious institutions and associated facilities, these direct modifications are beyond the scope of community facilities typically assessed in CEQR. Furthermore, the Proposed Action, as represented by Prototypical Site 7-2, would retrofit the portion of an existing building and would expand the existing floor area for additional residential development. Therefore, the conversion facilitated by the Proposed Action, as represented by Prototypical Site 7-2, does not constitute a direct effect. Additionally, the Proposed Action, as represented by Prototypical Site 7-2, would not have the potential to result in temporary direct effects through the temporary closing of a facility during a phase of construction. Construction activities assumed for Prototypical Site 7-2 would involve interior retrofits to an existing building, and the building would not be demolished. Moreover, the construction period would not result in a nuisance to surrounding community facility uses. Therefore, temporary direct effects are not anticipated as a result of the Proposed Action.

Representative Neighborhood Assessment

The Proposed Action would expand the geography for Article I Chapter 5 which would allow community facilities such as schools and churches to be converted to residential uses. While it is unlikely that these changes to conversion regulations would result in a direct displacement on any city-owned community facilities such as public schools, libraries, or police and fire protection services, it is possible that privately-owned community facility buildings, such as former schools, health care facilities, churches, convents or monasteries, and the like, could be converted to residential uses. As described above, faith-based institutions and associated schools and other private schools (such as charter schools) are beyond the scope of a community facilities analysis typically assessed in CEQR. While it is possible that some existing

health care facilities could be displaced as a result of conversions, it is understood that any such conversions would likely occur on inactive or underutilized health care facilities, and that the closure of active health care facilities due to conversions is not likely to occur. Conversions would likely not result in temporary direct effects through the temporary closing of a facility during a phase of construction. Therefore, significant adverse impacts related to direct displacement on health care facilities would not occur, and further analysis of the Proposed Action's direct effects on health care facilities is not warranted.

Indirect Effects

Prototypical Site Assessment

The 27 Prototypical Sites were screened to evaluate which sites may warrant further analysis for both a direct and indirect effects analysis on community facilities (i.e., early childhood programs, public schools, libraries, and fire/police services and health care facilities). For those sites where thresholds were exceeded, additional analysis was undertaken.

Of the 27 Prototypical Sites, one site (Prototypical Site 1-5) exceeds the thresholds for an early childhood programs analysis and another site (Prototypical Site 6-1) exceeds the thresholds for the elementary and intermediate schools analysis.

For Prototypical Site 1-5, the collective utilization rate for early childhood program facilities would not be above 100 percent, and the change in utilization between the No-Action and With-Action conditions would not be above five percent. Therefore, significant adverse impacts on early childhood program facilities due to the Proposed Action as represented by Prototypical Site 1-5 is not anticipated and further analysis is not warranted.

For Prototypical Site 6-1, the utilization rates for both public elementary and intermediate schools in the With-Action condition would not be greater than 100 percent. Therefore, the Proposed Action, as represented by Prototypical Site 6-1, would not result in a significant adverse impact to elementary or intermediate schools.

Representative Neighborhood Assessment

For the Representative Neighborhood assessment, indirect effects on libraries, fire/police services, and health care facilities are not anticipated as result of the Proposed Action.

For early childhood programs, the collective utilization rate for early childhood program facilities would be above 100 percent, and the change in utilization between the No-Action and With-Action conditions would be above five percent for one of the 18 Representative Neighborhoods or Representative Neighborhood 6, which is a high market, mid-capacity, and high-density neighborhood. Therefore, potential impacts on early childhood programs due to the Proposed Action cannot be ruled out.

For schools, a Community School District (CSD)-level analysis was undertaken, and the potential for public elementary school impacts was identified for one CSD (CSD 1), in which Representative Neighborhood 1 and Representative Neighborhood 11 are located. The collective utilization rate for public elementary schools in the impacted CSD in the With-Action condition would be greater than 100 percent and the Proposed Action would introduce 1,123 incremental students over No-Action conditions. Therefore, the Proposed Action could result in a significant adverse impact to public elementary schools in this CSD.

Impacts on public intermediate and high schools are not anticipated. While public high schools in Staten Island would have a collective utilization rate greater than 100 percent, the change in utilization would not be greater than 5 percent points. Additionally, though the *CEQR Technical Manual* analyzes high schools at a borough-wide level, students are able to attend school outside of their neighborhoods or home boroughs. Therefore, the Proposed Action is not expected to result in significant adverse impacts to public high schools.

Open Space

Based on a detailed direct and indirect open space assessment, the Proposed Action could result in potential for direct and indirect significant adverse impacts to open space resources. Because the proposal would apply Citywide, and specific development locations are not known, it is not possible to know the exact location of future development, relative to nearby open space resources that may be affected by shadows and noise. While the proposal aims to create a modest amount of new housing in neighborhoods throughout the City, particularly in neighborhoods that already have low open space ratios or are in a Walk to Park gap area, the addition of new residents and demand on existing open space resources could exacerbate conditions, and for some neighborhood typologies, has the potential to result in adverse impacts due to indirect effects to open space.

Direct Effects

The Proposed Action, as illustrated by the Prototypical Sites and Representative Neighborhoods, would not result in the physical loss or direct displacement of publicly accessible open space or increased access to open space. As discussed below in **Shadows**, open space resources that have sunlight sensitive features could have shadows impacts. Incremental shading from the Proposed Action could be long duration in which open space resources could receive greater than 4 hours of incremental shading during the growth season. Given the non-site-specific nature of this assessment and in the absence of a detailed vegetation survey that assesses the shade tolerance and sunlight requirements of the species found in the open spaces resources that were analyzed and given the fact that the overall incremental shadow duration is greater than 4 hours, a significant adverse impact on the viability of the vegetation in these resources cannot be ruled out. Therefore, it is anticipated that incremental shading could potentially have adverse effects.

As discussed below in **Air Quality**, there is no potential for any adverse air quality impacts from stationary sources, parking facilities or mobile sources generated by the project. Trips generated by the proposed sites on a neighborhood level are also not expected to create any air quality impacts. As such, no adverse air quality impacts are anticipated on a site-specific level.

A noise assessment was conducted to determine whether the Proposed Action would significantly increase sound levels from mobile and stationary sources at existing noise receptors. Mobile sources that would be generated by individual developments under the Proposed Action were assessed to evaluate the potential for mobile source noise impacts on existing noise receptors. As illustrated by the Prototypical Sites, the assessment concluded that none of the 27 Prototypical Sites would have the potential to result in significant adverse noise impacts. Additionally, as the Proposed Action would primarily result in additional residential development, significant adverse impacts on noise-sensitive open space receptors due to stationary sources are not anticipated. All rooftop mechanical equipment, including air conditioner compressors, for any potential development would have to be enclosed and would have to comply with New York City Noise Code requirements, which would limit noise levels generated by such equipment to 65 dBA during daytime (7 AM to 10 PM) and 55 dBA during nighttime (10 PM to 7 AM). Therefore, project-generated changes in ambient noise levels are not expected to result in significant adverse impacts to existing open space resources. Based on the foregoing, potential direct impacts to open spaces cannot be ruled out.

Indirect Effects

Prototypical Site Assessment

Overall, almost all of the Prototypical Sites that warranted a detailed open space assessment, except for Prototypical Sites 6-1 and 6-2, demonstrated open space ratio changes between the No-Action condition and With-Action condition that would fall below the percent change thresholds indicating potential for significant adverse impact. For Prototypical Site 6-2, the percent change between the No-Action and With-Action conditions would exceed the threshold of 1 percent for the active, passive, and total open space ratios indicating potential for significant adverse impact. The quantitative open space analysis did not consider qualitative factors such as additional open space resources that could be located within a half mile of each site but are outside of the residential study area's selected census tracts. Thus, residents in the area could use those resources for their active and passive recreational needs. All of the Prototypical Sites, except for Prototypical Sites 6-1 and 6-2, would have minimal effects on residential open space ratios. However, the potential for significant adverse impacts to open space as a result of the Proposed Action cannot be ruled out because this assessment conservatively assumed that each site could be located within a walk-gap area and because definitive information cannot be disclosed on qualitative factors given the non-site-specific nature of this assessment. Therefore, the Proposed Action could result in significant adverse indirect open space impacts and would require consideration of mitigation.

Representative Neighborhood Assessment

The quantitative analysis showed that the 18 Representative Neighborhoods have a range of open space ratios in the With-Condition from as little as 0.094 acres per 1,000 residents (Representative Neighborhood 3) to as high as 37.570 acres per 1,000 residents (Representative Neighborhood 1).

Due to population increases in each Representative Neighborhood, the absolute change in total open space ratios show a decrease in the range of 0.004 acres per 1,000 residents (Representative Neighborhoods 3 and 8) to a decrease of 1.165 acres per 1,000 residents (Representative Neighborhood 1).

Percentage changes between the No-Action condition and With-Action condition range from a decrease of 12 percent to a decrease of 1

percent. Despite these percentage changes in ratios, 13 of the Representative Neighborhoods would not result in an open space impact based on their thresholds indicating potential for significant adverse impact; therefore, significant adverse impacts are not anticipated as a result of the Proposed Action.

Representative Neighborhood 2 has a percentage change decrease of 12 percent, which exceeds the 5 percent threshold for the area. However, a possible adverse open space impact to the Representative Neighborhood is not anticipated because the open space ratios exceed the City guideline of 2.5 acres per 1,000 residents.

The remaining four Representative Neighborhoods—3, 10, 11, 16—exceed the percentage change thresholds for ratios that fall below the City guideline of 2.5 acres per 1,000 residents. Thus, these changes signify a possible adverse open space impact. As such, the Proposed Action could result in significant adverse indirect open space impacts and would require consideration of mitigation.

Shadows

The Proposed Action could result in significant adverse shadow impacts. As illustrated by the Prototypical Sites and Representative Neighborhoods, while in most cases the Proposed Action is not expected to result in significant adverse shadow impacts, due to the generic nature of the Proposed Action it is possible that at some locations in the city, new development could be located in a configuration adjacent to open spaces, historic, and/or natural resources with sunlight sensitive features such that incremental shading could affect the resource's condition or the public's enjoyment of the resource. As such, the Proposed Action could result in significant adverse shadows impacts and would require consideration of mitigation.

Prototypical Site Assessment

A typical shadows assessment consistent with *CEQR Technical Manual* guidelines is site-specific. However, due to the scale of the Proposed Action and given its non-site-specific nature, it is difficult to predict specific shadows impacts from the kind of development that would occur on each potentially affected site across the city.

The potential for the Proposed Action to result in significant adverse shadows impacts was undertaken by assessing the 27 different Prototypical Sites to evaluate their potential for shadow increments on potential resources of concern, including open spaces, historic resources with sunlight sensitive features, and natural resources. The 27 Prototypical Sites were screened, and a detailed analysis was conducted for the two sites that exceeded the threshold per CEQR analyses guidance (Prototypical Sites 1-3B and 1-5) along with several additional sites that would produce mid- to high-density buildings with incremental height increases of between 10 and 50 feet (Prototypical Sites 1-2A, 1-3B, 1-5, 3-2B, 4-1, 6-2, and 7-2).

Open Space Resources

Based on the detailed assessment of the seven Prototypical Sites, the analysis concluded that in most cases, there would not be the potential for significant adverse shadows impacts. However, as represented by Prototypical Sites 3-2B and 6-2, it is possible that new development could result in incremental shading of a long duration (i.e., longer than four hours) or that would cause a resource to no longer receive adequate sunlight within the growing season (at least the four to six hours specified in the *CEQR Technical Manual*). Given the non-site specific nature of this assessment and in the absence of a detailed vegetation survey that assesses the shade tolerance and sunlight requirements of the species found in the open spaces resources that were analyzed, a significant adverse impact on the viability of the vegetation in the resources found at these two Prototypical Sites cannot be ruled out. Similarly, because the shadow duration is greater than 4 hours, a significant adverse impact on the public's enjoyment and utilization of these spaces cannot be ruled out. Therefore, it is anticipated that incremental shading could potentially have significant adverse impacts. As such, the Proposed Action would require consideration of mitigation.

Historic Resources

The analysis considered the effects on historic resources by making conservative assumptions about the presence of sunlight sensitive features (e.g., stained-glass windows) within the vicinity of certain Prototypical Sites. Based on the Prototypical Site Assessment, it was concluded that significant adverse impacts on historic resources were not anticipated. However, because of the non-site specific nature of the Proposed Action, it is possible that at some locations in the city, new development could be located in a configuration adjacent to a historic resource with sunlight sensitive features such that incremental shading could affect the public's enjoyment of the resources. Therefore, the potential for impact cannot be ruled out. As such, the Proposed Action could result in significant adverse shadows impacts and would require consideration of mitigation.

Natural Resources

The analysis of potential shadows impacts on natural resources consisted of an assessment of the potential for one of the Prototypical Sites (Site 1-5) to result in impacts on an adjacent surface water body. As shown in that assessment, the prototypical site would not result in significant adverse impacts on the natural resources.

Where applicable, any potential impacts to federal and/or New York State listed species due to project-generated shading across the 18 Representative Neighborhoods, and citywide, would be subject to review and regulation by the U.S. Fish and Wildlife Service (USFWS), National Oceanic and Atmospheric Administration (NOAA) Marine Fisheries, and/or the New York State Department of Environmental Conservation (NYSDEC) under regulatory programs designed to protect listed species and their habitats. Therefore, significant adverse impacts are not anticipated as a result of the Proposed Action. However, given the non-site specific nature of the Proposed Action, it is possible that at some locations in the city, new development could be located in a configuration adjacent to a natural resource such that incremental shading could affect the resource's condition. Therefore, the potential for shadow impacts on natural resources cannot be ruled out. As such, the Proposed Action could result in significant adverse shadows impacts and would require consideration of mitigation.

Representative Neighborhood Assessment

The Representative Neighborhood Assessment aims to estimate the range of conditions that could occur across different neighborhoods in the city and estimate development that might reasonably be expected to occur. As described above, a typical shadows assessment consistent with *CEQR Technical Manual* guidelines is site-specific. However, due to the scale of the Proposed Action and given its non-site specific nature, it is difficult to predict specific shadows impacts from the kind of development that would occur on each potentially affected site across the city. Therefore, the Representative Neighborhood Assessment to determine shadows impacts from the Proposed Action relies on the conclusions of the Prototypical Site Assessment.

As described above, the Proposed Action would facilitate the construction of some buildings that are greater than 50 feet in height or new buildings that could be located adjacent to sunlight sensitive resources. As illustrated by the Prototypical Sites, the variety of building typologies that would be introduced by the Proposed Action could potentially affect various sunlight sensitive resources ranging from open spaces, historic resources, to natural resources to assess. Further, it is possible that future development in each of the Representative Neighborhoods or elsewhere in the city could occur in clusters, of which could be located near sunlight-sensitive resources, potentially resulting in cumulative incremental shading introduced by multiple new buildings. Therefore, the potential for significant adverse shadow impacts cannot be ruled out. As such, the Proposed Action would require consideration of mitigation.

Open Space Resources

As illustrated by the Prototypical Sites, the analysis concluded that in most cases (with the exception of Prototypical Sites 3-2B and 6-2), there would not be the potential for significant adverse shadows impacts. However, it is possible that future development in each of the Representative Neighborhoods or elsewhere in the city could occur in clusters, of which could be located near sunlight-sensitive open space resources. As such, future development introduced by the Proposed Action has the potential to result in cumulative incremental shading introduced by multiple new buildings, which could result in significant adverse impacts to nearby open space resources. Further, given the non-site specific nature of this assessment and in the absence of a detailed vegetation survey that assesses the shade tolerance and sunlight requirements of the species found in the potentially effected open spaces resources, a significant adverse impact on the viability of the vegetation on such resources cannot be ruled out. Additionally, neighborhood parks could contain other sunlight-sensitive recreational facilities (spray showers, pools), the utilization of which is the highest in the warmer months of the year. Incremental shading could affect the public's enjoyment of these facilities because the shading could occur in the afternoon hours of the analysis day, when park utilization is typically high. Therefore, incremental shading on open space resources due to future development within the Representative Neighborhoods and elsewhere throughout the city could potentially have significant adverse shadow impacts. As such, the Proposed Action would require consideration of mitigation.

Historic Resources

As illustrated by the Prototypical Sites, the analysis considers the effects on historic resources by making conservative assumptions about the presence of sunlight sensitive features (e.g., stained-glass windows) within the vicinity of certain sites. Due to the non-site specific nature of the Proposed Action, it is possible that at some locations in the city, new development could be located in a configuration adjacent to a

historic resource with sunlight sensitive features such that incremental shading could affect the public's enjoyment of the resources, and therefore, it was determined that the potential for impact cannot be ruled out. Further, it is possible that future development in each of the Representative Neighborhoods or elsewhere in the city could occur in clusters, of which could be located near sunlight-sensitive historic resources. As such, future development introduced by the Proposed Action has the potential to result in cumulative incremental shading introduced by multiple new buildings, which could result in significant adverse impacts to nearby sunlight-sensitive historic resources. Therefore, incremental shading on sunlight-sensitive historic resources due to future development within the Representative Neighborhoods and elsewhere in the city could potentially result in significant adverse shadow impacts. As such, the Proposed Action would require consideration of mitigation.

Natural Resources

As illustrated by the Prototypical Sites, the analysis of potential shadows impacts on natural resources consisted of an assessment of the potential for one of the Prototypical Sites (Site 1-5) to result in impacts on an adjacent surface water body. As shown in that assessment, the prototypical site would not result in significant adverse impacts on the natural resources. Where applicable, any potential impacts to federal and/or New York State listed species due to project-generated shading across the 18 Representative Neighborhoods, and citywide, would be subject to review and regulation by the U.S. Fish and Wildlife Service (USFWS), National Oceanic and Atmospheric Administration (NOAA) Marine Fisheries, and/or the New York State Department of Environmental Conservation (NYSDEC) under regulatory programs designed to protect listed species and their habitats.

However, given the non-site specific nature of the Proposed Action, it is possible that at some locations in the city, new development could be located in a configuration adjacent to a natural resource such that incremental shading could affect the resource's condition. Furthermore, it is possible that future development in each of the Representative Neighborhoods or elsewhere in the city could occur in clusters, of which could be located near sunlight-sensitive natural resources. As such, future development introduced by the Proposed Action has the potential to result in cumulative incremental shading introduced by multiple new buildings, which could result in significant adverse impacts to nearby natural resources. Given the non-site specific nature of this assessment and in the absence of a detailed vegetation survey that assesses the shade tolerance and sunlight requirements of the species found in the potentially effected natural resources, a significant adverse impact on such resources cannot be ruled out. Therefore, incremental shading on open space resources due to future development within the Representative Neighborhoods and elsewhere throughout the city could potentially have significant adverse shadow impacts. As such, the Proposed Action would require consideration of mitigation.

Historic and Cultural Resources

The Proposed Action could potentially result in significant adverse impacts to archaeological resources if in-ground disturbance occurs on sites where archaeological remains exist. The Proposed Action could potentially result in direct impacts to architectural resources as well as indirect impacts, including changes in visual context. As such, the Proposed Action could result in significant adverse impacts on architectural resources and would require consideration of mitigation.

Archaeological Resources

The Proposed Action consists of changes in zoning that could result in new in-ground disturbance. Since it is not possible to conclude where and to what extent additional development might occur, the possibility of additional in-ground disturbance cannot be eliminated. If in-ground disturbance occurs on sites where archaeological remains exist, significant adverse impacts could occur.

Architectural Resources

Because this is a non-site specific analysis and a specific study area for architectural resources cannot be defined, an inventory of known and potential historic resources was not conducted. Due to the prevalence of historic resources throughout the city, resources may be located on, near, or adjacent to the Prototypical Sites or within the Representative Neighborhoods.

It is expected that the Proposed Action would not result in any significant adverse direct impacts to known architectural resources. Privately owned properties that are NYCLs or in New York City historic districts would continue to be protected by existing laws and regulations. However, previously unidentified architectural resources could be impacted by new development (such as conversions) that potentially alter character defining features. As a result, the potential for direct impacts to previously unidentified architectural resources cannot be eliminated.

Although the Proposed Action would generally result in taller buildings and/or buildings occupying a larger footprint, the Prototypical Sites and Representative Neighborhoods are within areas that contain densely developed streets, and it is anticipated that any allowable increase in the height of new buildings would be compatible with other buildings of similar height and size that exist in the surrounding neighborhood. Minimal potential for contextual impacts are anticipated, however new developments resulting from the Proposed Action could alter the setting or visual context of architectural resources, and it is possible that these alterations would result in significant adverse contextual or visual impacts. While it is not expected that the Proposed Action would alter the relationship of architectural resources to the streetscape, development under the Proposed Action could change or obstruct public views of architectural resources in some instances, depending on the orientation of the development site to the architectural resource. Significant elements of architectural resources are anticipated to remain visible in view corridors on public streets, but the possibility that this may not be the case cannot be eliminated. As such, the potential for the Proposed Action to result in any significant adverse indirect impacts on architectural resources cannot be ruled out.

While the Proposed Action would potentially result in incremental shadows being cast on historic resources, it was determined that incremental shadows are not anticipated to significantly affect any historic architectural resources. However, given the non-site specific nature of the Proposed Action, and that it is not possible to know where future development sites would be located, the potential for shadow impacts on architectural resources cannot be eliminated.

Urban Design and Visual Resources

The Proposed Action could potentially result in significant adverse impacts to visual resources. There is potential for development under the Proposed Action to change or obstruct public views of visual resources in some instances, depending on the orientation of the development site to the visual resource. While it is anticipated that significant elements of visual resources would remain visible in view corridors on public streets, the possibility that this may not be the case cannot be ruled out. As such, the Proposed Action could result in significant adverse impacts to visual resources and would require consideration of mitigation.

Prototypical Site Assessment and Representative Neighborhoods Analysis

An analysis of Prototypical Sites and Representative Neighborhood was conducted to determine potential impacts on urban design and visual resources that would result from the Proposed Action. Of the 27 Prototypical Sites, 10 Prototypical Sites were selected to advance the urban design and visual resources analysis: Prototypical Sites 1-2A, 1-3B, 1-4A, 1-4B, 1-5, 3-2B, 4-1, 6-1, 6-2, and 7-2. The ten Prototypical Sites were selected based on location and whether the With-Action condition would result in an incremental height increase greater than 10 feet or produce mid- to high-density buildings.

A typical urban design and visual resources assessment consistent with *CEQR Technical Manual* guidelines is site-specific. However, due to the scale of the Proposed Action and given its non-site specific nature, it is difficult to predict specific urban design and visual resources impacts from the kind of development that would occur on each potentially affected site across the city. Therefore, the Representative Neighborhood Assessment to determine urban design and visual resources impacts from the Proposed Action relies on the conclusions of the Prototypical Site Assessment.

Urban Design

The Proposed Action would result in the modification of yard, height, and setback requirements and an increase in built floor area beyond what would be allowed as-of-right or in the future absent the Proposed Action. It is anticipated that any allowable increase in the height or bulk of new buildings would be compatible with other buildings of similar height and size that exist in the surrounding neighborhoods. It is not expected that the Proposed Action would result in buildings that would be substantially different in character or arrangement than those that currently exist in the surrounding neighborhoods. It is also not expected that the Proposed Action would result in any major changes to block shapes, street patterns or hierarchies. Furthermore, new residential development that would be facilitated by the Proposed Action is expected to occur on lots where residential development would have occurred within the No-Action condition (with the exception of newly available conversion sites due to the Proposed Action) and would therefore be consistent with expected uses of the surrounding neighborhood. As a result, the Proposed Action would not result in significant adverse impacts to urban design.

Visual Resources

As the Proposed Action has citywide applicability, it is possible that new development would be located near visual resources. However, it

is not expected that the Proposed Action, as illustrated by the Prototypical Site Assessment, would alter the relationship of visual resources to the streetscape. As exemplified by Prototypical Site 1-5 under With-Action Condition B, waterfront development that would occur as a result of the Proposed Action (10 of the 18 Representative Neighborhoods contain waterfront properties) would be consistent with zoning requirements to provide public waterfront access and maintain visual corridors. Additionally, significant adverse impacts related to shadows on waterfront natural resources are not expected to occur.

There is however potential for development under the Proposed Action to change or obstruct public views of visual resources in some instances, depending on the orientation of the development site to the visual resource. While it is anticipated that significant elements of visual resources would remain visible in view corridors on public streets, the possibility that this may not be the case cannot be ruled out. As such, the potential for the Proposed Action to result in any significant adverse indirect impacts on visual resources cannot be ruled out.

Natural Resources

The Proposed Action could result in significant adverse natural resources impacts. Overall, future development sites within the Representative Neighborhoods would be composed largely of landcover and habitats that have been created or significantly altered by humans, including buildings, pavement, and other unvegetated/impervious surfaces interspersed with limited areas of landscaping that do not support significant areas of naturally vegetated habitats. Naturally vegetated habitats, including various wooded, tidal wetland, and freshwater wetland community types occur largely within parkland and other public or municipally owned lands, and therefore would not be subject to clearing or development under the Proposed Action. With respect to wildlife, given that the expected landcover and habitat types at future development sites would replicate existing conditions, a similar fauna of urban-adapted, generalist species that can tolerate disturbed/developed conditions and high levels of human presence and activity would continue under the Proposed Action.

However, while the likelihood of impacts to natural resources is low, the exact extent of effects to natural resources is unknown, due to the generic nature of the Proposed Action and because it is not possible to determine exactly where and to what extent natural resources would be affected by future development. Without an assessment of specific development sites, the extent, character, and quality of natural resources cannot be definitively demonstrated. As such, the possibility of adverse effects to natural resources cannot be eliminated. Since development resulting from the Proposed Action would be as-of-right, there would be no mechanism for the City to reduce or eliminate such impacts to resources that are not already protected under City, state, and federal regulations.

Therefore, as illustrated by the Prototypical Sites and Representative Neighborhoods, while it is unlikely the Proposed Action would result in adverse impacts to natural resources, due to the non-site specific nature of the Proposed Action the potential for adverse impacts to natural resources cannot be ruled out and would require consideration of mitigation.

Prototypical Site Assessment

A screening assessment was conducted for each of the 27 prototypical sites. Each site was analyzed to evaluate whether the site would warrant an analysis of natural resources. Based on the screening assessment of the 27 Prototypical Sites, while significant adverse impacts to natural resources would be unlikely, the potential for the Proposed Action to result in adverse effects to natural resources could not be ruled out.

While the Proposed Action would induce development throughout the City's residential districts, any potential development is not likely to significantly affect the many natural areas and parkland located throughout the City. In terms of the Prototypical Site Assessment, development projected under the Proposed Action is expected to occur exclusively on the Prototypical Sites, resulting in disturbance of sites previously disturbed and/or developed with buildings and pavement, some of which also include limited landscaped areas. The existing land coverages of the Prototypical Sites and their adjacent properties are comprised primarily of unvegetated, impervious surfaces and possess minimal habitat value for most vegetation and wildlife species, apart from a limited number of urban-adapted species that are common to the City's built settings and environments. Accordingly, the Proposed Action's potential changes in lot coverage at some of the Prototypical Sites would not result in significant adverse effects to vegetation or wildlife species in the New York City metropolitan area. The urban habitat conditions that characterize the Prototypical Sites do not provide habitat for the majority of federal and New York State listed species known to occur in New York City. However, protected raptors such as Peregrine Falcon and Red-tail Hawk are known to use building exteriors for nesting and several species of bats that occur in New York

City are known to use abandoned buildings as roost sites. Any potential direct or indirect impacts to federal and/or New York State listed species due to development (e.g., noise, shadows, light, etc.) would be subject to review and regulation by federal and/or New York State regulatory programs designed to protect listed species and their habitats.

However, while the likelihood of impacts to natural resources is low, the exact extent of effects to natural resources is unknown, due to the non-site specific nature of the Proposed Action and because it not possible to determine exactly where and to what extent natural resources would be affected by future development. Although the Prototypical Site Assessment analyzes potential effects on existing sites within the city, the extent, character, and quality of natural resources at future development sites cannot be definitively demonstrated. As such, the possibility of adverse effects to natural resources cannot be eliminated. Since development resulting from the Proposed Action would be as-of-right, there would be no mechanism for the City to reduce or eliminate such impacts to resources that are not already protected under City, state, and federal regulations.

Therefore, based on the foregoing assessment, while significant direct or indirect effects to natural resources as a result of the Proposed Action are unlikely, due to the non-site specific nature of the Proposed Action, the potential for adverse effects to natural resources cannot be ruled out.

Representative Neighborhood Assessment

An assessment was undertaken to understand the potential cumulative effects of future development within the 18 Representative Neighborhoods on natural resources and concluded that while impacts would be unlikely, the potential for the Proposed Action to result in adverse effects to natural resources could not be ruled out.

Any future development sites within the Representative Neighborhoods would be composed largely of landcover and habitats that have been created or significantly altered by humans, including buildings, pavement, and other unvegetated/impervious surfaces interspersed with limited areas of landscaping that do not support significant areas of naturally vegetated habitats. The expected landcover and habitat types at the future development sites would replicate existing conditions, with the potential for a minimal decrease in available landscaped habitat.

Naturally vegetated habitats, including various wooded, tidal wetland, and freshwater wetland community types, occur within more than half of the Representative Neighborhoods. However, as these communities occur largely within parkland and other public or municipally owned lands, they would not be subject to clearing or development under the Proposed Action. Any potential development at sites located within areas located proximate to regulated tidal or freshwater wetlands would be subject to New York State and/or federal agency review and permitting under regulatory programs designed to protect, preserve, and enhance these resources.

With respect to wildlife, given that that the expected landcover and habitat types within the Representative Neighborhoods would replicate existing conditions, a similar fauna of urban-adapted, generalist species that can tolerate disturbed/developed conditions and high levels of human presence and activity would continue under the Proposed Action. The majority of development sites within the Representative Neighborhoods have already been developed with buildings and impervious surfaces and therefore support the limited fauna described above. Although potential impacts to resident wildlife species from development at currently vacant sites are greater as compared to the species impacts at sites that have already been developed, the overall effects to citywide species population levels and species diversity are not expected to be substantial. Moreover, any potential minimal effects would be partially mitigated at portions of some of the development sites through habitat replacement with vegetated landscaped areas. Significantly, as the various wooded, tidal, and freshwater wetland habitats that occur at more than half of the Representative Neighborhoods are located primarily within parkland and other public or municipally owned lands that would not be subject to development, the substantially larger and more diverse wildlife species assemblages that utilize these sites would not be subject to habitat loss or other direct impacts under With-Action conditions.

The urban habitat conditions that characterize the development sites within the Representative Neighborhoods do not provide habitat for the majority of federal and New York State listed species known to occur in New York City. However, protected raptors such as Peregrine Falcon and Red-tail Hawk are known to use building exteriors for nesting and several species of bats that occur in New York City are known to use abandoned buildings as roost sites. Wooded areas and wetlands that may support rare/protected species occurrences within some of the Representative Neighborhoods occur within public or municipally owned lands that would not be subject to clearing, development, or other direct effects under the Proposed Action. Any

potential direct or indirect impacts to federal and/or New York State listed species due to development (e.g., noise, shadows, light, etc.) would be subject to review and regulation under federal and/or New York State regulatory programs designed to protect listed species and their habitats.

Construction related displacement of the resident urban-adapted wildlife species that inhabit the Representative Neighborhoods is expected to be minimal and temporary. Following construction, a similar fauna of urban-adapted species are expected to continue to occupy the Representative Neighborhoods. Any potential discharge of stormwater and/or pollutants from development to surface waters during or after construction would be subject to New York State regulatory review and permitting under regulatory programs designed to protect surface water resources and water quality.

However, the non-site specific nature of the Proposed Action makes it difficult to determine whether future development resulting from the Proposed Action would take place on a parcel containing natural resources. Without an assessment of specific development sites, the presence of natural resources cannot be definitively demonstrated. As such, the possibility of impacts related to natural resources cannot be eliminated. Since development resulting from the Proposed Action would be as-of-right, there would be no mechanism for the City to reduce or eliminate such impacts to resources that are not already protected under City, New York State, and federal regulations.

Therefore, based on the Representative Neighborhood Assessment, while significant adverse impacts to natural resources would be unlikely, the potential for the Proposed Action to result in adverse effects to natural resources cannot be ruled out.

Hazardous Materials

The Proposed Action could result in significant adverse impacts to hazardous materials. Impacts are likely to be limited considering the slight incremental increase of exposure to potentially contaminated subsurface hazardous materials in the With-Action when compared to the No-Action condition. As development under the With-Action condition would occur as-of-right, significant adverse impacts to hazardous materials could occur, and would require consideration of mitigation.

Prototypical Site Assessment

As illustrated by the Prototypical Sites, the Proposed Action could potentially result in adverse hazardous materials impacts. In accordance with the methodology outlined in the *CEQR Technical Manual*, a hazardous materials assessment of 27 prototypical sites was conducted. The assessment analyzed the potential impacts of hazardous materials as they pertain to the Proposed Action and compared the differences between the No-Action and With-Action scenarios on the prototypical sites.

The extent of the effects of hazardous materials are unknown because of the non-site specific nature of the Proposed Action and because it is not possible to determine exactly where and to what extent additional in-ground disturbance or conversion may occur in the future with the Proposed Action. Without an assessment of specific development sites, the absence of hazardous materials cannot be definitively demonstrated. As such, the possibility of impacts related to hazardous materials cannot be eliminated. To mitigate potential residential exposure to soil vapor intrusion, newly developed residential buildings would need soil vapor barriers installed on the ground and sub-ground levels. Since development resulting from the Proposed Action would be as-of-right, there would be no mechanism for the City to conduct or require a program to test for hazardous materials contamination, or to mandate the remediation of such materials.

Representative Neighborhood Assessment

A Representative Neighborhood Assessment was conducted to understand the potential for hazardous materials impacts. The assessment, which was similar to that conducted for prototypical sites, included a screening of 18 Representative Neighborhoods to evaluate neighborhood-wide hazardous material impacts under the With-Action condition.

The non-site specific nature of the Proposed Action makes it difficult to determine whether future development resulting from the Proposed Action would take place on a parcel subject to a remedial program. Without an assessment of specific development sites, the absence of hazardous materials cannot be definitively demonstrated. As such, the possibility of impacts related to hazardous materials cannot be eliminated. To mitigate potential residential exposure to soil vapor intrusion, newly developed residential buildings would need soil vapor barriers installed on the ground and sub-ground levels. Since development resulting from the Proposed Action would be as-of-right, there would only be a mechanism for the City to require a hazardous materials assessment, or to mandate the remediation of such materials, on select parcels that have already been (E) designated

because of prior zoning actions.

Water and Sewer Infrastructure

The Proposed Action would not result in significant adverse impacts related to water demand or sanitary and stormwater infrastructure. While the Proposed Action includes proposals that would increase both sanitary and stormwater flows throughout the City, and while Representative Neighborhoods that are expected to increase maximum residential FARs or increase allowable impervious coverage could potentially require sewer upgrades to accommodate for the increase in stormwater and sanitary flows, none of the City's Wastewater Resource Recovery Facilities (WRRFs) are expected to exceed their operational capacities under the With-Action condition.

Potential Impacts on Sanitary and Storm Systems

There are a number of proposals that would not introduce density beyond what is currently allowed by zoning. Proposals for low-density areas, campuses, parking, and dwelling unit factors do not introduce new allowable housing capacities but relieve zoning constraints to allow for existing zoning capacities to be met. Accessory Dwelling Units would likely provide extra space for multigenerational families without increasing densities. Since the City's sewers are sized and designed based on the maximum FAR of zoning districts, the incremental increases from these proposals would not be considered to be significant or adverse.

Proposals that would increase sanitary flows include the "Low-Density Plus" and UAP. "Low Density Plus" proposals would increase population densities by providing additional residential FAR and building height in low density commercial districts. The UAP proposal would allow for an increase in FAR for affordable housing in all medium- and high-density districts. Because the "Low Density Plus" and UAP proposals increase the maximum FAR in their respective zoning districts, it is possible that the City's sewers would need to be upgraded to accommodate for the increase in sanitary flows.

The Proposed Action seeks to provide more housing throughout the City, and as a result, many of the proposals would increase the allowable impervious coverage over the No-Action condition. Proposed developments of a certain size would be required to comply with the Unified Stormwater Rule (USWR). The USWR aims to regulate stormwater release rates into the City's sewers. Although the Proposed Action would result in an increase in impervious coverage, the USWR would preclude the potential impacts of the With-Action condition.

Prototypical Site Assessment

A screening assessment was conducted for each of the Prototypical Sites. Each site was analyzed to evaluate whether the site would warrant an analysis of the City's water and sewer infrastructure.

Based on the screening assessment, Prototypical Site 6-1 would result in the largest total daily water demand of approximately 0.40 million gallons per day (mgd) but would be under the threshold of 1 mgd provided in the *CEQR Technical Manual*; therefore, no analysis of the water supply system would be warranted for the Prototypical Sites. Prototypical Site 6-1 would result in a net increase of 642 residential units in a combined sewered area. Therefore, a preliminary analysis of the City's wastewater conveyance and treatment system was undertaken for this site. No other Prototypical Site exceeds the incremental development threshold provided in the *CEQR Technical Manual* for analysis of sanitary sewage. Prototypical Site 6-2 would result in the increase of impervious surface within a drainage area identified by the New York City Department of Environmental Protection (NYC DEP) as an area of concern, and a preliminary analysis of the City's stormwater conveyance system was prepared for this site. Although Prototypical Sites 6-1 and 6-2 would create new demand for water and treatment of sewage and stormwater in comparison to the No-Action condition, based on the methodology set forth in the *CEQR Technical Manual*, the incremental increases would be well within the City's sewer system capacity, and would not be considered significant or adverse.

Representative Neighborhood Assessment

A screening assessment was conducted for 18 Representative Neighborhoods to evaluate the potential increase in water demand and sewage generation throughout the City. Based on the screening assessment, Representative Neighborhood 3 would result in the largest total daily water demand of approximately 10.23 mgd, which is an increment of 0.33 mgd compared to the No-Action condition. Because the incremental increase of the Proposed Action does not exceed 1 mgd, the With-Action water demand would not be considered significant or adverse. Sanitary flows from Representative Neighborhoods 7, 9, 10, 17, and 18 would result in an increase of 2 percent within a drainage area, identified by NYC DEP as an area of concern. Additionally, Representative Neighborhood 2 would result in an increase of sanitary flows over 5 percent. Therefore, additional assessment was conducted for the City's 14 Wastewater Resource Recovery Facilities (WRRFs).

The assessment compares the combined No-Action and With-Action wastewater flows for contributing areas to each WRRF. Tallman Island, Jamaica, Port Richmond, and Oakwood Beach WRRFs exceed an incremental increase of 5 percent over the No-Action condition. However, none of the City's WRRFs are expected to exceed their operational capacities due to the Proposed Action.

The Proposed Action is expected to induce a small amount of housing in every neighborhood Citywide, and the non-site specific nature of the action makes it impossible to know where future development would be located. Therefore, it is not possible to use a hydraulic analysis to understand with accuracy if the Proposed Action would affect individual conveyance elements, pumping stations, or regulators. However, connecting to the City's sewer system requires certification of sewer availability from NYC DEP. New development sewer certification review ensures that sufficient capacity exists in both the sewer fronting the lot of the proposed new development or alteration as well as in downstream sewers to accommodate additional discharges from new development. If adequate capacity is not available, infrastructure improvements, sewer extensions, or onsite detention/retention systems that offset increased sanitary or stormwater flows may be required before sewer connections can be approved. Therefore, since the Proposed Action would not result in exceedances of planned WRRF capacity, and NYC DEP capital planning processes would not be affected, the Proposed Action would not have a significant adverse impact to citywide sanitary flow infrastructure.

With regards to stormwater flows, all new developments of a certain size must comply with the Unified Stormwater Rule. While components of the Proposed Action could result in an overall reduction of pervious surfaces throughout the city and an increase in stormwater flows, the existing stormwater conveyance system throughout the City is expected to accommodate the incremental stormwater flows generated by the Proposed Action. Therefore, the Proposed Action would not have a significant adverse effect to citywide stormwater flows.

Solid Waste and Sanitation Services

The Proposed Action would not result in significant adverse impacts to solid waste and sanitation services. Overall, while the Proposed Action would result in increases in solid waste generation across the City, the overall production of solid waste would be expected to be able to be accommodated by existing solid waste management capacity.

Prototypical Site Assessment

Based on the solid waste generation rates provided in the *CEQR Technical Manual*, none of the Prototypical Sites exceed the 50-ton per week or more threshold. Therefore, a detailed solid waste and sanitation services assessment is not warranted and significant adverse impacts to solid waste and sanitation services is not anticipated as a result of the Proposed Action as illustrated by the Prototypical Sites.

Representative Neighborhood Assessment

Based on the solid waste generation rates provided in the *CEQR Technical Manual*, none of the Representative Neighborhoods exceed the 50-ton-per-week or more threshold. Therefore, a detailed solid waste and sanitation services assessment is not warranted and significant adverse impacts to solid waste and sanitation services is not anticipated as a result of the Proposed Action as illustrated by the Representative Neighborhoods.

Energy

The Proposed Action would not result in significant adverse impacts to energy. Overall, while the Proposed Action would increase demand for energy across the city, overall demand would be expected to be able to be accommodated by existing energy generation.

Prototypical Site Assessment

Based on energy use rates provided in the *CEQR Technical Manual*, the Prototypical Sites would result in incremental energy demand ranging between a net reduction of 44,249,856 million British thermal units (MBtu) at Prototypical Site 7-1 and a net increase of 78,710,475 MBtu at Prototypical Site 6-1. Compared to the overall demand within Con Edison's service area which encompasses all of New York City, except a part of Queens, and most of Westchester County, these increases would be negligible. Therefore, significant adverse impacts on energy are not anticipated as a result of the Proposed Action as illustrated by the Prototypical Sites.

Representative Neighborhood Analysis

Based on energy demand rates provided in the *CEQR Technical Manual*, the Representative Neighborhoods would result in incremental increases in energy demand ranging between 12,708,010 MBtu at Representative Neighborhood 15 and 227,725,800 MBtu at Representative Neighborhood 2. Compared to the overall demand within Con Edison's service area which encompasses all of New York City, except a part of Queens, and most of Westchester County, these

increases would be negligible. Therefore, significant adverse impacts on energy are not anticipated as a result of the Proposed Action as illustrated by the Representative Neighborhoods.

Transportation

The Proposed Action could result in significant adverse transportation impacts, including traffic, transit, and pedestrian impacts. Overall, the Proposed Action would increase demand on traffic, bus, subway, and pedestrian elements across the City, and while the incremental demand caused by the Proposed Action would likely be able to be accommodated by existing transportation services and infrastructure, as illustrated by the Prototypical Sites and Representative Neighborhoods, the potential for significant adverse traffic impacts cannot be ruled out. Significant adverse transportation impacts to traffic, transit and pedestrian elements could occur, and would require consideration of mitigation.

Prototypical Site Assessment

The 27 Prototypical Sites were assessed to evaluate whether the development increment would exceed the *CEQR Technical Manual* Table 16-1 thresholds, indicating the potential for significant impacts. Two of the 27 sites—Prototypical Site 6-1 and Prototypical Site 6-2—exceeded the threshold and warranted further assessment.

In terms of vehicular traffic, Prototypical Site 6-1 would exceed the Level 1 (trip generation) screening threshold during all peak hours. A Level 2 traffic assignment screening assessment cannot be performed because the Proposed Action is a city-wide action and the specific location where any Prototypical Site may be developed is not known. Therefore, the potential for significant adverse traffic impacts associated with Prototypical Site 6-1 cannot be ruled out and this Prototypical Site would have the potential to result in significant adverse traffic impacts. Prototypical Site 6-2 would not exceed the Level 1 (trip generation) threshold during any peak hour and therefore no potential for significant adverse impacts related to vehicular traffic are anticipated at Prototypical Site 6-2.

In terms of bus, subway, and pedestrian trips, both Prototypical Site 6-1 and Site 6-2 would be below the *CEQR Technical Manual* Level 1 screening thresholds for these travel modes. Therefore, further analyses would not be warranted for bus, subway, and pedestrian modes, and significant adverse impacts are not expected for these travel modes. Additional ferry trips are not expected for Prototypical Site 6-1 or 6-2.

Representative Neighborhood Assessment

Similar to the Prototypical Sites described above, the 18 Representative Neighborhoods were screened to determine whether the peak hour trips generated by future new developments within the Representative Neighborhood would remain below the minimum Level 1 screening thresholds. If future development within a Representative Neighborhood exceeds these thresholds for a specific travel mode, then the potential for significant adverse transportation impacts cannot be ruled out. The screening assessment conducted for traffic, bus, subway, and pedestrians determined that:

- **Traffic:** Representative Neighborhoods 1-7, 10, 11, 13, and 18 would exceed the screening thresholds for vehicle trips for the high-end estimate. For the low-end estimate, Representative Neighborhoods 1-3, 6, 7, 10, 11, 13, and 18 would exceed the screening thresholds for vehicle trips. Therefore, the potential for significant traffic impacts cannot be ruled out.
- **Bus:** Representative Neighborhood 10 would exceed the screening thresholds for the high-end estimate for bus trips, therefore the potential for significant bus impacts cannot be ruled out. None of the 18 Representative Neighborhoods would exceed the screening thresholds for the low-end estimate.
- **Subway:** Representative Neighborhoods 2, 6, 8, 10, 13, and 18 would exceed the screening thresholds for subway trips for the high-end estimate. Representative Neighborhood 13 would exceed the screening thresholds for subway trips for the low-end estimate. Therefore, the potential for significant subway impacts cannot be ruled out.
- **Pedestrians:** Representative Neighborhoods 2-4, 6-11, 13, and 18 would exceed the screening thresholds for pedestrian trips for the high-end. Representative Neighborhoods 2, 6, 8, 10, and 13 would exceed the screening thresholds for pedestrian trips for the low-end estimate. Therefore, the potential for significant pedestrian impacts cannot be ruled out.

Air Quality

The Proposed Action would not result in significant adverse air quality impacts. The air quality analysis addressed mobile sources, parking facilities, and emissions from the HVAC and hot-water systems. As illustrated by both the Prototypical Sites and Representative Neighborhoods, the Proposed Action is not anticipated to result in

significant adverse air quality impacts related to project generated vehicle trips, parking facilities, and emissions from HVAC and hot-water systems.

Mobile Sources

Vehicle trips generated by the Proposed Action at most of the 27 Prototypical Sites are expected to be lower than the *CEQR Technical Manual* mobile source screening thresholds for detailed air quality impact analysis, for CO and PM_{2.5}, and no detailed mobile source impact analysis is required for these Prototypical Sites. Trip assignments developed for Prototypical Site 6-1 indicated that peak hour increments at intersections of local roads are no more than 29 trips; peak hour increments at intersections of minor arterial roads are no more than 84 trips. These trip increments do not exceed the CO or PM_{2.5} screening thresholds provided in the *CEQR Technical Manual*. Therefore, a detailed air quality analysis of CO or PM_{2.5} emissions for Prototypical Site 6-1 is also not required. As such, no significant adverse mobile source air quality impacts at intersections are anticipated at any of the Prototypical Sites as a result of the Proposed Action.

Similarly, significant adverse mobile source air quality impacts are also not anticipated at any of the Representative Neighborhoods as a result of the Proposed Action. While total volumes of vehicular trips generated in certain Representative Neighborhoods may rise above the *CEQR* thresholds for further assessment, these trips are distributed to many roadways and are not expected to exceed either of the *CEQR* mobile source thresholds, for CO or PM_{2.5}, at any single intersection. As such, and as illustrated by the Prototypical Sites, no mobile source emission impacts are anticipated at any of the 18 Representative Neighborhoods, and citywide, and the Proposed Action is not expected to adversely impact air quality levels due to vehicle trip increments.

Parking Facilities

Twenty-six of the 27 Prototypical Sites would result in a reduction in parking capacities. While Prototypical Site 6-1 in the Oakland Gardens neighborhood of Queens would increase parking capacity by 74 spaces, this increment falls below the threshold that would warrant further analysis of parking facilities as is accepted by City agencies. Therefore, no significant adverse air quality impacts due to parking facilities is anticipated.

The Proposed Action is expected to relax and reduce parking requirements, citywide, which include the exemption of parking spaces for certain one- and two-family homes and the creation of consistent floor area exemptions for parking in low-density districts, as well as building upon existing geographies established in the Zoning Resolution to extend a comprehensive set of geographies that would serve as the basis for discretionary actions to remove parking requirements for existing housing. Therefore, as is illustrated by the Prototypical Sites, it is likely that at the neighborhood and citywide level, parking capacities would decrease as a result of the Proposed Action. As such, the Proposed Action is not anticipated to adversely impact air quality levels due to parking facilities.

Stationary Sources

The air quality impacts from HVAC and hot-water systems from the 27 Prototypical Sites were first screened using nomographs provided in the *CEQR Technical Manual*. Of the 27 Prototypical Sites, 12 were below the 10,000 gross square feet threshold considered for the nomograph screening. Of the remaining 15 Prototypical Sites, 11 passed the screening and 4 required further assessment using AERMOD modeling techniques. The results of the detailed modeling demonstrated compliance with the National Ambient Air Quality Standards (NAAQS) and *CEQR de minimis* thresholds. As such, no significant adverse air quality impacts are expected from the HVAC or hot-water systems at the Prototypical Sites.

Greenhouse Gas Emissions and Climate Change

The Proposed Action would not result in significant adverse impacts to greenhouse gas emissions (GHG) and climate change. The Proposed Action would be consistent with the applicable City GHG emissions reduction goals and would not change or be in conflict with any of the existing city, state, and federal protections related to flood resiliency and climate change, and therefore no significant adverse impacts related to GHG emissions or climate change are anticipated as a result of the Proposed Action.

Prototypical Site Assessment

Greenhouse Gas Emissions

Only one of the prototypical sites (Site 6-1) consists of development 350,000 square feet or greater. Therefore, pursuant to *CEQR* guidance, only Prototypical Site 6-1 would warrant a greenhouse gas emissions analysis. However, as greenhouse gas emissions analyses require information on building design, fuel use, and sustainability measures which are not available due to the non-site specific nature of the

prototypical analysis sites, it is not feasible to conduct a quantitative analysis for Prototypical Site 6-1. However, based on a general assessment of the GHG reduction measures applicable to all sites, it was determined that overall, the Proposed Action is consistent with the goal of reducing Citywide GHG emissions by 40 percent by 2030 and 80 percent by 2050 compared to 2005 levels, and therefore, no significant impacts related to GHG emissions are anticipated.

Resilience to Climate Change

The Proposed Action would not result in significant adverse impacts to climate change resiliency. While the Proposed Action would result in changes to the height, bulk, and parking regulations of residential zoning districts and their commercial equivalents, these changes would not hinder the ability of developments, like those illustrated by the Prototypical Sites, to incorporate future adaptive strategies to mitigate future flood risks, as appropriate to their location. Strategies are discussed below in the Representative Neighborhood section. As the purpose of the strategies is to protect public health, safety and welfare, and to reduce losses from flood conditions in flood hazard areas, significant adverse impacts due to climate change are not anticipated at the Prototypical Sites.

Representative Neighborhood Assessment

Greenhouse Gas Emissions

Given the mix of housing unit types anticipated under the Proposed Action, it is possible that a Representative Neighborhood would experience development of greater than 350,000 square feet across a variety of developments or even on a single development site (such as a development like Prototypical Site 6-1); however, these sites are not known. Therefore, a quantitative greenhouse gas emissions analysis cannot be provided, and instead, the Proposed Action is assessed qualitatively.

With the Proposed Action, it is anticipated that new construction would comply with Local Laws 97 (the "Climate Mobilization Act") and 154. Overall, GHG emissions from the Proposed Action would depend on how far New York State energy generation would advance towards reducing fossil fuel use and GHG.

In addition, the Proposed Action would be consistent with the goal of pursuing transit-oriented development. In medium- and high-density areas, the Proposed Action would allow buildings to add additional floor area (if the additional units are affordable); this would result in more housing units closer to transit. In low-density districts, the Proposed Action would increase housing opportunities by reintroducing modest 3- to 5-story apartment buildings in low-density commercial districts and on large sites near transit. For new units located near transit, it is expected that auto trips would be reduced and therefore, the Proposed Action would be consistent with the City's GHG reduction goals.

In addition, by removing off-street parking mandates, it is possible that the Proposed Action may indirectly discourage car ownership and lead to fewer auto trips.

Overall, the Proposed Action is consistent with the goal of reducing Citywide GHG emissions by 40 percent by 2030 and 80 percent by 2050 compared to 2005 levels.

Resilience to Climate Change

The Proposed Action is not anticipated to result in significant adverse impacts to climate change resiliency. While the Proposed Action would result in changes to the height, bulk, and parking regulations of residential zoning districts and their commercial equivalents, these changes would not hinder the ability of these developments to incorporate future adaptive strategies to mitigate future flood risks. Such strategies include Zoning for Flood Resiliency and flood resilient building codes that require new developments to comply with Appendix G of New York City's building code, which sets flood-resistant construction standards. Additionally, the Proposed Action would not allow ADUs in Special Coastal Risk Districts (SCRD). The purpose of these standards is to protect public health, safety and welfare, and to reduce losses from flood conditions in flood hazard areas. Therefore, significant adverse impacts due to climate change are not anticipated from the Proposed Action.

Noise

The Proposed Action could result in significant adverse noise impacts. A noise assessment was conducted to determine whether the Proposed Action would significantly increase sound levels from mobile and stationary sources at existing and future noise receptors in accordance with the *CEQR Technical Manual*. The Proposed Action is not expected to result in significant adverse noise impacts on existing sensitive receptors. However, at new noise-sensitive receptors facilitated by the Proposed Action, higher interior noise levels than the interior noise limit provided by the *CEQR Technical Manual* cannot be ruled out. Significant adverse noise impacts could occur, and would require

consideration of mitigation.

Prototypical Site Assessment

Mobile sources that would be generated by individual developments under the Proposed Action were assessed to evaluate the potential for mobile source noise impact on existing noise receptors. The assessment concluded that none of the 27 Prototypical Sites has the potential to result in ambient noise increase of 3 to 5 dBA compared with the No-Action condition. Therefore, there would be no significant adverse noise impacts on existing noise sensitive receptors due to vehicle trips increase resulted from the Proposed Action.

All buildings' rooftop mechanical equipment, including air conditioner compressors, would have to be enclosed and would have to comply with New York City Noise Code requirements, which would limit noise levels generated by such equipment to 65 dBA during the daytime (7 AM to 10 PM) and 55 dBA during the nighttime (10 PM to 7 AM). Therefore, the Proposed Action would not result in significant adverse stationary source noise impact.

Noise levels in any given location are influenced by a range of factors, including whether a location is near lightly or highly trafficked roadways, near rail lines or other rail infrastructure, within the path of aircraft, or near other outdoor stationary sources of noise, such as busy playgrounds or power generation systems. These conditions vary widely and result in diverse ambient noise levels throughout the city. Since it cannot be determined whether any of the future development sites under the Proposed Action would be located near highly trafficked roadways, rail lines, within aircraft paths, or near other stationary sources of noise, the potential for some developments to have elevated interior noise levels that could potentially exceed interior noise level guidelines provided by the *CEQR Technical Manual* (in the absence of building attenuation measures) cannot be ruled out.

Representative Neighborhood Assessment

Significant mobile source noise impacts by increased vehicle trips as result of the Proposed Action are not anticipated at any of the Representative Neighborhoods. According to criteria provided by the *CEQR Technical Manual*, noise increase of 3 to 5 dBA at existing noise sensitive receptors is considered significant. When traffic is the dominant noise source, a 3 dBA noise increment is considered equal to the doubling of the traffic noise passenger car equivalents (noise PCEs), indicating an increase in traffic by approximately 100 percent; a 5 dBA noise increment is considered equal to the tripling of traffic noise PCEs, indicating an increase in traffic by approximately 200 percent. The transportation analysis for the Representative Neighborhood Assessment showed that the highest hourly vehicular trip increase generated in certain Representative Neighborhoods may rise to about 800 vehicle trips per hour. However, these trips would be distributed to many roadways in areas that extend to hundreds of city blocks. Therefore, it is not expected that traffic volumes along any streets within the Representative Neighborhoods under With-Action conditions would exceed CEQR impact criteria indicating a significant adverse mobile source noise impact (i.e., a doubling or tripling of noise PCEs). As such, no mobile source noise impacts on existing noise sensitive receptors are anticipated at any of the 18 Representative Neighborhoods or citywide.

Public Health

The Proposed Action would not result in significant adverse public health impacts. As described in the accompanying chapters of the EIS, the Proposed Action would not result in unmitigated significant adverse impacts related to air quality or water quality. However, based on the **Hazardous Materials** and **Noise** assessments, the potential for the Proposed Action to result in significant adverse impacts related to hazardous materials (due to increases in-ground disturbances) and noise (due to the potential for development sites to be located near highly trafficked roadways, rail lines, within aircraft paths, or near other stationary sources of noise), respectively, could not be ruled out. Therefore, a preliminary assessment of public health was conducted. The Proposed Action could result in significant adverse unmitigated impacts related to hazardous materials and noise. However, the potential for these impacts to occur is expected to be limited and would not significantly affect public health. The Proposed Action is expected to result in a little more housing everywhere, resulting in new housing development that is up to current Building Code and could result in higher quality housing alleviating public health concerns. Therefore, no significant adverse public health impacts are expected as a result of the Proposed Action.

Additionally, DCP is exploring additional zoning regulations and non-zoning strategies to address public health concerns related to specific aspects of the proposal.

Neighborhood Character

The Proposed Action would not result in significant adverse impacts to neighborhood character. Land use, zoning, public policy, socioeconomic,

community facilities, open space, shadows, historic and cultural resources, urban design, visual resources, transportation, and noise conditions in the future with the Proposed Action would not negatively affect the neighborhood character of low-, medium-, and high-density neighborhoods within the city.

Although significant adverse impacts cannot be ruled out with respect to community facilities, historic and cultural resources, urban design and visual resources, shadows, open space, transportation, and noise, these impacts would largely be confined to a small portion of development that would be facilitated by the Proposed Action. As such, they would not result in a significant change to any determining elements of neighborhood character. Additionally, potential adverse impacts on visual resources would also not result in a significant change to any determining elements of neighborhood character. Furthermore, by facilitating flexible building envelopes, the Proposed Action would likely improve the pedestrian experience and therefore the neighborhood character of the city's residential zoning districts. Based on the foregoing, no significant adverse neighborhood character impacts would occur as a result of the Proposed Action.

Construction

The Proposed Action could result in significant adverse construction impacts related to transportation, noise, historic and cultural resources, hazardous materials, and natural resources. While the Proposed Action is not expected to result in significant adverse air quality, open space, socioeconomic conditions, community facilities and services, land use, zoning, and public policy, neighborhood character, or water and sewer infrastructure impacts related to construction activities, the potential for significant adverse construction transportation and construction noise impacts, as well as construction-related impacts to historic and cultural resources, hazardous materials, and natural resources, could not be ruled out. Although it is expected that the existing laws, regulations, and building codes that focus on reducing construction effects would reduce the potential for adverse effects, as illustrated by the Prototypical Sites and Representative Neighborhoods, the potential for significant adverse transportation, noise, historic and cultural resources, hazardous materials, and natural resources impacts due to the construction of individual Prototypical Sites where construction would be longer than 24 months, or within neighborhoods where construction of multiple sites could occur in clusters or along timeframes such that different sites would contribute to construction activities greater than two years, cannot be ruled out. Therefore, significant adverse construction impacts to transportation noise, historic and cultural resources, hazardous materials, and natural resources could occur, and would require consideration of mitigation.

Prototypical Site Assessment

As illustrated by the Prototypical Site Assessment, many of the potential typologies resulting from the Proposed Action—with the exception of Prototypical Sites 1-5, 6-1, and 6-2—would be realized in construction periods of less than two years, which, per the *CEQR Technical Manual*, is considered “short term” and less likely to result in adverse impacts.

In general, the potential for construction-period impacts depends on many factors, including the overall duration of construction, the type and intensity of construction, and the relationship between construction activities and nearby sensitive receptors (e.g., residences, schools, hospitals, and historic or cultural resources). In addition, whether there is a need to close, narrow, or impede transportation infrastructure within areas of high pedestrian activity or near sensitive land uses can factor into whether a development may have impacts during construction, as does the type of construction equipment and the nature and extent of any commitment to use Best Available Technology (BAT) and noise control measures for construction equipment. Because these considerations are not known, the potential for significant adverse impacts from the Prototypical Sites where construction would be longer than 24 months cannot be ruled out.

Transportation

For Prototypical Sites 1-5, 6-1, and 6-2, since the construction period would likely be longer than two years, construction worker and truck deliveries to these sites were considered, based on construction worker and delivery projections for comparable residential developments and other factors. For Prototypical Sites 1-5, 6-1, and 6-2, With-Action condition construction activities would be expected generate above the 50-PCE (passenger car equivalent)⁵ trip thresholds; therefore, the potential for these sites to result in significant adverse traffic impacts

⁵ Since larger vehicles such as trucks typically make up a significant portion of construction traffic, a passenger car equivalent factor is applied to these vehicles to account for their size difference. Per the *CEQR Technical Manual*, it is assumed that one truck is equivalent to two passenger cars.

during construction cannot not be ruled out. Further, Prototypical Sites 6-1 and 6-2 are residential campuses and multiple buildings could potentially be developed; if all buildings at each site were to be constructed at once it would increase the intensity of construction activities and increase the likelihood of traffic impacts but may also decrease the duration of construction. At all three Prototypical Sites, construction-related subway, bus, and walk trips would be below the *CEQR Technical Manual's* 200-trip analysis thresholds for these travel modes. Therefore, significant adverse impacts for these travel modes would not be expected.

Air Quality

Based on the location of nearby sensitive receptors relative to the sources of construction air pollutant emissions, the duration and intensity of construction activities, a comparison of emissions profiles of similar projects in New York City, and the use of emission control measures, construction at Prototypical Site 1-5 would not result in significant adverse construction air quality impacts. Further, as Prototypical Site 1-5 represents the worst-case condition in terms of construction activities, duration, and intensity among the 27 Prototypical Sites, significant adverse air quality impacts are not anticipated at any other Prototypical Site due to construction. Additionally, the maximum number of construction-related vehicle trips is not expected to exceed the *CEQR Technical Manual* thresholds for conducting a mobile source analysis. Therefore, no significant adverse air quality impacts due to construction activities are anticipated, and no further analysis is required.

Noise

Based on the potential location of nearby sensitive receptors relative to mobile and stationary construction noise sources, the duration and intensity of construction activities, a comparison of noise emissions profiles of similar projects in New York City, the potential for the construction of Prototypical Analysis Site 1-5 to result in significant adverse construction noise impacts could not be ruled out. However, as noted above, city agencies have established regulations and requirements that can reduce such potential impacts. Construction under the Proposed Action would be required to follow the requirements of the New York City Noise Control Code (also known as Chapter 24 of the Administrative Code of the City of New York, or Local Law 113) for construction noise control measures. Additionally, while future development at this Prototypical Site – and similar Prototypical Sites containing large buildings and long construction durations – could employ a variety of source and/or path controls to reduce or eliminate any such impacts, as described above, the development resulting from the Proposed Action would be as-of-right, and thus there would be no mechanism for the City to require noise mitigation measures that go beyond those required under the Noise Code.

Representative Neighborhood Assessment

In terms of the Representative Neighborhoods, it is possible that construction in each of the Representative Neighborhoods or elsewhere in the city, would occur in clusters or along timeframes such that different sites would contribute to construction activities greater than two years; these clusters of activity could be located near sensitive receptors or could temporarily change the character of a neighborhood from one with minimal construction activity to one with multiple construction efforts underway simultaneously. Therefore, the potential for significant adverse construction impacts to transportation, noise, historic and cultural resources, hazardous materials, and natural resources cannot be ruled out even though it is expected that the existing laws, regulations, and building codes that focus on reducing construction effects would reduce the potential for adverse effects.

Alternatives

Two potential alternatives to the Proposed Action were considered: the No-Action Alternative and the No Unmitigated Significant Adverse Impacts Alternative. Neither alternative would meet the primary objectives of the Proposed Action to address the city's housing shortage and its human consequences by facilitating new housing and a wider range of housing types in every neighborhood in New York City. In both alternatives, housing production would be limited and would continue to not keep pace with the rapid rate of population growth, job growth, and new household formation within the city, which will continue to raise prices and increase displacement, gentrification, segregation, and other ills. The lack of housing production and affordable housing production to meet the demand of the city under both alternatives will continue to put New Yorkers at greater risk of housing instability, making it more difficult for residents experiencing homelessness to regain stable housing, and for intergenerational families and other household types to find adequate and affordable housing that meet their unique needs. Additionally, under both alternatives, long-standing inequities in New York City's housing stock would continue to be exacerbated by the housing crisis, and New Yorkers of color (particularly Black and Hispanic residents) will

Technical Area	Prototypes with Potential Impacts	Representative Neighborhoods with Potential Impacts (ID)																	
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
Business Displacement																			
Residential Displacement																			
Community Facilities																			
Elementary Schools		X										X							
Intermediate Schools																			
High Schools																			
Early Childhood Programs						X													
Libraries																			
Fire, Police, Healthcare																			
Open Space																			
Direct																			
Indirect	6-1		X								X	X					X		
Shadows	3-2B; 6-2																		
Historic Resources																			
Urban Design and Visual Resources																			
Urban Design																			
Visual Resources																			
Natural Resources																			
Hazardous Materials																			
Water and Sewer Infrastructure																			
Solid Waste and Sanitation Services																			
Energy																			
Transportation																			
Traffic	6-1	X	X	X	X	X	X	X			X	X		X					X
Bus											X								
Subway			X			X		X			X			X					X
Pedestrians			X	X	X		X	X	X	X	X	X		X					X
Air Quality																			
Greenhouse Gas Emissions and Climate Change																			
Noise																			
Public Health																			
Neighborhood Character																			
Construction																			
Transportation																			
Air Quality																			
Noise																			
Historic																			
Hazmat																			

Notes:

Dark green shading in the above table indicates where potential impacts are identified for Prototypes or Representative Neighborhoods. Light green shading indicates where impacts could not be precluded because their likelihood depends on site specific characteristics

COMPTROLLER

NOTICE

NOTICE OF ADVANCE PAYMENT OF AWARDS PURSUANT TO THE STATUTES IN SUCH cases made and provided, notice is hereby given that the Comptroller of the City of New York, will be ready to pay, at 1 Centre St., RM 629, New York, NY 10007 on 5/20/2024 to the person or persons legally entitled an amount as certified to the Comptroller by the Corporation Counsel on damage parcels, as follows:

Table with 4 columns: Damage Parcel No., Block, Lot, and description. Row 1: 1, 2 & 3; 7074; Parts of Lots 4, 23, 105

Acquired in the proceeding entitled: CONEY ISLAND PLAN STAGE 1 subject to any liens and encumbrances of record on such property. The amount advanced shall cease to bear interest on the specified date above.

BRAD S. LANDER Comptroller

my7-20

CHANGES IN PERSONNEL

FIRE DEPARTMENT FOR PERIOD ENDING 03/29/24

Table with 7 columns: NAME, TITLE, NUM, SALARY, ACTION, PROV EFF DATE, AGENCY. Lists personnel changes for the Fire Department.

ADMIN FOR CHILDREN'S SVCS FOR PERIOD ENDING 03/29/24

Table with 7 columns: NAME, TITLE, NUM, SALARY, ACTION, PROV EFF DATE, AGENCY. Lists personnel changes for Admin for Children's Svcs.

ADMIN FOR CHILDREN'S SVCS FOR PERIOD ENDING 03/29/24

Table with 7 columns: NAME, TITLE, NUM, SALARY, ACTION, PROV EFF DATE, AGENCY. Lists personnel changes for Admin for Children's Svcs.

Table with 7 columns: NAME, TITLE, NUM, SALARY, ACTION, PROV EFF DATE, AGENCY. Lists personnel changes for Admin for Children's Svcs.

ADMIN FOR CHILDREN'S SVCS FOR PERIOD ENDING 03/29/24

Table with 7 columns: NAME, TITLE, NUM, SALARY, ACTION, PROV EFF DATE, AGENCY. Lists personnel changes for Admin for Children's Svcs.

HRA/DEPT OF SOCIAL SERVICES FOR PERIOD ENDING 03/29/24

Table with 7 columns: NAME, TITLE, NUM, SALARY, ACTION, PROV EFF DATE, AGENCY. Lists personnel changes for HRA/Dept of Social Services.

HRA/DEPT OF SOCIAL SERVICES FOR PERIOD ENDING 03/29/24

Table with 7 columns: NAME, TITLE, NUM, SALARY, ACTION, PROV EFF DATE, AGENCY. Lists personnel changes for HRA/Dept of Social Services.

HAMSI	HAKIM	56058	\$74358.0000	INCREASE	YES	03/03/24	069
HARRIS	JUANITA E	10124	\$74086.0000	RETIRED	NO	03/14/24	069
HICKS	SHANDELL	10104	\$41248.0000	APPOINTED	YES	03/10/24	069
HIGSON	JILL	R 10104	\$41248.0000	RESIGNED	YES	03/03/24	069
HILL	IASHIA	C 10104	\$41248.0000	APPOINTED	YES	03/17/24	069
HOOVER	LAWANDA F	10104	\$41247.0000	RESIGNED	NO	03/06/24	069
HUGGINS	SIOBAN	56314	\$53266.0000	RESIGNED	YES	03/10/24	069
HULL	SHARAY C	30080	\$47265.0000	RESIGNED	NO	02/11/24	069
HUNTE	CANDACE M	13611	\$84533.0000	INCREASE	NO	12/24/23	069
HUSSAIN	DILWAR	56314	\$53266.0000	APPOINTED	YES	03/17/24	069
HWANG	YU CHUAN	10251	\$41279.0000	RESIGNED	NO	03/09/24	069
ILEKANACHI	IHEOMA M	52313	\$64188.0000	INCREASE	YES	11/26/23	069
ISLAM	MAINUL	50938	\$100812.0000	APPOINTED	YES	03/10/24	069
JAMES-ASIEBA	TANA-KAY K	10104	\$41248.0000	APPOINTED	YES	03/17/24	069
JAMISON	ANDREA S	10104	\$41248.0000	APPOINTED	YES	03/17/24	069
JACQUEZ	DALIA	56314	\$53266.0000	APPOINTED	YES	03/10/24	069
JEAN JACQUES	CARLYNE	10104	\$41248.0000	APPOINTED	YES	03/10/24	069
JEWETT	PORSCHER C	10124	\$73758.0000	INCREASE	NO	03/17/24	069
JOHNSON	LINDEN	56314	\$53266.0000	APPOINTED	YES	03/10/24	069
JOHNSON-HOWARD	TERETHEA	52316	\$76418.0000	RETIRED	NO	03/12/24	069
JOSEPH-MOE	LYDIA D	12626	\$64439.0000	APPOINTED	NO	03/17/24	069
JULIEN	KRIS F	10104	\$41247.0000	RESIGNED	YES	03/22/24	069
KAPLUN	DENIS	12627	\$87332.0000	APPOINTED	YES	05/21/23	069
KASHEM	UMAR	56314	\$53266.0000	APPOINTED	YES	03/10/24	069
KHAN	MOHAMMED	56314	\$53266.0000	APPOINTED	YES	03/17/24	069
KHAN	SAHAR	56058	\$72192.0000	INCREASE	YES	02/11/24	069
LAUREANO	ERLYN	10104	\$41248.0000	APPOINTED	YES	03/10/24	069
LETBETTER	ANTWAIN L	12626	\$76718.0000	INCREASE	NO	12/24/23	069
LEVINE	CHANDA A	52304	\$45329.0000	RESIGNED	NO	03/15/24	069
LIGHTNER	CHRISTIN D	10248	\$83983.0000	INCREASE	YES	12/24/23	069
LLANES	RYAN R	52613	\$64188.0000	RESIGNED	YES	03/12/24	069
LOPEZ	MELISSA C	10104	\$41248.0000	APPOINTED	YES	03/10/24	069
LUDD	SANDRA Y	56316	\$76394.0000	INCREASE	NO	03/17/24	069
LUZINCOURT	JASMINE M	10104	\$41248.0000	APPOINTED	YES	03/17/24	069
MAHARAJ	JEVA	56316	\$76394.0000	INCREASE	NO	03/17/24	069

HRA/DEPT OF SOCIAL SERVICES
FOR PERIOD ENDING 03/29/24

NAME	TITLE	NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY
MAJOR	JAKEEVA S	10104	\$41248.0000	RESIGNED	YES	01/31/24	069
MAMUN	MD	56314	\$53266.0000	RESIGNED	YES	01/20/24	069
MASSICOT	ADELINE	52304	\$45329.0000	RESIGNED	YES	03/17/24	069
MAYNARD	CHONDA J	56314	\$53266.0000	RESIGNED	NO	03/05/24	069
MCALLISTER	RONALD	52314	\$53266.0000	RESIGNED	NO	03/15/24	069
MILLER	LARAINNE T	56316	\$76394.0000	INCREASE	NO	03/17/24	069
MONTALVO	CYNTHIA A	52304	\$45329.0000	APPOINTED	YES	03/10/24	069
MORRIS	ISHIEKA A	52311	\$64388.0000	PROMOTED	NO	03/17/24	069
MUNMUN	SHARMIN A	52304	\$45329.0000	APPOINTED	YES	03/17/24	069
MUNOZ REYES	KIMBERLY M	52304	\$45329.0000	APPOINTED	YES	03/17/24	069
NANDY	JAYANTIK	10104	\$41248.0000	RESIGNED	YES	03/10/24	069
NARANJO	CAROLINA E	13632	\$89550.0000	APPOINTED	NO	03/17/24	069
NAWAL	RADIA	56314	\$53266.0000	APPOINTED	YES	03/10/24	069
NICHOLSON	LAPONDA G	10104	\$41248.0000	APPOINTED	YES	03/17/24	069
NOEL	ASHA C	10124	\$73758.0000	INCREASE	NO	03/17/24	069
NORUWA	EMMANUEL O	52311	\$64477.0000	RETIRED	YES	03/09/24	069
NORUWA	EMMANUEL O	52304	\$44409.0000	RETIRED	NO	03/09/24	069
ORTIZ	SELENA K	56314	\$53266.0000	APPOINTED	YES	03/10/24	069
OWENS	PATSY D	52311	\$64338.0000	PROMOTED	NO	03/17/24	069
PAUL	ANAMIKA	10104	\$41248.0000	RESIGNED	YES	03/10/24	069
PEREZ	MARCIA	56316	\$76394.0000	INCREASE	NO	03/17/24	069
PERSON	NITCOLE	10038	\$95644.0000	INCREASE	YES	12/24/23	069
PHILLIPS	NICOLE Y	13632	\$107281.0000	APPOINTED	NO	03/17/24	069
PLAISIR	CLAIRSIN	10104	\$41248.0000	RESIGNED	YES	03/19/24	069
POMALES	MILDRED	52304	\$77187.0000	RETIRED	NO	03/14/24	069
POON	KEVIN K	12627	\$81203.0000	RESIGNED	NO	03/17/24	069
QUICK	CALVIN R	52316	\$65419.0000	RETIRED	NO	02/14/24	069
REDOZUBOVA	TATTYANA	13632	\$115854.0000	INCREASE	NO	02/11/24	069
RIVERA	RAMONA	1002C	\$99070.0000	INCREASE	NO	02/04/24	069
ROSAL	ROXANA J	10104	\$37748.0000	RESIGNED	YES	11/02/22	069
ROSARIO	ISMELDA	1005C	\$63301.0000	APPOINTED	NO	10/10/23	069
SEDA	AKHENATE E	70810	\$41840.0000	RESIGNED	NO	02/29/24	069
SERRANO	JULISSA J	10104	\$43777.0000	APPOINTED	YES	03/17/24	069
SHARIF	BARKHA	95710	\$115000.0000	RESIGNED	YES	06/11/22	069
SHI	JIE	30087	\$69090.0000	RESIGNED	YES	03/21/24	069
SOSIS	ALAN J	10124	\$60642.0000	RETIRED	NO	03/16/24	069
SUBBURAJ	THANGA K	13632	\$93288.0000	APPOINTED	NO	03/17/24	069
SURAREDDO	IMACULA L	56314	\$53266.0000	APPOINTED	YES	02/04/24	069
TABB	CARLA J	1002C	\$75954.0000	PROMOTED	NO	12/24/23	069
TASNUVA	RAHNUM	56314	\$53266.0000	APPOINTED	YES	03/17/24	069
TERNIER	MARJORIE	10124	\$66672.0000	INCREASE	NO	03/03/24	069
VINSON	DAPHNE	82994	\$63301.0000	APPOINTED	NO	11/21/21	069
WALMA	TOMASZ	92005	\$398.8600	RESIGNED	NO	03/10/24	069
WILLIAMS	CHRISTIN L	52311	\$64338.0000	PROMOTED	NO	03/17/24	069
WILLIAMSON	CHRIS V	56316	\$76394.0000	INCREASE	NO	03/17/24	069
WRIGHT	BRANDI D	10104	\$47435.0000	APPOINTED	YES	03/10/24	069
WRIGHT	ROLANDA W	52304	\$45329.0000	APPOINTED	YES	03/10/24	069
YOUNNET	TERESA A	10124	\$73758.0000	INCREASE	NO	02/04/24	069
ZAKARIA	NOOR H	10104	\$41248.0000	APPOINTED	YES	03/17/24	069

DEPT. OF HOMELESS SERVICES
FOR PERIOD ENDING 03/29/24

NAME	TITLE	NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY
ASTUDILLO	MAX	70810	\$53264.0000	RESIGNED	NO	03/16/24	071
AUDAIN	MARKIA A	70810	\$36955.0000	APPOINTED	YES	03/10/24	071
BASS	GREGORY	56056	\$43462.0000	RETIRED	YES	03/21/24	071
BROWN	VANESSA	70810	\$36955.0000	APPOINTED	YES	03/10/24	071
CHAMPY-CLAIRSAI	FAITH N	1005C	\$80000.0000	APPOINTED	NO	03/10/24	071

CUMMINGS	BRIAN I	56058	\$59116.0000	APPOINTED	YES	03/10/24	071
EGHAREVBA	OMORERE H	1005C	\$90041.0000	RETIRED	NO	03/15/24	071
EGHAREVBA	OMORERE H	52275	\$67409.0000	RETIRED	NO	03/15/24	071
ETSEKHUME	SAMUEL P	56057	\$41887.0000	APPOINTED	YES	03/10/24	071
FELICIANO	LUIZ D	70810	\$53264.0000	RESIGNED	NO	02/10/24	071
GONZALEZ JR	MIGUEL A	1005C	\$63301.0000	APPOINTED	NO	10/10/23	071
GUDDINO	ALEJANDR P	22427	\$82667.0000	APPOINTED	YES	03/28/23	071
JAMES	LATOYA J	70817	\$59255.0000	PROMOTED	NO	03/10/24	071
JOSEPH-MOE	LYDIA D	52311	\$64439.0000	RESIGNED	NO	03/17/24	071
LAUREANO JR	CARLOS M	70810	\$36955.0000	RESIGNED	YES	02/15/24	071
MAITLAND	COURTNEY E	91769	\$502.8800	RETIRED	NO	03/17/24	071
MANIGAULT	ODESSA G	70810	\$36955.0000	APPOINTED	YES	03/17/24	071
MARTINEZ HERRER	GIULIANI	56057	\$41887.0000	APPOINTED	YES	03/17/24	071
MCRAE	DIJON	70810	\$36955.0000	APPOINTED	YES	03/10/24	071
MCNEALY	INEZ V	52304	\$45329.0000	APPOINTED	YES	03/21/24	071
MELLO	HERBIE	56057	\$41887.0000	APPOINTED	YES	03/10/24	071
MITCHELL	ELIJAH	70810	\$36955.0000	APPOINTED	YES	03/10/24	071
NG	KENNETH	12627	\$70611.0000	APPOINTED	NO	03/17/24	071
NGUYEN	LEONARD L	1002A	\$84451.0000	APPOINTED	NO	03/17/24	071
NOBLE	ALISHA M	70810	\$36955.0000	APPOINTED	YES	03/10/24	071
OPOKU	JOYCE	1002F	\$69826.0000	INCREASE	NO	03/17/24	071
PEREZ	RUBEN	70810	\$38177.0000	RESIGNED	YES	02/29/24	071
POON	KEVIN K	1002A	\$84451.0000	APPOINTED	NO	03/17/24	071
PRICE	AZEENAUD A	56058	\$62215.0000	APPOINTED	YES	06/25/23	071
RAINEY	PERICLES	56058	\$59116.0000	APPOINTED	YES	03/17/24	071
RIGG	ALIYAH	70810	\$36955.0000	APPOINTED	YES	03/10/24	071
STERLE	KAYLA D	56057	\$41887.0000	APPOINTED	YES	03/10/24	071
STYLIANOU	MIRABELS	1002A	\$84451.0000	APPOINTED	NO	03/17/24	071
THEVENIN	ANDREAS F	1005A	\$125000.0000	APPOINTED	NO	03/17/24	071
TORRES	DANA	70810	\$36955.0000	APPOINTED	YES	03/10/24	071
WALMA	TOMASZ	92005	\$375.0600	APPOINTED	NO	03/10/24	071
WIGGINS	TIA L	1005C	\$63301.0000	TRANSFER	NO	10/10/23	071

DEPARTMENT OF CORRECTION
FOR PERIOD ENDING 03/29/24

NAME	TITLE	NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY
ADAMS	MELISSA K	70410	\$92073.0000	RETIRED	NO	03/02/24	072
AHMED	MOHAMMAD O	70410	\$47857.0000	APPOINTED	NO	03/14/24	072
ALKAIFI	OMAR A	10209	\$16.0000	APPOINTED	YES	01/02/24	072
AMBRIS	ALLAN A	52620	\$137000.0000	INCREASE	YES	02/04/24	072
BALDEO	USHMITA	10209	\$16.0000	APPOINTED	YES	01/02/24	072
BERNABE	VIVIANA A	56058	\$59116.0000	APPOINTED	YES	03/10/24	072
BERNSTEIN	MICHAEL L	70410	\$92073.0000	RETIRED	NO	03/01/24	072
BEST	REGINALD M	70410	\$92073.0000	RESIGNED	NO	04/03/23	072
BOLDEN	MICHELLE	70410	\$92073.0000	RETIRED	NO	03/01/24	072
BOSTON	TANESHA J	70410	\$92073.0000	RETIRED	NO	02/28/24	072
BOURNE	LAWSON R	95041	\$157000.0000	RESIGNED	YES	06/11/22	072
BOWIE	ANDREW M	82991	\$154054.0000	RETIRED	NO	04/01/23	072
BURRIS	KENNETH J	70410	\$92073.0000	RETIRED	NO	03/01/24	072
CADET	PAUL A	31164	\$63560.0000	APPOINTED	YES	03/10/24	072
CALDERON	CRISMELY	10209	\$16.0000	APPOINTED	YES	01/02/24	072
CHARLES	THIERRY	70410	\$52216.0000	RESIGNED	NO	03/11/24	072
CHEONG	ROYCE L	92511	\$325.9200	APPOINTED	YES	03/10/24	072
CLARK	SHAWN	70410	\$92073.0000	RETIRED	NO	03/02/24	072
CLAYTON	MICHAEL D	70467	\$118056.0000	RETIRED	NO	03/11/24	072
COLLINS	ROBIN	70488	\$201587.0000	RETIRED	NO	01/14/23	072
CONYERS	ALFRED W	12200	\$44236.0000	APPOINTED	NO	03/10/24	072
COOK	SHAKEEMA M	7048B	\$135511.0000	RETIRED	NO	03/17/24	072
CORONEL	DAMIAN	10209	\$16.0000	APPOINTED	YES	01/02/24	072
CRUZ	CRYSTAL	70410	\$67196.0000	RESIGNED	NO	08/17/22	072
CRUZ	JAMILA						