



THE CITY RECORD

Official Journal of The City of New York

THE CITY RECORD
U.S.P.S. 0114-660

Printed on paper containing
40% post-consumer material

VOLUME CXXXVIV NUMBER 188

THURSDAY, SEPTEMBER 27, 2012

PRICE \$4.00

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THE CITY RECORD

MICHAEL R. BLOOMBERG, Mayor

EDNA WELLS HANDY, Commissioner, Department of Citywide Administrative Services.
ELI BLACHMAN, Editor of The City Record.

Published Monday through Friday, except legal holidays by the Department of Citywide Administrative Services of the City of New York under Authority of Section 1066 of the New York City Charter.

Subscription—\$500 a year; daily, \$4.00 a copy (\$5.00 by mail) Periodicals Postage Paid at New York, N.Y.
POSTMASTER: Send address changes to THE CITY RECORD, 1 Centre Street, 17th Floor, New York, N.Y. 10007 - 1602

Editorial Office
1 Centre Street, 17th Floor
New York N.Y. 10007-1602
Telephone (212) 669-8252

Subscription Changes/Information
1 Centre Street, 17th Floor
New York N.Y. 10007-1602
Telephone (212) 669-8252

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PUBLIC HEARINGS AND MEETINGS

See Also: Procurement; Agency Rules

BROOKLYN BOROUGH PRESIDENT

PUBLIC HEARINGS

UNIFORM LAND USE REVIEW PROCEDURE

NOTICE IS HEREBY GIVEN that, pursuant to Sections 82 and 197-C of the New York City Charter, the Brooklyn Borough President will hold a public hearing on the following matters in the **Borough President's Court Room, Brooklyn Borough Hall, 209 Joralemon Street, Brooklyn, New York 11201, commencing at 4:00 P.M. on Thursday, September 27, 2012.**

**CALENDAR ITEM 1
MAPLE LANES VIEWS
ZONING MAP AMENDMENT
COMMUNITY DISTRICT 12
090154 ZMK**

In the matter of an application submitted by Fairmont Lanes, LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map changing from an M1-1 District to an R6A District property bounded by the southerly boundary line of the Long Island Railroad right-of-way, 60th Street, 16th Avenue, and 61st Street. This rezoning would result in the development Maple Lanes Views a mixed-use community facility and multi-family residential project consisting 112 units and 56 parking spaces within twenty-five buildings, one of which includes a House of Worship, with varying heights from four to seven stories among the residential properties.

Note: To request a sign language interpreter, or to request TTD services, call Mr. Kevin Parris at (718) 802-3856 at least five business days before the day of the hearing.

s21-27

STATEN ISLAND BOROUGH PRESIDENT

PUBLIC MEETING

Notice of public meeting, Staten Island Borough Board, Wednesday, October 3, 2012, Conference Room 122 at 5:30 P.M., Staten Island Borough Hall, Stuyvesant Place, Staten Island, New York 10301.

s27-03

CITY COUNCIL

PUBLIC HEARINGS

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

indicated below:

The Subcommittee on Zoning and Franchises will hold a public hearing on the following matters in the Council Committee Room, 250 Broadway, 16th Floor, New York City, New York 10007, commencing at 9:30 A.M. on Wednesday, October 3, 2012:

REVEL

MANHATTAN CB - 2 20125808 TCM
Application pursuant to Section 20-226 of the Administrative Code of the City of New York, concerning the petition of ITM Garden, Inc., d/b/a Revel, for a revocable consent to continue to maintain and operate an unenclosed sidewalk café located at 10 Little West 12th Street.

JUICERIE

MANHATTAN CB - 2 20135026 TCM
Application pursuant to Section 20-226 of the Administrative Code of the City of New York, concerning the petition of Juicerie LLC, d/b/a Juicerie, for a revocable consent to establish, maintain and use an unenclosed sidewalk café located at 19 Kenmare Street.

11-20 131ST STREET REZONING

QUEENS CB - 7 C 120138 ZMQ
Application submitted by Frank Marando Landscape Inc. pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 7b, by changing from an R4A District to an M1-1 District property bounded by 11th Avenue, 131st Street, a line 200 feet southerly of 11th Avenue, and a line midway between 130th Street and 131st Street, as shown on a diagram (for illustrative purposes only) dated June 4, 2012.

CHELSEA MARKET

MANHATTAN CB - 4 N 120142 ZRM
Application submitted by Jamestown Premier Chelsea Market, LP pursuant to Section 201 of the New York City Charter for an amendment of the Zoning Resolution of the City of New York, relating to Article IX, Chapter 8 (Special West Chelsea District).

Matter in underline is new, to be added;
Matter in ~~strikeout~~ is old, to be deleted;
Matter within # # is defined in Section 12-10;
* * * indicate where unchanged text appears in the Zoning Resolution

Article IX - Special Purpose Districts

Chapter 8 Special West Chelsea District

98-03 District Plans and Maps

The regulations of this Chapter are designed to implement the #Special West Chelsea# Plan.

The District Plan includes the following maps and illustrative diagrams in Appendices A, B and C and the special regulations in Appendices D, ~~and~~ E and F:

* * *

Appendix E - Special Regulations for Zoning Lots Utilizing the High Line Improvement Bonus and Located Partially

Within Subareas D, E and G, or within Subarea I

Appendix F - Special Regulations for Zoning Lots Utilizing the High Line Improvement Bonus Within Subarea J

* * *

98-04 Subareas and High Line Transfer Corridor

In order to carry out the provisions of this Chapter, ~~nine~~ ten Subareas (A through ~~I~~ J), and a #High Line Transfer Corridor# are established within the #Special West Chelsea District#.

Within each of the Subareas and the #High Line Transfer Corridor#, certain special regulations apply within the remainder of the #Special West Chelsea District#. The locations of the ~~nine~~ ten Subareas are shown in Appendix A of this Chapter.

* * *

98-14 Ground Floor Use and Transparency Requirements on Tenth Avenue

Except in Subarea J, the The special ground floor #use# and glazing regulations of this Section apply to that portion of a #building# or other #structure# fronting on Tenth Avenue in the #Special West Chelsea District.# Ground floor #uses# in Subarea J shall be governed by the underlying #use# regulations as modified by Section 98-13 (Modification of Use Regulations in M1 Districts).

* * *

98-142 High Line Level Wall Requirements Within Subarea J

Any additions to the windows or other glazing located on the wall separating the #High Line# from any #building# located on a #zoning lot# within Subarea J at the #High Line# level shall be designed to provide for a minimum of 30 dBA noise attenuation, and any general illumination fixtures in the adjoining interior portion of the #building# shall not exceed 50 foot-candles of illumination within four feet of such window or glazing and shall not be pointed directly at the #High Line#.

* * *

98-21 Maximum Floor Area Ratio outside of Subareas

For all #zoning lots#, or portions thereof, located outside of Subareas A through ~~I~~ J, the maximum #floor area ratios# of the applicable underlying districts shall apply.

* * *

98-22 Maximum Floor Area Ratio and Lot Coverage in Subareas

For all #zoning lots#, or portions thereof, located in Subareas A through ~~I~~ J, the maximum #floor area ratios#, #open space ratios# and #lot coverages# of the applicable underlying zoning districts shall not apply.

* * *

Maximum Floor Area Ratio by Subarea

Sub-area	Basic #floor area ratio# (max)	Increase in FAR from #High Line Transfer Corridor# (98-30)	Increase in FAR with #High Line# Improvement Bonuses (98-25)	Inclusionary Housing FAR required to be transferred (minimum)	Increase in FAR for Inclusionary Housing Program (98-26)	Permitted #floor area ratio# (max)
I ¹	5.0	NA	2.5	NA	NA	7.5
J ²	5.0	NA	2.5	NA	NA	7.5

6- Bonus contribution subject to provisions of 98-25 governing first contribution to Affordable Housing Fund

* * *

98-23 Special Floor Area and Lot Coverage Rules for Zoning

Lots Over Which the High Line Passes

* * *

However, at or above the level of the #High Line bed#, #lot coverage# requirements shall apply to the entire #zoning lot#.

Within Subarea J, any easement volumes and improvements located within such volumes dedicated or granted to the City in accordance with the provisions of Appendix F of this Chapter in connection with an increase in the basic maximum #floor area ratio# of a #zoning lot#, pursuant to Section 98-25 (High Line Improvement Bonus), shall not be considered #floor area#.

98-25 High Line Improvement Bonus

For #zoning lots# located between West 16th 15th and West 19th Streets over which the #High Line# passes, the applicable maximum #floor area ratio# of the #zoning lot# may be increased up to the amount specified in Section 98-22 (Maximum Floor Area Ratio and Lot Coverage in Subareas), provided that:

(a) Prior to issuing a building permit for any #development# or #enlargement# on such #zoning lot# that anticipates using #floor area# that would increase the applicable basic maximum #floor area ratio# by up to an amount specified in Section 98-22, or within Subarea J would cause the #floor area ratio# of a #zoning lot# to exceed the #floor area ratio# of such #zoning lot# on [INSERT EFFECTIVE DATE OF THE TEXT AMENDMENT], the Department of Buildings shall be furnished with a certification by the Chairperson of the City Planning Commission that:

- (1) a contribution has been deposited into an escrow account or similar fund established by the City (the High Line Improvement Fund), or such contribution is secured by letter of credit or other cash equivalent instrument in a form acceptable to the City. For subareas other than Subarea J, such contribution shall be used at the direction of the Chairperson solely for improvements to the #High Line# within the #High Line# improvement area applicable to such #zoning lot#, with such contribution being first used for improvements within that portion of the #High Line# improvement area on such #zoning lot#. For #developments# or #enlargements# within Subarea J, such contribution shall be used for any use with respect to the improvement, maintenance and operation of the #High Line# or the #High Line# Support Easement Volumes provided for under Appendix F, at the Chairperson's direction, provided that, in lieu of deposit to the High Line Improvement Fund, the contribution for the first 80,000 square feet of #floor area#, shall be deposited to the Affordable Housing Fund established under Section 98-262, paragraph (c), for use in accordance with the provisions of that section. Such contribution shall be made in accordance with the provisions of Appendix D, ~~or~~ E or F of this Chapter, as applicable;

* * *

- (3) all additional requirements of Appendix D, ~~or~~ E or F, as applicable with respect to issuance of a building permit, have been met.

* * *

(d) Prior to issuing a certificate of occupancy for any portion of a #development# or #enlargement# on a #zoning lot# located within Subarea J over which the #High Line# passes that incorporates #floor area# that would cause the #floor area ratio# of a #zoning lot# to exceed the #floor area ratio# of such #zoning lot# on [INSERT EFFECTIVE DATE OF THE TEXT AMENDMENT], the Department of Buildings shall be furnished a certification by the Chairperson, that

- (1) #High Line# Support Work has been performed on such #zoning lot#, in accordance with and to the extent required by Appendix F; and
- (2) all other applicable requirements of Appendix F have been met.

For temporary certificates of occupancy, certification with respect to performance of work shall be of substantial completion of the work as determined by the Chairperson. For permanent certificates of occupancy, certification with respect to performance of work shall be final completion of the work, as determined by the Chairperson.

* * *

98-33 Transfer of Development Rights from the High Line Transfer Corridor

In the #Special West Chelsea District#, a "granting site" shall mean a #zoning lot#, or portion thereof, in the #High Line Transfer Corridor#. A "receiving site" shall mean a #zoning lot#, or portion thereof, in any subarea other than Subareas F, ~~and~~ H, and J. #Floor area# from a granting site may be transferred to a receiving site in accordance with the provisions of this Section.

* * *

98-421 Obstruction over the High Line

Within the #Special West Chelsea District#, the #High Line# shall remain open and unobstructed from the #High Line bed# to the sky, except for improvements constructed on the #High Line# in connection with the use of the #High Line# as a public open space, and except where the #High Line# passes through and is covered by a #building# existing on [INSERT EFFECTIVE DATE OF THE ZONING TEXT AMENDMENT].

* * *

98-423 Street wall location, minimum and maximum base heights and maximum building heights

The provisions set forth in paragraph (a) of this Section shall apply to all #developments# and #enlargements#. Such provisions are modified for certain subareas as set forth in paragraphs (b) through (g) of this Section.

* * *

(g) Subarea J

The provisions set forth in paragraph (a) of this Section shall not apply to any #development# or #enlargement# developed pursuant to the provisions of Section 98-25. In lieu thereof, the provisions of this paragraph, (g), shall apply.

(i) Midblock Zone.

The Midblock Zone shall be that portion of Subarea J located more than 150 feet west of the Ninth Avenue #street line# and more than 200 feet east of the Tenth Avenue #street line#. Within the Midblock Zone, a #building# shall have a maximum #street wall# height before setback of 110 feet, and shall have a maximum #building# height of 130 feet.

(ii) Ninth Avenue Zone.

The Ninth Avenue Zone shall be that portion of Subarea J within 150 feet of the Ninth Avenue #street line#. Within the Ninth Avenue Zone, any portion of a #building# shall have a maximum #street wall# height of 130 feet before setback and a maximum #building# height of 135 feet. Any #building# located above a height of 130 feet shall be set back at least five feet from the Ninth Avenue #street wall# and at least 15 feet from the West 15th Street and West 16th Street #street walls#.

(iii) Tenth Avenue Zone.

The Tenth Avenue Zone shall be that portion of a #zoning lot# within 200 feet of the Tenth Avenue #street line#. Within the Tenth Avenue Zone, any portion of a #building# shall have a maximum #street wall# height of 185 feet before setback and a maximum #building# height of 230 feet, provided that any portion of a #building# located above a height of 90 feet shall be set back not less than 15 feet from the Tenth Avenue #street line#. Any portion of a #building# located above a height of 185 feet shall be set back at least 10 feet from the West 15th and West 16th Street #street lines#, and at least 25 feet from the Tenth Avenue #street line#. Any portion of a #building# above a height of 200 feet shall be set back at least 25 feet from the West 15th and West 16th Street #street lines#, and at least 35 feet from the Tenth Avenue #street lines#, and any portion of a building located above a height of 215 feet shall be set back at least 75 feet from the Tenth Avenue #street line#. Permitted obstructions allowed pursuant to Section 33-42 shall be permitted.

MINIMUM AND MAXIMUM BASE HEIGHT AND MAXIMUM BUILDING HEIGHT BY DISTRICT OR SUBAREA

District or Subarea	Minimum Base Height (in feet)	Maximum Base Height (in feet)	Maximum Building Height (in feet)
Subarea J Midblock Zone	NA	110 ⁶	130 ⁶
Subarea J Ninth Avenue Zone	NA	130 ⁶	135 ⁶
Subarea J Tenth Avenue Zone	NA	185 ⁶	230 ⁶

* * *

6. see Section 98-423, paragraph (g)

* * *

98-55 Requirements for Non-Transparent Surfaces on the East Side of the High Line

Except in Subarea J, any #portion# of such #High Line frontage# that is 40 feet or more in length and contains no transparent element between the level of the High Line bed# and an elevation of 12 feet above the level of the #High Line bed#, shall be planted with vines or other plantings or contain artwork.

* * *

98-61 High Line Access Or Support Easement Volumes Requirement

For all #developments# or #enlargements# within the #Special West Chelsea District#, an easement volume to facilitate public pedestrian access to the #High Line# via stairway and elevator (hereinafter referred to as "primary access"), shall be provided on any #zoning lot# over which the #High Line# passes that, on or after December 20, 2004, has

more than 5,000 square feet of #lot area#. For all #developments# or #enlargements# within Subareas H, I and J that are developed pursuant to Section 98-25, this provision does not apply.

* * *

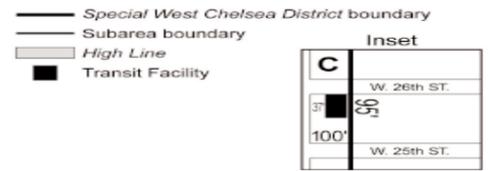
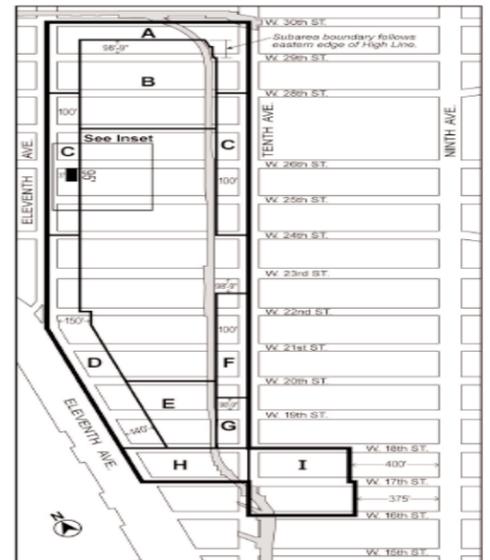
98-62 High Line Access Easement Regulations

The provisions of this Section shall apply to any #zoning lot# providing an access easement volume other than a #zoning lot# developed pursuant to Section 98-25, as follows:

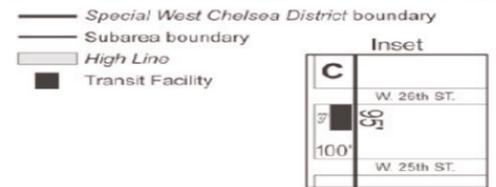
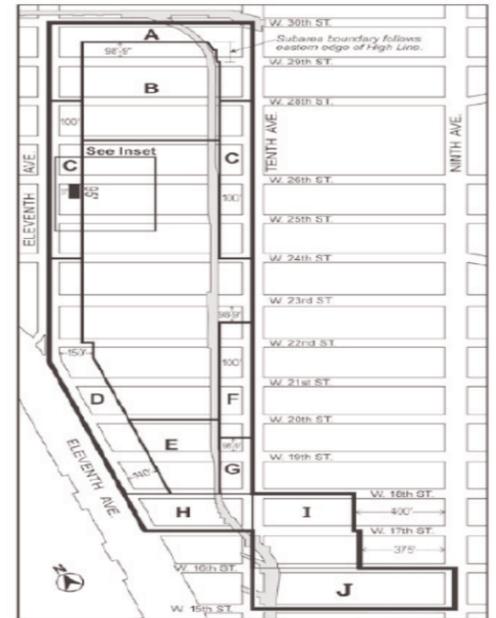
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Appendix A Special West Chelsea District and Subareas

EXISTING (TO BE DELETED)

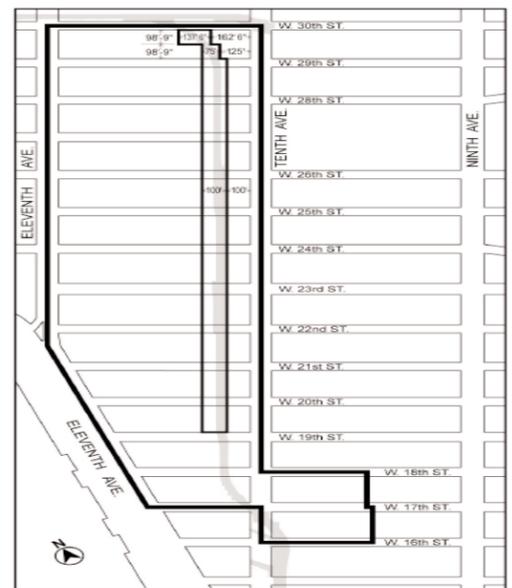


PROPOSED (TO REPLACE EXISTING)



Appendix B High Line Transfer Corridor Location

EXISTING (TO BE DELETED)



PROPOSED
(TO REPLACE EXISTING)



* * *

**APPENDIX F
Special Regulations for Zoning Lots Utilizing the High Line Improvement Bonus and Located Within Subarea J**

This Appendix sets forth additional requirements governing #zoning lots# located within Subarea J over which the #High Line# passes for any #development# or #enlargement# which involves an increase in the applicable basic maximum #floor area ratio# of the #zoning lot# up to the amount specified in Section 98-22 (Maximum Floor Area Ratio and Lot Coverage in Subareas): The additional requirements are set forth in this Appendix, F, in paragraphs (a), the issuance of a building permit for such #development# or #enlargement# pursuant to paragraph (a) of Section 98-25 (High Line Improvement Bonus); (b), the performance of improvements as a condition of issuance of temporary or permanent certificates of occupancy pursuant to paragraph (d) of Section 98-25; and paragraph (c), the option of the Owner to offer to the City an additional #High Line# Support Easement Volume. The term "parties in interest" as used herein shall mean "parties-in-interest," as defined in paragraph (f)(4) of the definition of #zoning lot# in Section 12-10.

- (a) Requirements for issuance of building permit pursuant to paragraph (a) of Section 98-25
- (1) As a condition of certification:
 - (i) For each square foot of #floor area# which causes the #floor area ratio# of a #zoning lot# to exceed the #floor area ratio# of such #zoning lot# on [EFFECTIVE DATE OF THE AMENDMENT], up to the amount specified in Section 98-22 (Maximum Floor Area Ratio and Lot Coverage in Subareas), the Owner shall:
 - a. for the first 80,000 square feet of such #floor area#, deposit such contribution to the Affordable Housing Fund established under Section 98-262, paragraph (c), for use in accordance with the provisions of that section; and
 - b. for all such #floor area# which exceeds 80,000 square feet, subject to a deduction pursuant to other provisions of this Appendix, deposit such contribution to the #High Line# Improvement Fund, or secure such contribution by letter of credit or other cash equivalent instrument in a form acceptable to the City.

Such contribution, in each case, shall be \$59.07 per square foot of #floor area# as of [EFFECTIVE DATE OF THE AMENDMENT], which contribution rate shall be adjusted July 1 of the following year and each year thereafter by the percentage change in the Consumer Price Index for all urban consumers as defined by the U.S. Bureau of Labor Statistics;
 - (ii) All parties-in-interest shall execute that restrictive declaration, dated September 5, 2012, and on file at the Office of the Counsel, Department of City Planning, required in connection with environmental assessment (CEQR #11DCP120M) for the purpose of addressing historic resources

and containing other provisions regarding the preservation of certain features of existing buildings and structures and related matters;

- (iii) All parties-in-interest shall execute a restrictive declaration in a form acceptable to the city addressing the terms described in this paragraph, (a)(1)(iii):
 - (a) Hotel Use

No #development# or #enlargement# developed pursuant to Section 98-25 shall include a #transient hotel#;
 - (b) Retail Concourse

As a condition of any #development# or #enlargement# pursuant to Section 98-25, owner shall provide a pedestrian passageway within any #building# located on the #zoning lot# connecting the Ninth Avenue sidewalk with the Tenth Avenue sidewalk, which passageway shall be open to the public during business hours. Not less than 60 percent of the length of the frontages of such passageway shall be occupied primarily by retail uses, and in addition may be occupied by service, wholesale, production and event space identified in Use Groups 6A, 6C, 7B, 7C, 8A, 9A, 9B, 10B, 11A, 12A, 12B, 16A, 17A and such spaces shall have access to the passageway;
 - (c) Locations and Dimensions of the #High Line# Support Easement Volumes

The #High Line# Support Easement Volumes shall be sized and located to accommodate the following amenities, all of which shall be located within the #buildings# located within the Tenth Avenue Zone as described in Section 98-423, paragraph (g)(iii):

 - (1) Exclusive easements for public restrooms for each gender with an aggregate area of no less than 560 square feet (and which need not be more than 700 square feet) located adjacent to the #High Line# with direct access to the #High Line# for each of the public restrooms;
 - (2) Exclusive easements for #High Line# support space with an aggregate area of no less than 2,400 square feet (and which need not be more than 3,000 square feet) of which up to 800 square feet may be located on a mezzanine level, such space to be located adjacent and accessible to the #High Line#;
 - (3) Exclusive easements for #High Line# support space located in the cellar level in an aggregate area no less than 800 square feet (but need not be more than 1,000 square feet);
 - (4) Exclusive use of a dedicated freight elevator that shall provide access to the cellar level, to a shared loading facility at street level, to the level of the #High Line# bed# and to the level of the #High Line# support space described in paragraph (a)(1)(ii)(a)(2) of this Appendix, F; and
 - (5) Non-exclusive easements for:
 - (i) access between the dedicated freight elevator and the shared loading facility at grade level and the #High Line# support space located in the cellar level; and
 - (ii) use of the shared loading facility as more particularly set forth in paragraph (a)(1)(ii)(b) of this Appendix, F;
 - (d) #Use# of the #High Line# Support Easement Volumes

The #High Line# Support Easement Volumes shall not be dedicated for use by the general public but rather for use by the City or its designee for storage,

delivery of materials and support of #uses# within the #High Line# (and in connection therewith, the fitting-out, operating, maintaining, repairing, restoring and replacement of the #High Line# Support Easement Volumes), except that:

- 1. the public may use the public restrooms;
- 2. up to 650 square feet of space adjacent to the #High Line# may be used exclusively for educational and related programming that is at no cost to the public; and
- 3. if dedicated to the City in accordance with paragraph (d) of this Appendix F, the optional additional #High Line# Support Easement Volume may be accessible to the public as part of concessions or other uses that relate to the #High Line#. The City or its designee shall at all times use, operate and maintain the #High Line# Support Easement Volumes so as not to interfere with the use and enjoyment of the #buildings# located within Subarea J. The #High Line# support spaces described in paragraphs (a)(1)(ii)(a)(2) and (3) of this Appendix, F, shall be accessible by a dedicated freight elevator that connects to non-exclusive portions of the #building#, including a loading facility at #curb level#, through which the City or its designee shall be provided with a non-exclusive easement to enable reasonable and customary access;
- (e) Effective Date of the #High Line# Support Easement Volumes

The City's or its designee's rights to utilize the #High Line# Support Easement Volumes shall commence on the date that the #High Line# Support Work has been completed in accordance with paragraph (b)(1) of this Appendix, F, or in the event of default of the Owner in accordance with paragraph (c) of this Appendix, F, the date that the City has notified the Owner that it intends to perform such #High Line# Support Work in accordance with paragraph (c); and
- (f) Notice by the Department of City Planning of its receipt of certified copies of the recorded restrictive declarations required pursuant to paragraph (a) (1) (ii) and (iii) of this Appendix, F, shall be a precondition to issuance by the Commissioner of Buildings of any building permits including any foundation or alteration permit for any #development# or #enlargement# which causes the #floor area ratio# of a #zoning lot# to exceed the #floor area ratio# of such #zoning lot# on [EFFECTIVE DATE OF THE AMENDMENT];
- (iv) The Owner shall submit plans for the #High Line# Support Work described in paragraph (b)(1) of this Appendix, F, that demonstrate compliance with the provisions of this Appendix and are consistent with New York City Department of Parks and Recreation standards and best practices governing material life cycle and maintenance, for review and approval by the Chairperson of the City Planning Commission;
- (v) Solely in the event the initial certification made pursuant to Section 98-25, paragraph (a), is with respect to additional #floor area# to be added to a #building# or portion of a #building# located outside of the Tenth Avenue Zone as described in Section 98-423, paragraph (g)(iii), then the Owner shall enter into agreements with the City or its designee, in a form reasonably acceptable to the City, to provide interim access, in accordance with such agreements, to the #High Line# through a non-exclusive loading facility and an existing freight elevator. Such agreements shall provide that any space within the existing #building# may be used by the City or its designee at no cost, except that the City or its designee shall be obligated to pay for the proportionate costs of utilities,

maintenance and other building expenses associated with the use of such loading facility and elevator, and for any improvements or modifications to such space that may be requested by the City or its designee. Such interim access shall cease upon the date that the City or its designee commences utilization of the #High Line# Support Easement Volumes in accordance with paragraph (a)(1)(ii)(c) of this Appendix, F;

(2) The location of #floor area# which would cause the #floor area ratio# of a zoning lot to exceed the #floor area ratio# of such #zoning lot# on [EFFECTIVE DATE OF THE AMENDMENT] and be subject to the provisions of Section 98-25, shall be considered to be the topmost portion of the #development# or #enlargement# unless, at the time of certification pursuant to Section 98-25, paragraph (a), the Owner designates on plans submitted to the Chairperson of the City Planning Commission, subject to the concurrence of the Chairperson of the City Planning Commission, an alternate location.

(b) Requirements for issuance of certificates of occupancy pursuant to paragraph (d) of Section 98-25:

(1) #High Line# Support Work Pursuant to Paragraph (d) of Section 98-25

(i) The Owner shall perform #High Line# Support Work subject to the provisions of this paragraph, (b)(1), inclusive. For temporary certificates of occupancy, certification pursuant to Section 98-25, paragraph (d), shall be the substantial completion of the work. For permanent certificates of occupancy, certification shall be of final completion of the work.

(ii) The #High Line# Support Work shall consist of the following:

(a) the construction, fit-out and delivery in an operative condition of public restrooms described in paragraph (a)(1)(ii)(a)(1) of this Appendix, F, furnished with restroom fixtures, including six toilet stalls for women, an aggregate of six toilet stalls and/or urinals for men and three sinks in each restroom, and provided with utility connections.

(b) the construction of the core and shell of the #High Line# support space described in paragraphs (a)(1)(ii)(a)(2) and (3) of this Appendix, F, including the provision of and access to separately metered gas, ventilation, water, sewers, electricity and telecommunications utilities systems commonly available in the #building# sufficient to support the anticipated uses of the support space. Within the portion of the #High Line# support space in the vicinity of the level of the #High Line bed#, the Owner will install a kitchen exhaust duct from such support space to a suitable point of discharge and will provide access to the #building# sprinkler standpipe and fire alarm system. Such support space shall also include access to a storage mezzanine pursuant to a dedicated lift, and there shall be a clear path at least five feet wide from the lift to the dedicated freight elevator described in paragraph (b)(1)(ii)(c) of this Appendix, F. The Owner will not be responsible for distributing any utility services within the #High Line# support space or for providing any ancillary equipment for the kitchen exhaust duct; and

(c) the construction of the dedicated freight elevator described in paragraph (a)(1)(ii)(a)(2) of this Appendix, F, with a minimum capacity of 3,000 pounds;

(iii) Following the completion of the #High Line# Support Work described in paragraph (b)(1)(ii) of this Appendix, F, all subsequent costs of operating, maintaining, repairing, replacing and additional fit-out of the #High Line# support space shall be exclusively the responsibility of the City and not the Owner; provided that the Owner shall be responsible for the repair and replacement of any defective #High Line# Support Work for a period of one year after completion thereof;

(iv) The cost to the Owner of the #High Line#

Support Work pursuant to the plans approved pursuant to paragraph (a)(1)(iv) shall be estimated at the time of such approval by a licensed engineer selected by Owner, such estimate to be in a form reasonably acceptable to the City, at an amount not to exceed \$2,544,000, as adjusted at the time of such approval by changes in the construction cost index published by ENR for New York City commencing as of [FIRST DAY OF FIRST MONTH FOLLOWING EFFECTIVE DATE OF ENACTMENT]. In the event that the City requests the Owner to perform any additional work in conjunction with the #High Line# Support Work and the Owner agrees to perform such additional work, then the cost of such additional work shall be the responsibility of the City and may be deducted in whole or in part from the #High Line# Improvement Fund contribution required pursuant to paragraph (a)(1) of this Appendix, F;

(v) Except as set forth in paragraph (b)(1)(v) of this Appendix, F, no temporary or permanent certificates of occupancy may be issued pursuant to Section 98-25, paragraph (d), for #floor area# in a #development# or #enlargement# which causes the #floor area ratio# on a #zoning lot# to exceed the #floor area ratio# of such #zoning lot# on [EFFECTIVE DATE OF THE AMENDMENT] until the #High Line# Support Work described in paragraph (b)(1) of this Appendix F shall have been substantially completed or finally completed, as applicable;

(vi) Notwithstanding anything to the contrary in this paragraph (b)(1), inclusive, if certification is initially made pursuant to Section 98-25, paragraph (a), with respect to additional #floor area# to be added to a #building# or portion of a #building# located outside of the Tenth Avenue Zone as described in Section 98-423, paragraph (g)(iii), then the conditions for certification pursuant to Section 98-25, paragraph (d) for a permanent or temporary certificate of occupancy shall not apply to such #building# or portion of a #building# and the following conditions shall apply:

(a) The Owner shall deliver a letter of credit or other security reasonably satisfactory to the City in an amount reasonably determined by the City as sufficient for the City to perform the #High Line# Support Work described in paragraph (b)(1) of this Appendix F, which letter of credit or other security may be drawn or exercised by the City in the event of a default by the Owner in accordance with paragraph (c)(ii) of this Appendix F; and

(b) The Owner shall enter into an agreement with the City in a form reasonably acceptable to the City requiring the Owner to commence the #High Line# Support Work described in paragraph (b)(1) of this Appendix, F, no later than September 1, 2017, subject to force majeure as determined by the Chairperson, and shall thereafter diligently prosecute the same to completion, pursuant to an agreed-upon schedule, subject to force majeure as determined by the Chairperson.

(c) In the event the Owner is in default of its obligations pursuant to the agreements required by paragraph (b)(1)(vi) of this Appendix, F:

(1) The City shall be entitled to draw the letter of credit or exercise the other security described in paragraph (b)(1)(i)(a) of this Appendix, F, and to take possession of the #High Line# Support Easement Volumes following delivery of notice to the Owner that the City intends to perform the #High Line# Support Work in accordance with provisions to be set forth in the restrictive declaration described in paragraph (a)(1)(ii) of this Appendix, F;

(2) The City shall return to the Owner any contribution made to the #High Line# Improvement Fund with respect to additional #floor area# to be added to a #building# or portion of a #building# located within the Tenth Avenue Zone as described in Section 98-423, paragraph (g)(iii);

(3) No additional building permit may be issued pursuant to Section 98-25, paragraph (a) with respect to a

#development# or #enlargement# to be located within the Tenth Avenue Zone as described in Section 98-423, paragraph (g)(iii), nor may any temporary or permanent certificates of occupancy be issued pursuant to Section 98-25, paragraph (d), for #floor area# in such a #development# or #enlargement# which causes the #floor area ratio# on a #zoning lot# to exceed the #floor area ratio# of such #zoning lot# on [EFFECTIVE DATE OF THE AMENDMENT].

(d) Option to offer an additional #High Line# Support Easement Volume:

(1) The Owner, at its sole option, may elect to offer to the City an easement comprising up to 7,500 square feet of #floor area# within the #building# adjacent to the #High Line# and at the vicinity of the level of the #High Line bed# as an additional #High Line# Support Easement Volume by written notice to the Chairperson of the City Planning Commission, with a copy to the Commissioner of the Department of Parks and Recreation. Such written notice shall be delivered contemporaneously with the Owner's first request for certification by the Chairperson described in paragraph (a) of Section 98-25 that relates to a #building# or portion of a #building# within the Tenth Avenue Zone as described in Section 98-423, paragraph (g)(iii);

(2) If the Owner elects to exercise such option, the Owner shall provide an appraisal from an appraiser reasonably acceptable to the City who is a member of the American Institute of Real Estate Appraisers (or its successor organization) establishing the fair market value of the additional #High Line# Support Easement Volume to be so dedicated. The term "fair market value" shall mean the price at which such additional #High Line# Support Easement Volume would change hands between a willing buyer and a willing seller, both acting rationally, at arm's length, in an open and unrestricted market. The appraisal shall determine such fair market value of the additional #High Line# Support Easement Volume based on its highest and best as-of-right #uses#, valued in an unimproved core and shell physical condition (including any existing structural elements, such as the wall separating the #High Line# from the additional easement volume) and considered unencumbered by any leases, mortgages or other matters that will be released or otherwise subordinate to the grant of such additional #High Line# Support Easement Volume to the City. The appraisal shall not assume that as-of-right #uses# of the additional #High Line# Support Easement Volume may enjoy any access to and from the #High Line#. Any other appraisal assumptions or instructions not set forth herein shall be subject to approval by the City.

(3) If such option is exercised by the Owner, the City shall have up to 60 days from the delivery of the written notice described in paragraph (d)(1) of this Appendix, F, to irrevocably accept or decline the exercise of the option by written notice to the Owner. If the City does not so accept or decline the option within said 60 day period, then the option shall be deemed declined and neither the City nor Owner shall have any further rights or obligations under this paragraph, (d), inclusive;

(4) If such option is exercised by the Owner and accepted by the City, the restrictive declaration described in paragraph (a)(1)(ii) of this Appendix F shall provide or shall be amended to include the additional #High Line# Support Easement Volume within the grant to the City, and the value of the additional #High Line# Support Easement Volume as set forth in the appraisal shall be the responsibility of the City and may be deducted in whole or in part from the #High Line# Improvement Fund contribution required pursuant to paragraph (a)(1) of this Appendix F;

(5) In the event that the City requests the Owner to perform any work in conjunction with the dedication of the additional #High Line# Support Easement Volume and the Owner agrees to perform such work, then the cost of such additional work shall be the responsibility of the City and may be deducted in whole or in part from the #High Line# Improvement Fund contribution required pursuant to paragraph (a)(1) of this Appendix F. All costs of fitting-out, operating,

maintaining, repairing and replacing the additional #High Line# Support Easement Volume shall be exclusively the responsibility of the City and not the Owner.

* * *

CHELSEA MARKET

MANHATTAN CB - 4 C 120143 ZMM
Application submitted by Jamestown Premier Chelsea Market, LP pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 8b, by establishing a Special West Chelsea District (WCh) bounded by West 16th Street, Ninth Avenue, West 15th Street and Tenth Avenue, as shown on a diagram (for illustrative purposes only) dated April 9, 2012

BEDFORD-STUYVESANT N. REZONING & TEXT AMENDMENT

BROOKLYN CB - 3 C 120294 ZMK
Application submitted by the 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. 12d, 13b, 16c, and 17a, to rezone all or portions of 140 blocks in Community Board 3 of Brooklyn, see Council Website – <http://legistar.council.nyc.gov/Calendar.aspx> for further information.

BEDFORD-STUYVESANT N. REZONING & TEXT AMENDMENT

BROOKLYN CB - 3 N 120295 ZRK
Application submitted by the 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, relating to Article I, Chapters I and II, Article II, Chapter III, Article III, Chapters III, IV, V, and VI, Article VI, Chapter II, and Article XIII, Chapter II, for a proposed text amendment to establish new zoning district, C4-4L; establish a new Inclusionary Housing Area; and establish a new Enhanced Commercial District, see Council Website – <http://legistar.council.nyc.gov/Calendar.aspx> for further information.

BEDFORD-STUYVESANT N. REZONING & TEXT AMENDMENT

CITYWIDE N 120296 ZRY
Application submitted by the 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, relating to Article III, Chapter II, for a proposed text amendment to establish transparency requirements for R7D, R9D, and C4-5D Districts, see Council Website – <http://legistar.council.nyc.gov/Calendar.aspx> for further information.

WEST HARLEM REZONING AND TEXT AMENDMENT MANHATTAN CB - 9 C 120309 ZMM
Application submitted by the 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. 3b and 6a:

1. eliminating from within an existing R8 District a C1-4 District bounded by a line midway between West 146th Street and West 145th Street, Broadway, a line 100 feet northerly of West 145th Street, a line 100 feet easterly of Broadway, a line 100 feet southerly of West 145th Street, Broadway, a line midway between West 145th Street and West 144th Street, and a line 100 feet westerly of Broadway;
2. changing from an R7-2 District to an R6A District property bounded by:
 - a. West 153rd Street, a line 100 feet westerly of Amsterdam Avenue, West 152nd Street, and a line 100 feet easterly of Broadway;
 - b. a line 100 feet southerly of West 155th Street, St. Nicholas Avenue, West 153rd Street, St. Nicholas Place, West 152nd Street, Convent Avenue, West 151st Street, a line 125 feet easterly of Amsterdam Avenue, West 152nd Street, and a line 100 feet easterly of Amsterdam Avenue;
 - c. a line midway between West 151st Street and West 150th Street, a line 100 feet westerly of Amsterdam Avenue, West 147th Street, and a line 100 feet easterly of Broadway;
 - d. West 150th Street, a line 100 feet westerly of Convent Avenue, a line midway between West 149th Street and West 148th Street, Convent Avenue, West 149th Street, St. Nicholas Avenue, West 145th Street, a line 100 feet westerly of St. Nicholas Avenue, the easterly prolongation of the northerly street line of West 144th Street, a line midway between Hamilton Terrace and St. Nicholas Avenue, West 141st Street, Convent Avenue, West 140th Street, Amsterdam Avenue, West 145th Street, and a line 100 feet easterly of Amsterdam Avenue, and excluding the area bounded by a line midway between West 147th Street and West 148th Street, Convent Avenue, West 145th Street, and a line 100 feet westerly of Convent Avenue;
 - e. a line 100 feet southerly of West 145th Street, Bradhurst Avenue, the westerly

center line prolongation of West 143rd Street, and a line midway between St. Nicholas Avenue and Edgcombe Avenue; and

- f. West 143rd Street, a line 500 feet easterly of Broadway, a line midway between West 142nd Street and West 141st Street, a line 450 feet easterly of Broadway, West 141st Street, and a line 100 feet easterly of Broadway;
3. changing from an R8 District to an R6A District property bounded by:
 - a. West 148th Street, a line 100 feet westerly of Broadway, West 145th Street, a line 315 feet westerly of Broadway, a line midway between West 146th Street and West 145th Street, a line 250 feet westerly of Broadway, West 146th Street, a line 225 feet westerly of Broadway, a line midway between West 147th Street and West 146th Street and its westerly prolongation, the easterly boundary line of Riverside Park, West 147th Street and its westerly center line prolongation, a line 80 feet easterly of Riverside Drive, a line midway between West 148th Street and West 147th Street, and a line 105 feet easterly of Riverside Drive;
 - b. a line midway between West 143rd Street and West 142nd Street and its westerly prolongation, a line 200 feet westerly of Broadway, West 142nd Street and its westerly center line prolongation, and the easterly boundary line of Riverside Park; and
 - c. a line midway between West 139th Street and West 138th Street, a line 100 feet westerly of Broadway, a line midway between West 138th Street and West 137th Street, a line 455 feet westerly of Broadway, West 138th Street, and a line 400 feet westerly of Broadway;
4. changing from an R7-2 District to an R7A District property bounded by:
 - a. West 155th Street, a line 100 feet easterly of Amsterdam Avenue, West 152nd Street, a line 125 feet easterly of Amsterdam Avenue, West 151st Street, Convent Avenue, West 152nd Street and its easterly center line prolongation, a line midway between St. Nicholas Place and Edgcombe Avenue, a line midway between St. Nicholas Avenue and Edgcombe Avenue, a line 100 feet northerly of West 145th Street, St. Nicholas Avenue, West 149th Street, Convent Avenue, a line midway between West 149th Street and West 148th Street, a line 100 feet westerly of Convent Avenue, West 150th Street, a line 100 feet easterly of Amsterdam Avenue, a line midway between West 146th Street and West 145th Street, Amsterdam Avenue, a line 100 feet northerly of West 145th Street, a line 100 feet easterly of Broadway, West 147th Street, a line 100 feet westerly of Amsterdam Avenue, a line midway between West 151st Street and West 150th Street, a line 100 feet easterly of Broadway, West 152nd Street, a line 100 feet westerly of Amsterdam Avenue, West 153rd Street, and Amsterdam Avenue;
 - b. a line 150 feet southerly of West 155th Street, a line midway between St. Nicholas Avenue and St. Nicholas Place, West 153rd Street, and St. Nicholas Avenue;
 - c. a line midway between West 148th Street and West 147th Street, Convent Avenue, West 145th Street, and a line 100 feet westerly of Convent Avenue;
 - d. a line 100 feet southerly of West 145th Street, Amsterdam Avenue, the southerly boundary line of Annunciation Park and its easterly and westerly prolongations, Convent Avenue, West 130th Street, Amsterdam Avenue, West 133rd Street, a line 200 feet easterly of Broadway, West 135th Street, a line 100 feet easterly of Broadway, a line 100 feet easterly of Hamilton Place, a line midway between West 138th Street and West 136th Street, Hamilton Place, West 138th Street, a line 100 feet easterly of Broadway, West 141st Street, a line 450 feet easterly of Broadway, a line midway between West 142nd Street and West 141st Street, a line 500 feet easterly of Broadway, West 143rd Street, and a line 100 feet easterly of Broadway;
 - e. West 145th Street, St. Nicholas Avenue, a line 100 feet southerly of West 145th Street, a line midway between St. Nicholas Avenue and Edgcombe Avenue, the westerly center line prolongation of West 143rd Street, Bradhurst Avenue and

its southerly centerline prolongation, Edgcombe Avenue, West 141st Street, a line midway between Hamilton Terrace and St. Nicholas Avenue, the easterly prolongation of the northerly street line of West 144th Street, and a line 100 feet westerly of St. Nicholas Avenue; and

- f. West 130th Street, St. Nicholas Terrace, West 127th Street, a line 100 feet westerly of St. Nicholas Avenue, West 126th Street, a line 100 feet westerly of Morningside Avenue, West 127th Street, a line 100 feet westerly of Convent Avenue, West 129th Street, and Convent Avenue;
5. changing from an R7-2 District to an R8A District property bounded by:
 - a. West 155th Street, St. Nicholas Avenue, a line 100 feet southerly of West 155th Street, and a line 100 feet easterly of Amsterdam Avenue;
 - b. Edgcombe Avenue, West 145th Street, Bradhurst Avenue, a line 100 feet southerly of West 145th Street, St. Nicholas Avenue, a line 100 feet northerly of West 145th Street, a line midway between St. Nicholas Avenue and Edgcombe Avenue, a line midway between St. Nicholas Place and Edgcombe Avenue, the easterly center line prolongation of West 152nd Street, St. Nicholas Place, West 153rd Street, a line midway between St. Nicholas Avenue and St. Nicholas Place, a line 150 feet southerly of West 155th Street, a line perpendicular to the southerly street line of West 155th Street distant 205 feet easterly (as measured along the street line) from the point of intersection of the easterly street line of St. Nicholas Avenue and the southerly street line of West 155th Street, a line 100 feet southerly of West 155th Street, St. Nicholas Place, and West 155th Street; and
 - c. a line 100 feet northerly of West 145th Street, Amsterdam Avenue, a line midway between West 146th Street and West 145th Street, a line 100 feet easterly of Amsterdam Avenue, West 145th Street, Amsterdam Avenue, a line 100 feet southerly of West 145th Street, and a line 100 feet easterly of Broadway;
6. changing from a C8-3 District to an R8A District property bounded by West 155th Street, St. Nicholas Place, a line 100 feet southerly of West 155th Street, and a line perpendicular to the southerly street line of West 155th Street distant 205 feet easterly (as measured along the street line) from the point of intersection of the easterly street line of St. Nicholas Avenue and the southerly street line of West 155th Street;
7. changing from an R8 District to a C6-3X District property bounded by a line midway between West 146th Street and West 145th Street, Broadway, a line 100 feet northerly of West 145th Street, a line 100 feet easterly of Broadway, a line 100 feet southerly of West 145th Street, Broadway, a line midway between West 145th Street and West 144th Street, and a line 100 feet westerly of Broadway;
8. changing from an M1-1 District to an M1-5/R7-2 District property bounded by West 129th Street, a line 100 feet westerly of Convent Avenue, West 127th Street, a line 100 feet westerly of Morningside Avenue, a line midway between West 126th Street and West 125th Street/Dr. Martin Luther King Jr. Boulevard, and Amsterdam Avenue;
9. establishing within a proposed R6A District a C1-4 District bounded by:
 - a. a line midway between West 146th Street and West 145th Street, a line 100 feet westerly of Broadway, West 145th Street, and a line 315 feet westerly of Broadway; and
 - b. a line midway between West 146th Street and West 145th Street, a line 100 feet westerly of Convent Avenue, West 145th Street, Convent Avenue, a line midway between West 146th Street and West 145th Street, a line 100 feet westerly of St. Nicholas Avenue, a line 100 feet southerly of West 145th Street, and a line 100 feet easterly of Amsterdam Avenue;
10. establishing within a proposed R7A District a C1-4 District bounded by:
 - a. a line midway between West 146th Street and West 145th Street, Convent Avenue, West 145th Street, and a line 100 feet westerly of Convent Avenue;
 - b. a line 100 feet northerly of West 141st Street, a line 100 feet westerly of Amsterdam Avenue, West 141st Street, and Hamilton Place; and
 - c. a line midway between West 140th Street and West 139th Street, a line 100 feet

easterly of Hamilton Place, West 138th Street, a line 100 feet easterly of Broadway, West 139th Street, and Hamilton Place;

11. establishing within an existing R8 District a C1-4 District bounded by West 145th Street, a line 100 feet westerly of Broadway, a line midway between West 145th street and West 144th Street, and a line 270 feet westerly of Broadway;

12. establishing within a proposed R8A District a C2-4 District bounded by West 155th Street, Edgecombe Avenue, a line 150 feet southerly of West 155th Street, St. Nicholas Place, a line 100 feet southerly of West 155th Street, and a line perpendicular to the southerly street line of West 155th Street distant 205 feet easterly (as measured along the street line) from the point of intersection of the easterly street line of St. Nicholas Avenue and the southerly street line of West 155th Street; and

13. establishing a Special Mixed Use District (MX-15) bounded by West 129th Street, a line 100 feet westerly of Convent Avenue, West 127th Street, a line 100 feet westerly of Morningside Avenue, a line midway between West 126th Street and West 125th Street/Dr. Martin Luther King Jr. Boulevard, and Amsterdam Avenue;

as shown in a diagram (for illustrative purposes only) dated May 7, 2012, modified by the City Planning Commission on September 5, 2012, and subject to the conditions of CEQR Designation E-284.

WEST HARLEM REZONING AND TEXT AMENDMENT MANHATTAN CB - 9 N 120310 ZRM

Application submitted by the 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, concerning Article II, Chapter 3 (Bulk Regulations for Residential Buildings in Residence Districts), Article II, Chapter 4 (Bulk Regulations for Community Facility Buildings in Residence Districts), Article III, Chapter 3 (Bulk Regulations for Commercial and Community Facility Buildings in Commercial Districts), Article XII, Chapter 3 (Special Mixed Use Districts) for the purpose of establishing Special Mixed Use District 15, and Appendix F, relating to the application of the Inclusionary Housing Program to proposed R8A and R9X districts.

Matter in underline is new, to be added; Matter in ~~strikeout~~ is to be deleted; Matter with # # is defined in Section 12-10; * * * indicates where unchanged text appears in the Zoning Resolution

Article II Residence District Regulations

* * *

Chapter 3 Bulk Regulations for Residential Buildings in Residence Districts

* * *

23-142 In R6, R7, R8 or R9 Districts

R6 R7 R8 R9 Except as otherwise provided in the following Sections:

Table with 2 columns: Section and Description. Rows include 23-144, 23-145, 23-146, 23-147, 23-148, and 23-149.

In the districts indicated, the minimum required #open space ratio# and the maximum #floor area ratio# for any #zoning lot# shall be as set forth in the following table for #zoning lots# with the #height factor# indicated in the table.

* * *

23-144 In designated areas where the Inclusionary Housing Program is applicable

In #Inclusionary Housing designated areas#, as listed in the table in this Section, the maximum permitted #floor area ratios# shall be as set forth in Section 23-952 (Floor area compensation in Inclusionary Housing designated areas). The locations of such areas are specified in APPENDIX F (Inclusionary Housing Designated Areas) of this Resolution.

Table with 2 columns: Community District and Zoning District. Lists various districts and their corresponding zoning codes.

Table with 2 columns: Community District and Zoning District. Lists various districts and their corresponding zoning codes.

* * *

23-149 Special floor area regulations for certain sites in Community District 9, Borough of Manhattan

Within the boundaries of Community District 9 in the Borough of Manhattan, all #buildings# located in R8 Districts north of West 125th Street shall be #developed# or #enlarged# pursuant to the Quality Housing Program and are subject to the #floor area# regulations set forth in Section 23-145 (For Quality Housing buildings).

* * *

23-636 Special height and setback regulations for certain sites in Community District 9, Borough of Manhattan

Within the boundaries of Community District 9 in the Borough of Manhattan, all #buildings# located in R8 Districts north of West 125th Street shall be #developed# or #enlarged# pursuant to the Quality Housing Program.

* * *

23-952 Floor area compensation in Inclusionary Housing designated areas

* * *

Table with 3 columns: District, Base #floor area ratio#, and Maximum #floor area ratio#. Lists various districts and their ratios.

* for #zoning lots#, or portions thereof, beyond 100 feet of a #wide street#

** for #zoning lots#, or portions thereof, within 100 feet of a #wide street#

* * *

24-523 Special height and setback regulations R5D R8 R10

(a) Community District 7, Manhattan Within the boundaries of Community District 7 in the Borough of Manhattan, all #buildings or other structures# located in R10 Districts, except R10A or R10X Districts, shall comply with the requirements of Section 23-634 (Special height and setback regulations in R10 Districts within Community District 7, Borough of Manhattan).

(b) Community District 9, Manhattan Within the boundaries of Community District 9 in the Borough of Manhattan, all #buildings# located in R8 Districts located north of West 125th Street shall be #developed# or #enlarged# pursuant to the #residential bulk# regulations of the Quality Housing Program.

(c) R5D Districts In R5D Districts, all #buildings or other structures# shall comply with the height and setback requirements set forth in Section 23-60 (HEIGHT AND SETBACK REGULATIONS).

* * *

33-433 Special height and setback regulations

(a) Within the boundaries of Community District 7 in the Borough of Manhattan, all #buildings or other structures# located in an R10 equivalent #Commercial Districts# without a letter suffix shall comply with the requirements of Section 23-634 (Special height and setback regulations in R10 Districts within Community District7, Borough of Manhattan).

(b) Within the boundaries of Community District 9 in the Borough of Manhattan, all #buildings# located in R8 Districts located north of West 125th Street shall be #developed# or #enlarged# pursuant to the #residential bulk# regulations of the Quality Housing Program.

(c) In C1 or C2 Districts mapped within R5D Districts, all #buildings or other structures# shall comply with the height and setback requirements of Section 23-60.

* * *

Article XII Special Purpose Districts

Chapter 3 Special Mixed Use District

* * *

123-662 All buildings in Special Mixed Use Districts with R6, R7, R8, R9 and R10 District designations

In #Special Mixed Use Districts# where the designated #Residence District# is an R6, R7, R8, R9 or R10 District, the height and setback regulations of Sections 23-60 and 43-40 shall not apply. In lieu thereof, all #buildings or other structures# shall comply with the height and setback regulations of this Section.

(a) Medium and high density non-contextual districts (1) In #Special Mixed Use Districts# where the designated #Residence District# is an R6, R7, R8, R9 or R10 District, except an R6A, R6B, R7A, R7B, R7D, R7X, R8A, R8B, R8X, R9A, R9X, R10A or R10X District, the height of a #building or other structure#, or portion thereof, located within ten feet of a #wide street# or 15 feet of a #narrow street#, may not exceed the maximum base height specified in Table A of this Section, except for dormers permitted in accordance with paragraph (c) of this Section. Beyond ten feet of a #wide street# and 15 feet of a #narrow street#, the height of a #building or other structure# shall not exceed the maximum #building# height specified in Table A. However, a #building or other structure# may exceed such maximum #building# height by four #stories# or 40 feet, whichever is less, provided that the gross area of each #story# located above the maximum #building# height does not exceed 80 percent of the gross area of that #story# directly below it.

Table A HEIGHT AND SETBACK FOR ALL BUILDINGS IN MEDIUM AND HIGH DENSITY NON-CONTEXTUAL DISTRICTS (in feet)

Table with 3 columns: District, Maximum Base Height, and #Building# Height. Lists various districts and their height requirements.

(2) In #Special Mixed Use District# 15 in the Borough of Manhattan, where the designated #Residence District# is an R7-2 District, the height and setback regulations of paragraph (1) of this Section shall not apply. In lieu thereof, the following height and setback regulations shall apply. A #building or other structure#, or portion thereof, located within ten feet of a #wide street# or 15 feet of a #narrow street#, shall rise to a minimum height of 60 feet, and may rise to a maximum height of 85 feet, except for dormers permitted in accordance with paragraph (c) of this Section. At least 70 percent of the #aggregate width of street walls# shall be located on the #street line# and shall extend to the minimum base height of 60 feet or the height of the #building#, whichever is less. The remaining 30 percent of the #aggregate width of street walls# shall be located within eight feet of the #street line#. Existing #buildings# may be vertically #enlarged# by up to one #story# or 15 feet without regard to the #street wall# location provisions of this paragraph, (a)(2). Beyond ten feet of a #wide street# and 15 feet of a #narrow street#, the height of a #building or other structure# shall not exceed a maximum #building# height of 135 feet. However, a #building or other structure# may exceed a height of 135 feet by four #stories# or 40 feet, whichever is less, provided that the gross area of each #story# located above the 135 feet does not exceed 80 percent of the gross area of that #story# directly below it.

(b) Medium and high density contextual districts In #Special Mixed Use Districts# where the #Residence District# designation is an R6A, R6B, R7A, R7B, R7D, R7X, R8A, R8B, R8X, R9A, R9X, R10A or R10X District, no #building or other structure# shall exceed the maximum #building# height specified in Table B of this Section. Setbacks are required for all portions of #buildings# that exceed the maximum base height specified in Table B. Such setbacks shall be provided in

accordance with the following provisions:

- (1) #Building# walls facing a #wide street# shall provide a setback at least ten feet deep from such wall of the #building# at a height not lower than the minimum base height specified in Table B. #Building# walls facing a #narrow street# shall provide a setback at least 15 feet deep from such wall of the #building# at a height not lower than the minimum base height specified in Table B.
- (2) These setback provisions are optional for any #building# wall that is either located beyond 50 feet of a #street line# or oriented so that lines drawn perpendicular to such #building# wall 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#.
- (3) Required setback areas may be penetrated by dormers in accordance with paragraph (c) of this Section.
- (4) Where the #Residence District# designation is an R10X District, no maximum #building# height shall apply. However, the minimum coverage of any portion of a #building# that exceeds the permitted maximum base height shall be 33 percent of the #lot area# of the #zoning lot#. Such minimum #lot# coverage requirement shall not apply to the highest four #stories# of the #building#.

TABLE B
HEIGHT AND SETBACK FOR ALL BUILDINGS IN MEDIUM AND HIGH DENSITY CONTEXTUAL DISTRICTS (in feet)

District	Minimum Base Height	Maximum Base Height	Maximum #Building# Height
R6B	30	40	50
R6A	40	60	70
R7B	40	60	75
R7A	40	65	80
R7D	60	85	100
R7X	60	85	125
R8A	60	85	120
R8B	55	60	75
R8X	60	85	150
R9A**	60	95	135
R9A*	60	102	145
R9X**	60	120	160
R9X*	105	120	170
R10A**	60	125	185
R10A*	125	150	210
R10X	60	85	***

- * That portion of a district which is within 100 feet of a #wide street#
- ** That portion of a district on a #narrow street# except within a distance of 100 feet from its intersection with a #wide street#
- *** #Buildings# may exceed a maximum base height of 85 feet in accordance with paragraph (b)(4) of this Section

(c) Permitted obstructions and dormer provisions

Obstructions shall be permitted pursuant to Sections 23-62, 24-51 or 43-42. In addition, within a required setback area, a dormer may exceed a maximum base height specified in Tables A or B of this Section and thus penetrate a required setback area, provided that, on any #street# frontage, the aggregate width of all dormers at the maximum base height does not exceed 60 percent of the length of the #street wall# of the highest #story# entirely below the maximum base height. At any level above the maximum base height, the length of a #street wall# of a dormer shall be decreased by one percent for every foot that such level of dormer exceeds the maximum base height. (See illustration of Dormer in Section 62-341).

However, all #buildings or other structures# on #waterfront blocks#, as defined in Section 62-11, shall comply with the height and setback regulations set forth for the designated #Residential District# as set forth in Section 62-34 (Height and Setback Regulations on Waterfront Blocks), inclusive.

**123-90
SPECIAL MIXED USE DISTRICTS SPECIFIED**

The #Special Mixed Use District# is mapped in the following areas:

#Special Mixed Use District# - 14:
Third Avenue/Tremont Avenue, the Bronx

The #Special Mixed Use District# - 14 is established along Third Avenue in the Bronx as indicated on the #zoning maps#.

#Special Mixed Use District# - 15:
West Harlem, Manhattan

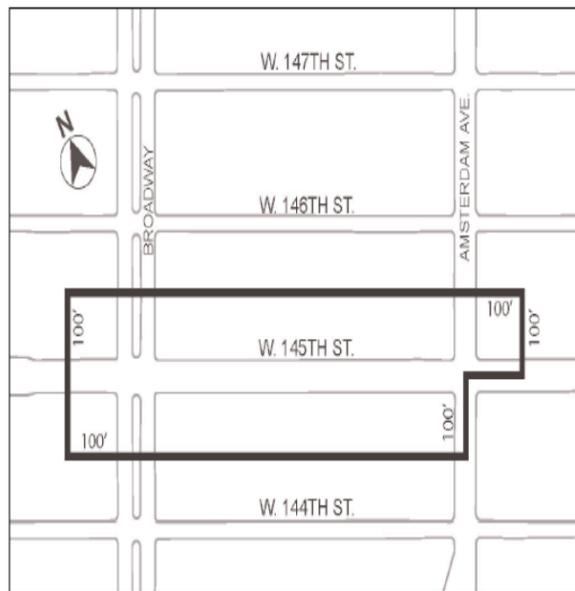
The #Special Mixed Use District# - 15 is established in West Harlem in Manhattan as indicated on the #zoning maps#.

APPENDIX F: Inclusionary Housing Designated Areas

Manhattan
* * *
* * *
* * *

In the R8A and R9X Districts within the areas shown on the following Map 2:

Map 2



Portions of Community District 9, Manhattan

The Subcommittee on Landmarks, Public Siting and Maritime Uses will hold a public hearing in the Council Committee Room, 250 Broadway, 16th Floor, New York City, New York 10007, commencing at 11:00 A.M. on Wednesday, October 3, 2012.

The Subcommittee on Planning, Dispositions and Concessions will hold a public hearing on the following matters in the Hearing Room, 250 Broadway, 16th Floor, New York City, New York 10007, commencing at 1:00 P.M. on Wednesday, October 3, 2012:

**MARCONI STREET GRADE CHANGES
BRONX CB - 11 C 110401 MMX**
Application submitted by the Department of Design and Construction, pursuant to Sections 197-c and 199 of the New York City Charter, for an amendment to the City Map involving the establishment of legal grades in Marconi Street north of Waters Place in accordance with Map No. 13133, dated January 11, 2012, and signed by the Borough President.

**TPTP-TBX 904
BRONX CB - 5 20135097 HAX**
Application submitted by the New York City Department of Housing Preservation and Development, subject to Council review and action pursuant to Section 577 of the Private Housing Finance Law, for the proposed termination of an existing tax exemption and the granting of a new tax exemption for property located at 1664, 1694 and 1702 Davidson Avenue (Block 2861, Lots 10, 21 and 50), Borough of the Bronx, Community Board 5.

Proposal subject to Council review and action pursuant to the Urban Development Action Area Act, Article 16 of the New York General Municipal Law, at the request of the Department of Housing Preservation and Development ("HPD"), which requests that the Council:

1. Find that the present status of the listed area tends to impair or arrest the sound growth and development of the municipality and that the proposed Urban Development Action Area Project is consistent with the policy and purposes of Section 691 of the General Municipal Law;
2. Waive the area designation requirements of Section 693 of the General Municipal Law pursuant to said Section;
3. Waive the requirements of Sections 197-c and 197-d of the New York City Charter pursuant to Section 694 of the General Municipal Law;
4. Approve the project as Urban Development Action Area Project pursuant to Section 694 of the General Municipal Law; and
5. Approve an exemption of the project from real property taxes pursuant to Section 696 of the General Municipal Law.

NO.	ADDRESS	BLOCK/ LOT	BORO	COMMUNITY PROGRAM BOARD
20135098 HAK	1416 Eastern Pkwy. Ext. 1475/39		Brooklyn	16
	1413 Pitkin Avenue	1475/78		

CITY PLANNING COMMISSION

■ PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN THAT RESOLUTIONS Have been adopted by the City Planning Commission Scheduling public hearings on the following matters

to be held at Spector Hall, 22 Reade Street, New York, NY, on Wednesday, October 3, 2012 at 10:00 A.M.

**BOROUGH OF MANHATTAN
No. 1
BAILEY HOUSE**

CD 11 C 100179 ZSM
IN THE MATTER OF an application submitted by Park 121 Realty, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-921 of the Zoning Resolution to allow a non-profit institution without sleeping accommodations (Use Group 4A), on a portion of the ground floor and on the third and fourth floors of an existing 4-story building on property located at 1741-1751 Park Avenue (Block 1770, Lots 1, 101, 2, 3, 4 and 72), in an M1-4 District.

Plans for this proposal are on file with the City Planning Commission and may be seen in Room 3N, 22 Reade Street, New York, NY 10007.

YVETTE V. GRUEL, Calendar Officer
City Planning Commission
22 Reade Street, Room 2E
New York, New York 10007
Telephone (212) 720-3370

s20-o3

COMMUNITY BOARDS

■ PUBLIC HEARINGS

PUBLIC NOTICE IS HEREBY GIVEN THAT the following matters have been scheduled for public hearing by Community Boards:

BOROUGH OF BROOKLYN

COMMUNITY BOARD NO. 13 - Thursday, September 27, 2012 at 7:00 P.M., Coney Island Hospital, 2601 Ocean Parkway, (2nd Fl. Auditorium), Brooklyn, NY

Public Hearing on list of priorities for Capital and Expense Budget items for 2014

BSA# 214-12-BZ
2784 Coney Island Avenue
Application for special permit pursuant to Zoning Resolution 11-411 and 11-412, an existing automotive laundry use. Application to reinstate and extend the term of the previous BSA, and to amend previous approval to permit the elimination of lot 72 and the gasoline service use.

s21-27

PUBLIC NOTICE IS HEREBY GIVEN THAT the following matters have been scheduled for public hearing by Community Boards:

BOROUGH OF QUEENS

COMMUNITY BOARD NO. 11 - Monday, October 1, 2012, 7:30 P.M., Middle School 158, 46-35 Oceania Avenue, Bayside, NY

BSA# 85-91-BZ
An application submitted to the NYC Board of Standards and Appeals to extend the term of the previously-granted zoning variance for the continued operation of a veterinary facility and to permit a change to the hours of operation and allow an accessory non-illuminated sign at 204-18 46th Avenue.

BSA# 67-91-BZ
An application submitted to the NYC Board of Standards and Appeals to reopen and extend the term of the previously-granted zoning variance for the continued operation of a Gulf Service Station at 260-09 Nassau Boulevard.

BSA# 30-58-BZ
An application submitted to the NYC Board of Standards and Appeals to reopen and extend the term of the previously-granted zoning variance for the continued operation of a gasoline service station at 184-17 Horace Harding Expressway.

s25-o1

PUBLIC NOTICE IS HEREBY GIVEN THAT the following matters have been scheduled for public hearing by Community Boards:

BOROUGH OF BROOKLYN

COMMUNITY BOARD NO. 03 - Monday, October 1, 2012 at 7:00 P.M., Bedford Stuyvesant Restoration Corporation, 1368 Fulton Street (lower level), Brooklyn, NY

Public Hearing on the Capital and Expense Budget Requests for FY 2014.

s25-o1

DESIGN COMMISSION

■ MEETING

**Meeting Agenda
Monday, October 1, 2012**

Public Meeting

1:25 P.M. Consent Agenda

24561: Installation of a prototypical newsstand, 127 Seventh Avenue, southeast corner of Seventh Avenue and West 18th Street, Manhattan. (Preliminary and Final) (CC 3, CB 4) DCA/DOT

24562: Installation of a prototypical newsstand, Four

Amsterdam Avenue, northwest corner of Amsterdam Avenue and West 59th Street, Manhattan. (Preliminary and Final) (CC 6, CB 7) DCA/DOT

- 24563: Relocation of the *Abraham de Peyster Monument* (1896) by George Edwin Bissell, from the southern corner of Hanover Square, Pearl Street, Stone Street and Hanover Square, to the northwest corner of Thomas Paine Park, Foley Square, Worth Street, Lafayette Street and Centre Street, Manhattan. (Preliminary) (CC 1, CB 1) DPR
- 24564: Installation of golf netting, Douglaston Golf Course Driving Range, Commonwealth Boulevard between the Grand Central Parkway and 246th Street, Queens. (Preliminary and Final) (CC 23, CB 11) DPR
- 24565: Replacement of a fence, Conrad "Cooney" Grauer Ballfield, West 233rd Street, Bailey Avenue, West 234th Street and the Major Deegan Expressway, Bronx. (Preliminary and Final) (CC 14, CB 8) DPR
- 24566: Construction of the esplanade, Phase IV, East River Waterfront between Catherine Slip and Pike Slip, Manhattan. (Preliminary) (CC 1, CB 3) EDC/DPR
- 24567: Construction of a ramp and installation of a canopy for the automated material handler (AMH), Woodside Community Library, 54-22 Skillman Avenue, Queens. (Preliminary and Final) (CC 26, CB 2) QL

Public Hearing

- 1:30 p.m.
24568: Installation of a prototypical newsstand, 10 Union Square East, southeast corner of Union Square East and East 15th Street, Manhattan. (Preliminary and Final) (CC 2, CB 5) DCA/DOT
- 1:45 p.m.
24569: Reconstruction of Pier 18, East River Waterfront at Beekman Street, South Street Seaport, Manhattan. (Preliminary) (CC 1, CB 1) EDC
- 2:05 p.m.
24570: Design of a wayfinding system for installation citywide. (Final) DOT
- 24571: Installation of citywide wayfinding system, Chinatown, Canal Street between Broadway and Bowery and Worth Street between Lafayette Street and Centre Street, Manhattan. (Preliminary and Final) (CC 1, CB 1, 2 & 3) DOT

Design Commission meetings are held in the conference room on the fifth floor of 253 Broadway, unless otherwise indicated. Please note that all times are approximate and subject to change without notice.

Members of the public are encouraged to arrive at least 45 minutes in advance of the estimated time; those who also plan to testify are encouraged to submit their testimony in writing at least three (3) business days in advance of the meeting date.

Please note that items on the consent agenda are not presented. If members of the public wish to testify on a consent agenda item, they should contact the Design Commission immediately, so the project can be rescheduled for a formal presentation at the next appropriate public hearing, per standard procedure.

Design Commission
253 Broadway, Fifth Floor
Phone: 212-788-3071
Fax: 212-788-3086

☛ s27

DISTRICTING COMMISSION

PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN THAT, in accordance with section 51 of the New York City Charter, the City of New York 2012-2013 Districting Commission will hold five public hearings from October 2, 2012 to October 11, 2012, as set forth below.

A public hearing will be held on Tuesday, October 2, 2012, from 5:30 P.M. to 9:00 P.M., at Bronx Community College, 2155 University Avenue, Bronx, NY 10453.

A public hearing will be held on Thursday, October 4, 2012, from 5:30 P.M. to 9:00 P.M., at Schomburg Center for Research in Black Culture, 515 Malcolm X Boulevard, New York, NY 10037.

A public hearing will be held on Tuesday, October 9, 2012, from 5:30 P.M. to 9:00 P.M., at New Dorp High School, 465 New Dorp Lane, Staten Island, NY 10306.

A public hearing will be held on Wednesday, October 10, 2012, from 5:30 P.M. to 9:00 P.M., at LaGuardia Community College, Little Theater, 31-10 Thomson Avenue, Long Island City, NY 11101.

A public hearing will be held on Thursday, October 11, 2012, from 5:30 P.M. to 9:00 P.M., at Medgar Evers College, Founder's Auditorium, 1650 Bedford Avenue, Brooklyn, NY 11225.

These hearings are open to the public. Individuals wishing to pre-register for speaking time or to submit written testimony in advance may do so by signing up online at <http://www.nyc.gov/districting>. Individuals wishing to speak at any hearing will be provided up to three minutes of

speaking time. Prior to the hearings, you may submit written comments to the NYC Districting Commission by mail to:

NYC Districting Commission
Attn: Jonathan Ettricks
253 Broadway, 7th Fl., New York, NY 10007

or by email to: hearings@districting.nyc.gov on or before 5:00 P.M. on the date of the hearing. Please indicate in your correspondence the date of the hearing for which you are submitting your comments.

NOTE:

The hearing locations are accessible to those with physical disabilities. Individuals requesting an interpreter for sign language or any other language at any hearing should contact the NYC Districting Commission at hearings@districting.nyc.gov or by calling 212-442-0256 five days in advance of the hearing, and reasonable efforts will be made to accommodate such requests.

s24-28

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 25-307, 25-308, 25,309, 25-313, 25-318, 25-320) (formerly Chapter 8-A, Sections 207-6.0, 207-7.0, 207-12.0, 207-17.0, and 207-19.0), on Tuesday, **October 2, 2012** at **9:30 A.M.** in the morning of that day, a public hearing will be held in the Conference Room at 1 Centre Street, 9th Floor, Borough of Manhattan with respect to the following properties and then followed by a public meeting. Any person requiring reasonable accommodation in order to participate in the hearing or attend the meeting should call or write the Landmarks Commission no later than five (5) business days before the hearing or meeting.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF QUEENS 11-7051 – Block 10313, lot 32-115-16 179th Street – Addisleigh Park Historic District
A Tudor Revival style free-standing house built prior to 1926. Application is to replace aluminum siding.
Community District 12.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF MANHATTAN 13-4943 – Block 144, lot 40-60 Hudson Street – The Western Union Building – Individual and Interior Landmark
A Dutch and German Expressionist style building and lobby designed by Voorhees, Gmelin and Walker and built 1928-1930. Application is to construct a flue enclosure.
Community District 1.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF MANHATTAN 12-7197 – Block 188, lot 7503-127 Hudson Street - Tribeca West Historic District
An Early Twentieth Century Commercial style building with neo-Renaissance style elements designed by Charles C. Haight and built in 1912. Application is to install signage.
Community District 1.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF MANHATTAN 13-5558 – Block 294, lot 8-54 Canal Street – S. Jarmulowsky Bank Building – Individual Landmark
A neo-Renaissance style bank and office building designed by Rouse & Goldstone and built in 1911-12. Application is to construct a rooftop addition, and to install balconies and ground-floor infill. Zoned C6-2C. Community District 1.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF MANHATTAN 11-9018 – Block 633, lot 45-747 Greenwich Street – Greenwich Village Historic District
A Greek Revival style rowhouse built in 1835. Application is to excavate a passageway and construct a new building at the rear of the lot. Zoned C1-6. Community District 2.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF MANHATTAN 13-3149 – Block 512, lot 20-150-152 Mercer Street, aka 579-581 Broadway – SoHo-Cast Iron Historic District
A storehouse built c. 1860. Application is to install new storefront infill and modify the iron shutters at the second floor to install windows. Community District 2.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF MANHATTAN 12-0275 – Block 532, lot 15-230 Mercer Street, aka 663-665 Broadway – NoHo Historic District
A neo-Gothic style store and loft building designed by V. Hugo Koehler and built in 1911-12. Application is to legalize the installation of banner poles and stretch banners without Landmarks Preservation Commission permits.
Community District 2.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF MANHATTAN 13-6229 – Block 230, lot 5-321 Canal Street - SoHo-Cast Iron Historic District
A Federal style rowhouse built in 1821, and altered in the mid-19th century to accommodate a commercial ground floor. Application is to alter a dormer on the rear facade.
Community District 2.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF MANHATTAN 13-2098 – Block 625, lot 58-328 West 4th Street, aka 38 8th Street - Greenwich Village Historic District
A residential/commercial brick building built in 1841-42, designed by Tarleton B. Earle, and altered in 1924. Application is to enlarge a window. Community District 2.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF MANHATTAN 13-4071 – Block 553, lot 15-52 West 8th Street – Greenwich Village Historic District
A commercial building designed by Frederick Kiesler and built in 1927 and later altered. Application is to alter the facade, install new storefront infill, a marquee, and signage.
Community District 2.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF MANHATTAN 13-4777 – Block 572, lot 45-5 West 8th Street – Greenwich Village Historic District
A neo-Classical style apartment building designed by Hugo Kafka, and built in 1900-02. Application is to alter the ground floor, and install lighting, a marquee, signage, awnings, and a painted wall sign. Community District 2.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF MANHATTAN 13-4316 – Block 612, lot 38-37 Charles Street - Greenwich Village Historic District
A rowhouse built in 1869. Application is to construct a rear yard addition. Zoned R-6. Community District 2.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF MANHATTAN 13-4108 – Block 719, lot 60-430 West 22nd Street – Chelsea Historic District
A Greek Revival style rowhouse designed by Edwin Forrest and built in 1843. Application is to alter a window opening.
Community District 4.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF MANHATTAN 13-4375 – Block 1260, lot 20-27-35 West 44th Street, aka 26-30 West 45th Street - The Harvard Club of New York City - Individual Landmark
A neo Georgian style clubhouse building, designed by McKim, Mead and White, with additions built in 1903, 1915, 1947, and the early 21st century. Application to construct additions. Zoned C6-45. Community District 5.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF MANHATTAN 13-4135 – Block 834, lot 29-17 West 32nd Street – (Former) Aberdeen Hotel – Individual Landmark
A Beaux-Arts style hotel designed by Harry B. Mulliken and built in 1902-04. Application is to install a barrier-free access ramp. Community District 5.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF MANHATTAN 13-0708 – Block 824, lot 28-28-30 West 23rd Street and 32-46 West 23rd Street – Ladies' Mile Historic District
A neo-Renaissance style store and loft building designed by Maynicke & Franke and built in 1910-11 and a Commercial Palace style store building designed by Henry Fernbach, Hugo Kafka and William Schickel & Co. and built in stages between 1878 and 1892. Application is to install rooftop mechanical equipment. Community District 5.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF MANHATTAN 13-5956 – Block 822, lot 70-54 West 21st Street - Ladies' Mile Historic District
A neo-Renaissance style store and loft building, designed by Maynicke & Franke and built in 1909-1910. Application is to replace windows. Community District 5.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF MANHATTAN 13-4617 – Block 856, lot 7502-4 East 27th Street – Madison Square North Historic District
A Beaux-Arts style store building designed by Francis H. Kimball and Harry E. Donnell and built in 1906-07. Application is to alter the ground floor and install a flagpole and lighting. Community District 5.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF MANHATTAN 13-4760 – Block 999, lot 1 1552 Broadway, aka 167 West 46th Street – I. Miller Building – Individual Landmark
A commercial building altered by Louis H. Friedland in 1926 with theatrical sculptures by Alexander Stirling Calder. Application is to remove interior floors and the east party wall, and to install rooftop HVAC equipment.
Community District 5.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF MANHATTAN 13-5928 – Block 1302, lot 64-12 East 78th Street – Metropolitan Museum Historic District
A neo-Italian Renaissance style rowhouse built in 1886-87. Application is to legalize painting the facade in non-compliance with Certificate of No Effect 11-0771.
Community District 8.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF MANHATTAN 13-3914 – Block 1406, lot 11-123 East 71st Street - Upper East Side Historic District
An Italianate style residence built c.1865, and heavily altered in 1904 by Thomas Nash. Application is to construct a rooftop addition. Zoned R8B. Community District 8.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF MANHATTAN 13-4017 – Block 1906, lot 36-239 Lenox Avenue – Mount Morris Park Historic District
A rowhouse built in 1883-84. Application is to install an exhaust duct at the rear facade. Community District 10.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF THE BRONX 13-4198 – Block 5939, lot 442-5251 Independence Avenue – Riverdale Historic District
An Italianate style house built in 1853, altered with neo-Classical style elements by Cameron Clark in 1931. Application is to construct an addition. Zoned R1-1, NA-2. Community District 8.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF BROOKLYN 13-1910 – Block 40, lot 1-68 Jay Street – DUMBO Historic District
A Daylight Factory style building with transitional American

Round Arch style elements designed by William Higginson and built in 1915. Application is to create a Master Plan governing the future installation of storefront infill and signage, and to legalize alterations to the loading dock without Landmarks Preservation Commission permits. Community District 2.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF BROOKLYN 13-4850 – Block 1072, lot 7502-25 Montgomery Place – Park Slope Historic District
A late Romanesque Revival style rowhouse designed by C. P. H. Gilbert and built in 1892. Application is to replace a bay window at the rear facade. Community District 6.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF BROOKLYN 13-4035 – Block 323, lot 39-6 Strong Place – Cobble Hill Historic District
A transitional Greek Revival/ Italianate style townhouse. Application is to alter the rear facade and parapet. Zoned R6. Community District 6.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF BROOKLYN 13-4877 – Block 1094, lot 32-592 10th Street - Park Slope Historic District Extension
A Queen Anne style flats building with neo-Grec style elements designed by Louis Bonnert and built in 1891. Application is to alter the rear façade and install new windows. Community District 6.

s19-o2

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 25-307, 25-308, 25,309, 25-313, 25-318, 25-320) (formerly Chapter 8-A, Sections 207-6.0, 207-7.0, 207-12.0, 207-17.0, and 207-19.0), on Tuesday, **October 09, 2012 at 9:30 A.M.** in the morning of that day, a public hearing will be held in the Conference Room at 1 Centre Street, 9th Floor, Borough of Manhattan with respect to the following properties and then followed by a public meeting. Any person requiring reasonable accommodation in order to participate in the hearing or attend the meeting should call or write the Landmarks Commission no later than five (5) business days before the hearing or meeting.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF MANHATTAN 13-3244 - Block 145, lot 25-93 Reade Street - Tribeca South Historic District
An Italianate style store and loft building built in 1857. Application is to construct a rooftop addition, replace storefront infill and alter the rear façade, and modify loading platform. Zoned C6-3A. Community District 1.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF MANHATTAN 13-6229 - Block 230, lot 5-321 Canal Street - SoHo-Cast Iron Historic District
A Federal style rowhouse built in 1821, and altered in the mid-19th century to accommodate a commercial ground floor. Application is to alter the roof. Community District 2.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF MANHATTAN 11-8069 - Block 632, lot 29-129 Charles Street - Greenwich Village Historic District Extension
A vernacular style stable and dwelling designed by Henry Andersen, and built in 1897. Application is to alter at the ground floor and construct a rooftop and a rear yard addition. Zoned C6-1. Community District 2.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF MANHATTAN 13-4622 - Block 612, lot 15-32 Perry Street - Greenwich Village Historic District
A Greek Revival style rowhouse built in 1845. Application is to construct a rear yard addition. Zoned R6, C2-6 . Community District 2.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF MANHATTAN 12-6604 - Block 614, lot 39-241 West 11th Street - Greenwich Village Historic District
A transitional late Greek Revival style rowhouse built c.1851. Application is to construct rooftop and rear yard additions, excavate the basement, rear yard and areaway. Zoned R6. Community District 2.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF MANHATTAN 13-6343 - Block 532, lot 4-688 Broadway - NoHo Historic District
A parking lot. Application is to construct a new building. Zoned M1-5B. Community District 2.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF MANHATTAN 13-5155 - Block 697, lot 5-555 West 25th Street - West Chelsea Historic District
An American Round Arch style factory building designed by George B. Cornell and built in 1891. Application is to construct a rooftop bulkhead. Community District 4.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF MANHATTAN 13-5098 - Block 825, lot 20,60-22-24 West 24th Street - Ladies' Mile Historic District
A vacant lot. Application is to construct a new building. Zoned M1-6. Community District 5.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF MANHATTAN 13-0137 - Block 825, lot 24-8-12 West 24th Street, aka 27-33 West 23rd Street - Ladies' Mile Historic District
A neo-Grec style store building designed by William Schickel and built in 1880-81. Application is to replace windows. Community District 5.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF MANHATTAN 13-5634 - Block 1315, lot 24-220 East 42nd Street - Daily News Building - Individual Landmark, Interior Landmark

An Art Deco style office building designed by Raymond M. Hood and built in 1929-30. Application is to alter the 41st Street facade and install a canopy and lighting. Community District 5.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF MANHATTAN 13-1254 - Block 1114, lot 7501-43 West 61st Street - Sofia Brothers Warehouse (Originally Kent Automobile Parking Garage), Individual Landmark
An Art Deco style garage building designed by Jardine, Hill & Murdock and built in 1929-30. Application is to replace doors. Community District 7.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF MANHATTAN 13-6227 - Block 1383, lot 13-11 East 68th Street, aka 814-816 Madison Avenue - Upper East Side Historic District
A neo-Renaissance style apartment building designed by Herbert Lucas and built in 1912-13. Application is to construct rooftop and rear yard additions, alter and infill window openings, alter the courtyard, install a new entrance door, canopy, window grilles, and lighting, and replace portions of the sidewalk. Zoned C5-1. Community District 8.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF MANHATTAN 13-3206 - Block 1383, lot 59-18 East 69th Street - Upper East Side Historic District
A neo-Grec style rowhouse designed by Charles Buek & Co., and built in 1881-82. Application is to create window openings, raise a parapet wall, install railings and a bulkhead. Community District 8.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF BROOKLYN 13-6473 - Block 20, lot 1-29 Jay Street - DUMBO Historic District
A brick warehouse building built in 1975-77. Application is to install a display window, a metal roll-down security gate and an awning. Community District 2.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF BROOKLYN 13-4300 - Block 1151, lot 28-192 St. Mark's Avenue - Prospect Heights Historic District
A Romanesque and Renaissance Revival style flats building designed by George M. Miller and built c.1893. Application is to alter the rear facade. Zoned R6B. Community District 6.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF QUEENS 13-5768 - Block 148, lot 65-39-58 48th Street - Sunnyside Gardens Historic District
A brick rowhouse with Art Deco style details designed by Clarence Stein, Henry Wright, and Frederick Ackerman, and built in 1927. Application is to enclose the entrance porch. Zoned R4PC. Community District 2.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF BRONX 13-1693 - Block 2461, lot 94-1030 Grand Concourse - Grand Concourse Historic District
A Modern style apartment building designed by Philip Birnbaum and built in 1959-63. Application is to install new canopies and doors. Community District 4.

s25-o9

TRANSPORTATION

■ PUBLIC HEARINGS

COMMUTER VAN SERVICE AUTHORITY 6 Year Renewal

NOTICE IS HEREBY GIVEN THAT the Department of Transportation is conducting a public hearing on the six year renewal of a New York City Commuter Van Authority in the Borough of Queens. The van company requesting the renewal is City Link Van Service, Inc. The address is 144-50 177th Street, Springfield Gardens, NY 11434. The applicant currently utilizes 27 vans daily to provide service 24 hours a day.

There will be a public hearing held on Thursday, October 18, 2012 at the Queens Borough Hall, 120-55 Queens Blvd., Room 213, Part 1, Kew Gardens, New York 11424, from 2:00 P.M. - 4:00 P.M. so that you may have an opportunity to voice your position on this application. In addition, written comments in support or in opposition to this application may be sent to Ms. Dorothy Szorc at the New York City Department of Transportation, Division of Planning and Sustainability, 55 Water Street, 9th Floor, NY 10041, no later than October 18, 2012. Any written comments received after this date may not be considered. Those opposing the application must clearly specify why the proposed service will not meet present and/or future public convenience and necessity.

s24-28

NOTICE IS HEREBY GIVEN, pursuant to law, that the following proposed revocable consents, have been scheduled for a public hearing by the New York City Department of Transportation. The hearing will be held at 55 Water Street, 9th Floor, Room 945 commencing at 2:00 P.M. on Friday, October 12, 2012. Interested parties can obtain copies of proposed agreements or request sign-language interpreters (with at least seven days prior notice) at 55 Water Street, 9th Floor SW, New York, NY 10041, or by calling (212) 839-6550.

#1 In the matter of a proposed revocable consent authorizing 37 Bridge Street LLC to construct, maintain and use a ramp and an entrance detail on the north sidewalk of Bridge Street, east of Plymouth Street, in the Borough of Brooklyn. The proposed revocable consent is for a term of ten years from the date of approval by the Mayor to June 30, 2023 and provides among other terms and conditions for compensation payable to the city according to the following schedule:

From the approval date to June 30, 2013- \$761/annum

For the period July 1, 2013 to June 30, 2014 - \$782
For the period July 1, 2014 to June 30, 2015 - \$803
For the period July 1, 2015 to June 30, 2016 - \$824
For the period July 1, 2016 to June 30, 2017 - \$845
For the period July 1, 2017 to June 30, 2018 - \$866
For the period July 1, 2018 to June 30, 2019 - \$887

For the period July 1, 2019 to June 30, 2020 - \$908
For the period July 1, 2020 to June 30, 2021 - \$929
For the period July 1, 2021 to June 30, 2022 - \$950
For the period July 1, 2022 to June 30, 2023 - \$971

the maintenance of a security deposit in the sum of \$,5000 and the insurance shall be in the amount of One Million Dollars (\$1,000,000) per occurrence, and Two Million Dollars (\$2,000,000) aggregate.

#2 In the matter of a proposed revocable consent authorizing FC Forest Avenue Associates, LLC to continue to maintain and use a force main, together with a manhole, under and along Forest Avenue, between Morrow Street and South Avenue, in the Borough of Staten Island. The proposed revocable consent is for a term of ten years from July 1, 2009 to June 30, 2019 and provides among other terms and conditions for compensation payable to the city according to the following schedule:

For the period July 1, 2009 to June 30, 2010 - \$15,080
For the period July 1, 2010 to June 30, 2011 - \$15,541
For the period July 1, 2011 to June 30, 2012 - \$15,993
For the period July 1, 2012 to June 30, 2013 - \$11,174
For the period July 1, 2013 to June 30, 2014 - \$11,486
For the period July 1, 2014 to June 30, 2015 - \$11,798
For the period July 1, 2015 to June 30, 2016 - \$12,110
For the period July 1, 2016 to June 30, 2017 - \$12,422
For the period July 1, 2017 to June 30, 2018 - \$12,734
For the period July 1, 2018 to June 30, 2019 - \$13,046

the maintenance of a security deposit in the sum of \$22,900 and the insurance shall be in the amount of One Million Dollars (\$1,000,000) per occurrence, and Two Million Dollars (\$2,000,000) aggregate.

#3 In the matter of a proposed revocable consent authorizing Pfizer Inc. to continue to maintain and use electrical sockets, together with electrical cables, on and in the north sidewalk of East 42nd Street, west of Second Avenue, and on and in the west sidewalk of Second Avenue, north of East 42nd Street, in the Borough of Manhattan. The proposed revocable consent is for a term of ten years from July 1, 2010 to June 30, 2020 and provides among other terms and conditions for compensation payable to the City according to the following schedule:

For the period from July 1, 2010 to June 30, 2020 - \$250/annum

the maintenance of a security deposit in the sum of \$3,800 and the insurance shall be the amount of One Million Dollars (1,000,000) per occurrence, and Two Million Dollars (\$2,000,000) aggregate.

#4 In the matter of a proposed revocable consent authorizing Square-Arch Realty Corp. to construct, maintain and use pipes, recovery wells and junction boxes, under and along the west sidewalk of Fifth Avenue, between Washington Square North and West 8th Street, in the Borough of Manhattan. The proposed revocable consent is for a term of ten years from the date of approval by the Mayor to June 30, 2023 and provides among others terms and condition for compensation payable to the city according to the following schedule:

From the Approval Date to June 30, 2013 - \$5,040/annum

For the period July 1, 2013 to June 30, 2014 - \$5,181
For the period July 1, 2014 to June 30, 2015 - \$5,322
For the period July 1, 2015 to June 30, 2016 - \$5,463
For the period July 1, 2016 to June 30, 2017 - \$5,604
For the period July 1, 2017 to June 30, 2018 - \$5,745
For the period July 1, 2018 to June 30, 2019 - \$5,886
For the period July 1, 2019 to June 30, 2020 - \$6,027
For the period July 1, 2020 to June 30, 2021 - \$6,168
For the period July 1, 2021 to June 30, 2022 - \$6,309
For the period July 1, 2022 to June 30, 2023 - \$6,450

the maintenance of a security deposit in the sum of \$6,500 and the insurance shall be in the amount of One Million Dollars (\$1,000,000) per occurrence, and Two Million Dollars (\$2,000,000) aggregate.

#5 In the Matter of a proposed revocable consent authorizing Versace USA, Inc. to continue to maintain and use a sidewalk plaque on the east sidewalk of Fifth Avenue, between East 51st Street and East 52nd Street, in the Borough of Manhattan. The proposed revocable consent is for a term of ten years from July 1, 2012 to June 30, 2022 and provides among others terms and conditions for compensation payable to the city according to the following schedule:

For the period from July1, 2012 to June 30, 2022-\$300/annum

The maintenance of a security deposit in the sum of \$1,000 and the insurance shall be in the amount of One Million dollars (\$1,000,000) per occurrence, and Two Million Dollars (2,000,000) aggregate.

s21-o12

COURT NOTICE

SUPREME COURT

■ NOTICE

QUEENS COUNTY IA PART 8 NOTICE OF ACQUISITION INDEX NUMBER 14225/12

In the Matter of the Application of the CITY OF NEW YORK Relative to Acquiring Title where not heretofore acquired in

Fee Simple to All or Parts of Chandler Street from Nameoke Avenue to Battery Road, Nameoke Avenue from McBride Street to Chandler Street, Dix Avenue from Chandler Street to McBride Street, McBride Street from Nameoke Street to Mott Street

in the Borough of Queens, City and State of New York.

PLEASE TAKE NOTICE, that by order of the Supreme Court of the State of New York, County of Queens, IA Part 8 (Hon. Jaime A. Rios, J.S.C.), duly entered in the office of the Clerk of the County of Queens on August 28, 2012, the application of the City of New York to acquire certain real property, for the installation of new storm and sanitary sewers, and the upgrading of existing water mains, was granted, and the City was thereby authorized to file an acquisition map with the Office of the City Register. Said map, showing the property acquired by the City, was filed with the City Register on September 13, 2012. Title to the real property vested in the City of New York on September 13, 2012.

PLEASE TAKE FURTHER NOTICE, that the City has acquired the following parcels of real property:

Table with 3 columns: Damage Parcel, Block, Part of Lot. Lists parcels 1 through 32A with their respective block numbers and parts of lots.

Table with 3 columns: Parcel Number, Description, Lot Number. Lists parcels 33 through 71A with descriptions of their locations and lot numbers.

Table with 3 columns: Parcel Number, Description, Lot Number. Lists parcels 71A through 80A with descriptions of their locations and lot numbers.

PLEASE TAKE FURTHER NOTICE, that pursuant to said Order and to §§ 503 and 504 of the Eminent Domain Procedure Law of the State of New York, each and every person interested in the real property acquired in the above-referenced proceeding and having any claim or demand on account thereof is hereby required, on or before September 13, 2013 (which is one (1) calendar year from the title vesting date), to file a written claim with the Clerk of the Court of Queens County, and to serve within the same time a copy thereof on the Corporation Counsel of the City of New York, Tax and Bankruptcy Litigation Division, 100 Church Street, New York, New York 10007. Pursuant to EDPL § 504, the claim shall include:

- (A) the name and post office address of the condemnee;
(B) reasonable identification by reference to the acquisition map, or otherwise, of the property affected by the acquisition, and the condemnee's interest therein;
(C) a general statement of the nature and type of damages claimed, including a schedule of fixture items which comprise part or all of the damages claimed; and,
(D) if represented by an attorney, the name, address and telephone number of the condemnee's attorney.

Pursuant to EDPL § 503(C), in the event a claim is made for fixtures or for any interest other than the fee in the real property acquired, a copy of the claim, together with the schedule of fixture items, if applicable, shall also be served upon the fee owner of said real property.

PLEASE TAKE FURTHER NOTICE, that, pursuant to § 5-310 of the New York City Administrative Code, proof of title shall be submitted to the Corporation Counsel of the City of New York, Tax and Bankruptcy Litigation Division, 100 Church Street, New York, New York 10007 on or before September 13, 2014 (which is two (2) calendar years from the title vesting date).

Dated: September 14, 2012, New York, New York
MICHAEL A. CARDOZO
Corporation Counsel of the City of New York
100 Church Street
New York, New York 10007
Tel. (212) 788-0710

s26-o10

PROPERTY DISPOSITION

CITYWIDE ADMINISTRATIVE SERVICES
OFFICE OF CITYWIDE PURCHASING
NOTICE

The Department of Citywide Administrative Services, Office of Citywide Purchasing is currently selling surplus assets on the internet. Visit http://www.publicsurplus.com/sms/nycdcas.ny/browse/home. To begin bidding, simply click on 'Register' on the home page. There are no fees to register. Offerings may include but are not limited to: office supplies/equipment, furniture, building supplies, machine tools, HVAC/plumbing/electrical equipment, lab equipment, marine equipment, and more. Public access to computer workstations and assistance with placing bids is available at the following locations:

- DCAS Central Storehouse, 66-26 Metropolitan Avenue, Middle Village, NY 11379
● DCAS, Office of Citywide Purchasing, 1 Centre Street, 18th Floor, New York, NY 10007.

jy24-d1

POLICE

OWNERS ARE WANTED BY THE PROPERTY CLERK DIVISION OF THE NEW YORK CITY POLICE DEPARTMENT.

The following listed property is in the custody, of the Property Clerk Division without claimants.

Recovered, lost, abandoned property, property obtained from prisoners, emotionally disturbed, intoxicated and deceased persons; and property obtained from persons incapable of caring for themselves.

Motor vehicles, boats, bicycles, business machines, cameras, calculating machines, electrical and optical property, furniture, furs, handbags, hardware, jewelry, photographic equipment, radios, robes, sound systems, surgical and musical instruments, tools, wearing apparel, communications equipment, computers, and other miscellaneous articles.

INQUIRIES

Inquiries relating to such property should be made in the Borough concerned, at the following office of the Property Clerk.

FOR MOTOR VEHICLES
(All Boroughs):

- * College Auto Pound, 129-01 31 Avenue, College Point, NY 11354, (718) 445-0100
- * Gowanus Auto Pound, 29th Street and 2nd Avenue, Brooklyn, NY 11212, (718) 832-3852
- * Erie Basin Auto Pound, 700 Columbia Street, Brooklyn, NY 11231, (718) 246-2029

FOR ALL OTHER PROPERTY

- * Manhattan - 1 Police Plaza, New York, NY 10038, (212) 374-4925.
- * Brooklyn - 84th Precinct, 301 Gold Street, Brooklyn, NY 11201, (718) 875-6675.
- * Bronx Property Clerk - 215 East 161 Street, Bronx, NY 10451, (718) 590-2806.
- * Queens Property Clerk - 47-07 Pearson Place, Long Island City, NY 11101, (718) 433-2678.
- * Staten Island Property Clerk - 1 Edgewater Plaza, Staten Island, NY 10301, (718) 876-8484.

j1-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.”

ADMINISTRATION FOR CHILDREN’S SERVICES

■ SOLICITATIONS

Human / Client Services

NON-SECURE DETENTION GROUP HOMES – Negotiated Acquisition – Judgment required in evaluating proposals - PIN# 06811N0004 – DUE 05-31-13 AT 2:00 P.M. – The Administration for Children’s Services, Division of Youth and Family Justice is soliciting applications from organizations interested in operating non-secure detention group homes in New York City. This is an open-ended solicitation; applications will be accepted on a rolling basis until 2:00 P.M. on 5/31/13.

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.
Administration for Children’s Services, 150 William Street, 9th Floor, New York, NY 10038.
Patricia Chabla (212) 341-3505; Fax: (212) 341-3625; patricia.chabla@dca.state.ny.us

j1-n14

CITYWIDE ADMINISTRATIVE SERVICES

OFFICE OF CITYWIDE PURCHASING

■ SOLICITATIONS

Services (Other Than Human Services)

PUBLIC SURPLUS ONLINE AUCTION – Other – PIN# 0000000000 – DUE 12-31-14.

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.
Department of Citywide Administrative Services, 66-26 Metropolitan Avenue, Queens Village, NY 11379.
Donald Lepore (718) 417-2152; Fax: (212) 313-3135; dlepore@dca.nyc.gov

s6-f25

MUNICIPAL SUPPLY SERVICES

■ SOLICITATIONS

Goods

LINERS, TRASH, GREEN – Competitive Sealed Bids – PIN# 8571200089 – DUE 10-12-12 AT 10:30 A.M. – A copy of the bid can be downloaded from City Record Online at <http://a856-internet.nyc.gov/nycvendronline/home.asp>. Enrollment is free. Vendors may also request the bid by contacting Vendor Relations via email at dcaasmsbids@dca.nyc.gov, by telephone at (212) 669-8610.

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.
Department of Citywide Administrative Services, 1 Centre Street, Municipal Building, New York, NY 10007.
Wendy Almonte (212) 386-0471; Fax: (212) 669-4867; walmonte@dca.nyc.gov

s27

■ AWARDS

Goods

TELECOMMUNICATIONS SOLUTIONS - OEM – Intergovernmental Purchase – PIN# 8571300039 – AMT: \$492,032.09 – TO: IPLLogic, Inc., 17 British American Boulevard, Latham, NY 12110. OGS Contract #PT64525.

Suppliers wishing to be considered for a contract with the Office of General Services of New York State are advised to contact the Procurement Services Group, Corning Tower, Room 3711, Empire State Plaza, Albany, NY 12242 or by phone: 518-474-6717.

s27

■ VENDOR LISTS

Goods

EQUIPMENT FOR DEPARTMENT OF SANITATION – In accordance with PPB Rules, Section 2.05(c)(3), an acceptable brands list will be established for the following equipment for the Department of Sanitation:

- A. Collection Truck Bodies
- B. Collection Truck Cab Chassis
- C. Major Component Parts (Engine, Transmission, etc.)

Applications for consideration of equipment products for inclusion on the acceptable brands list are available from: Mr. Edward Andersen, Procurement Analyst, Department of Citywide Administrative Services, Office of Citywide Procurement, 1 Centre Street, 18th Floor, New York, NY 10007. (212) 669-8509.

j5-d31

CORRECTION

CENTRAL OFFICE OF PROCUREMENT

■ AWARDS

Goods

PSYCHOLOGICAL SCREENING TEST SCORING SYSTEM – Sole Source – Available only from a single source - PIN# 2-0441-0137/2013 – AMT: \$50,000.00 – TO: Johnson, Roberts Associates, Inc., 6664 Colton Blvd., Oakland, CA 94611. The psychological screening test scoring system materials which is utilized by DOC for pre-employment of new hires. Each test that is administered is then scanned using the compatible software to process the CPI and PAI scores. The record of each submission is tracked by the Johnson, Roberts, Associates, Inc.

Johnson, Roberts, Associates, Inc. is the copyright holder and sole provider of the CPI Police and Public Safety Report, which is produced under an exclusive license between Consulting Psychologist Press, the publisher of the California Psychological inventory (CPI), and Dr. Michaels Roberts, who is one owner of Johnson, Roberts, and Associates, Inc.

s25-o1

OFFICE OF EMERGENCY MANAGEMENT

■ SOLICITATIONS

Services (Other Than Human Services)

SEA LEVEL RISE STUDY – Negotiated Acquisition – Judgment required in evaluating proposals - PIN# 01712N0001 – DUE 10-29-12 AT 10:00 A.M. – The New York City Office of Emergency Management (OEM), on behalf of the Office of Long Term Planning and Sustainability (OLTPS), intends to enter into negotiations with one or more qualified vendors with expertise in completing a technical study of the projected effect of future sea level rise on coastal flooding in New York City.

A contract award will be made by the Negotiated Acquisition source selection method, pursuant to City of New York Procurement Policy Board Rules (PPB Rules) §§ 3-04(b)(2) because OEM has determined that it is neither practical nor advantageous to award the proposed contract by competitive sealed bids or competitive sealed proposals, and that this source selection method is in the City’s best interest. It is anticipated that the contract to be awarded through this Negotiated Acquisition will have an initial one-year term commencing on January 1, 2013 and ending on December 31, 2013.

The Office of Long Term Planning and Sustainability has identified three vendors that it believes may be qualified to meet the scope of services and thus will be solicited for this procurement on Monday, October 15, 2012. The vendors are: (1) Stevens Institute for Technology, (2) Columbia University and (3) Massachusetts Institute for Technology.

Any other vendor with similar expertise that wishes to express interest in being considered for this procurement is invited to do so by sending an e-mail to brian.genzmann@oem.nyc.gov by Monday, October 15, 2012 at 10:00 AM EST. E-mails must include the following information: the point of contact’s name, their organization’s name, a valid telephone number, fax number, and e-mail address. In addition to the vendors

listed above, only those vendors that have expressed interest will receive the solicitation document on Monday, October 15, 2012.

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.
Office of Emergency Management, 165 Cadman Plaza East, Brooklyn, NY 11201. Brian Genzmann (718) 422-4867; Fax: (718) 246-6011; procurement@oem.nyc.gov

s27-o3

HEALTH AND HOSPITALS CORPORATION

The New York City Health and Hospitals Corporation is regularly soliciting bids for supplies and equipment at its Central Purchasing Offices, 346 Broadway, New York City, Room 516, for its Hospitals and Diagnostic and Treatment Centers. All interested parties are welcome to review the bids that are posted in Room 516 weekdays between 9:00 a.m. and 4:30 p.m. For information regarding bids and the bidding process, please call (212) 442-4018.

j1-d31

HUMAN RESOURCES ADMINISTRATION

AGENCY CHIEF CONTRACTING OFFICER

■ AWARDS

Human / Client Services

COMMUNITY OUTREACH (MEALS AND COUNSELING) SERVICES – Competitive Sealed Proposals – Judgment required in evaluating proposals - PIN# 06913H075001 – AMT: \$1,576,236.00 – TO: The Momentum Project, Inc., 322 Eighth Avenue, NY, NY 10001. TERM: 7/1/2012-6/30/2015. E-PIN: 09610P0027001.

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TRIBOROUGH BRIDGE & TUNNEL AUTHORITY

■ SOLICITATIONS

Construction / Construction Services

CONSTRUCTION MANAGEMENT AND INSPECTION SERVICES FOR PROJECT VN-80C, CONSTRUCTION OF A NEW BUS/HOV RAMP AT THE VERRAZANO-NARROWS BRIDGE FACILITY – Competitive Sealed Proposals – Judgment required in evaluating proposals - PIN# PSC122915000 – DUE 10-26-12 AT 3:30 P.M. – Request for Expressions of Interest, for more information please visit our website at www.mta.info.

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.
Triborough Bridge and Tunnel Authority, 2 Broadway, 24th Floor, New York, NY 10004.
Victoria Warren (646) 252-7092; Fax: (646) 252-7077; uprocare@mtab.torg

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SPECIAL MATERIALS

OFFICE OF THE MAYOR

CONTRACT SERVICES

■ NOTICE

Notice of Intent to Issue New Solicitations Not Included in FY 2013 Annual Contracting Plan and Schedule

NOTICE IS HEREBY GIVEN that the Mayor will be issuing the following solicitations not included in the FY 2013 Annual Contracting Plan and Schedule that is published pursuant to New York City Charter § 312(a):

Agency: Department of Homeless Services
Nature of services sought: On-Call Plumbing
Start date of the proposed contract: 1/1/2013
End date of the proposed contract: 12/31/2016
Method of solicitation the agency intends to utilize: Competitive Sealed Bid
Personnel in substantially similar titles within agency: None
Headcount of personnel in substantially similar titles within agency: 0

Agency: Department of Homeless Services
Nature of services sought: On-Call Glazing Services
Start date of the proposed contract: 4/13/2013
End date of the proposed contract: 3/31/2016
Method of solicitation the agency intends to utilize: Competitive Sealed Bid
Personnel in substantially similar titles within agency: None
Headcount of personnel in substantially similar titles within agency: 0

Agency: Department of Homeless Services
Nature of services sought: On-Call Repair of Sidewalk Curb
Start date of the proposed contract: 4/13/2013
End date of the proposed contract: 3/31/2016
Method of solicitation the agency intends to utilize: Competitive Sealed Bid
Personnel in substantially similar titles within agency: None
Headcount of personnel in substantially similar titles within agency: 0

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Notice of Intent to Extend a Contract Not Included in FY 2013 Annual Contracting Plan and Schedule

NOTICE IS HEREBY GIVEN that the Mayor will be entering into the following extension of a contract not included in the FY 2013 Annual Contracting Plan and Schedule that is published pursuant to New York City Charter § 312(a):

Agency: Fire Department of New York
Vendor: Research Triangle Institute
Nature of Services: Provide services for the FDNY World Trade Center Medical Monitoring Program, including cohort data management services, cohort outreach services, quality assurance and quality control services.
Method of extension the agency intends to utilize: Amendment Extension
New start date of the proposed extended contract: 1/1/2013
New end date of the proposed extended contract: 6/30/2013
Modifications sought to the nature of services performed under the contract: None
Reason(s) the agency intends to extend the contract: Continuation of services until a new contract can be awarded.
Personnel in substantially similar titles within agency: None
Headcount of personnel in substantially similar titles within agency: 0

☛ s27

MAYOR'S OFFICE OF ENVIRONMENTAL COORDINATION

■ NOTICE

NEGATIVE DECLARATION

CEQR Number: 12DME007M

Date Issued: August 28, 2012

NAME: Pier 17 South Street Seaport

Location: Borough of Manhattan, Community District 1 Bounded by South Street, Maiden Lane, the Pierhead Line, and the Brooklyn Bridge Block 73, Lots 2, 8, 10, 11, 14, 17, and parts of Lots 28 and 29

SEQR CLASSIFICATION: Type 1 pursuant to 6 NYCRR Part 617.4(b)(9)

Description

The South Street Seaport Limited Partnership (SSLP) and the New York City Economic Development Corporation propose to rezone from C2-8 to C4-6 the area roughly bounded by the north side of Maiden Lane, the Brooklyn Bridge, the midline of South Street, and the pierhead line. In addition to this zoning map amendment, other actions include three special permits, two zoning authorizations, a zoning certification, and a property disposition. These actions would permit the renovation of the back-of-house portion of the Pier 17 Building, reconstruction of the remainder of the Pier 17 Building and the renovation and re-cladding of the Link Building, which are part of the South Street Seaport in Community District 1 in Lower Manhattan. SSLP currently leases the Pier 17 Building and the Link Building and the lease would be modified with the proposed action.

The proposed rezoning area encompasses all or portions of eight city lots (Block 73, Lots 2, 8, 10, 11, 14, 17 and parts of 28 and 29) and includes Piers 15, 16, and 17. The proposed rezoning would permit a floor area ratio (FAR) of 3.4 for all uses, compared to the existing 2.0 for commercial uses and 10.0 for residential uses. For the proposed project the primary effect of the proposed zoning would be to allow certain retail uses of over 10,000 square feet, as well as larger entertainment uses.

The zoning map amendment would rezone the existing C2-8 district (2.0 Commercial FAR, 3.4 Community Facility FAR, 10.0 Residential FAR) to a C4-6 district (3.4 FAR for all uses) by extending the existing C4-6 district northward to the middle of the Brooklyn Bridge. This would increase the maximum permitted commercial FAR and permit additional commercial uses, while reducing permitted residential FAR. The zoning map amendment would result in the elimination of the existing C2-8 district in the affected area.

The proposed rezoning would allow an increase in the permitted maximum commercial FAR from 2.0 to 3.4, and the permitted residential FAR would be reduced. However, all of the lots in the proposed rezoning area—including the Tin Building, the New Market Building and Piers 15 and 16—are City-owned. As such, they would be subject to ULURP prior to any disposition or significant development. Therefore, the proposed rezoning would not affect the existing uses or result in redevelopment. Pier 16 is under a long-term lease to the South Street Seaport Museum, which would continue to operate as it does currently. As part of the previously approved East River Waterfront Esplanade project, Pier 15 has been redeveloped. Therefore, as discussed below, no analysis of potential development on these lots is warranted.

Three special permits are proposed to modify the applicable use, bulk, and signage regulations applicable to Pier 17 and the Link Building. First, a special permit pursuant to Section 62-834 of the Zoning Resolution (ZR), which allows modifications to the use and bulk regulations on piers, is proposed (i) to modify the limitations on certain uses to 20,000 square feet pursuant to ZR Section 62-241, (ii) to allow any use on an existing pier permitted by the C4-6 proposed zoning, notwithstanding the limitations of ZR Section 62-241, (iii) to modify the height limitation on Pier 17 pursuant to ZR Section 62-342, which is 30 feet, and (iv) to modify the 200 foot limitation on the length of buildings, pursuant to ZR Section 62-342. A modification of the 20,000-square-foot limitation on certain retail uses, pursuant to ZR Section 62-241, is required to accommodate the larger stores and entertainment uses contemplated for the upper floors of the building. It is also necessary to modify the provisions of ZR Section 62-241 that permit, on existing piers, only those uses that are either (i) Water-Dependent Uses, as defined in the Waterfront Zoning Regulations, (ii) located in buildings that existed in 1993, on the date of enactment of the Waterfront Zoning Regulations, or (iii) located in buildings that comply

with the height and setback regulations on piers pursuant to ZR Section 62-342. The proposed project involves a renovation and reconstruction of the Pier 17 Building, which does not comply with the height and setback regulations of ZR Section 62-342, so a modification of the use limitations of ZR Section 62-241 is required in order to allow the full range of uses permitted in the proposed C4-6 zoning district. With regard to the requested bulk waivers for the Pier 17 Building, although an increase in the existing roof height of 77'-1" is not proposed as part of the renovation and reconstruction (with the exception of an elevator bulkhead, which would be approximately 5 feet above the roof), adjustments to the roofline to accommodate the design of the project would require a special permit. A modification of the limitation on the length of buildings on the waterfront to 200 feet is also required, as the renovated and reconstructed Pier 17 Building would be built within the footprint of the existing building, which measures approximately 204 feet by 340 feet.

Second, a special permit pursuant to ZR Section 74-743(a), applicable to general large-scale developments, is proposed to permit an encroachment in the waterfront yard required pursuant to ZR Section 62-332. This action would allow the permanent stage located on the Pier 17 apron.

Third, a special permit pursuant to ZR Section 74-744(c), which is also applicable to general large-scale developments, is proposed for the Pier 17 Building to allow modifications of the signage regulations of ZR Sections 32-64 and 32-65, which regulate the size and height of signs, and prohibit signs located on the roof of the building. These modifications would allow both illuminated and non-illuminated signs in excess of the height and surface area limitations, and would allow a sign to be located on the roof of the building.

Additionally, two separate zoning authorizations, a Waterfront Zoning certification, and a property disposition are requested for the Pier 17 site. The zoning authorizations would modify the waterfront public access area dimensions and design requirements of the Waterfront Zoning Regulations, which regulate the amount and design of public access areas required in waterfront areas. The proposed authorizations would allow modifications of these regulations to accommodate the design of the proposed project. The Waterfront Zoning certification would approve the design of the waterfront public access areas, as modified by the requested authorizations. And finally, the property disposition action would modify the use restrictions under the existing lease.

Statement of No Significant Effect

Pursuant to Executive Order 91 of 1977, as amended, and the Rules of Procedure for City Environmental Quality Review, found at Title 62, Chapter 5 of the Rules of the City of New York and 6 NYCRR, Part 617, State Environmental Quality Review, the Office of the Deputy Mayor for Economic Development assumed the role of lead agency for the environmental review of the proposed project. Based on a review of information about the project contained in an Environmental Assessment Statement (EAS) dated August 29, 2012 the Office of the Deputy Mayor for Economic Development has determined that the proposed project would not have a significant adverse impact on the environment.

Reasons Supporting this Determination

The above determination is based on the EAS dated August 29, 2012 and incorporated by reference herein. The EAS finds that:

1. The proposed project would not have significant adverse impacts in the following areas: Land Use, Zoning and Public Policy; Socioeconomic Conditions; Community Facilities and Services; Open Space; Shadows; Historic and Cultural Resources; Hazardous Materials; Natural Resources; Water and Sewer Infrastructure; Solid Waste and Sanitation Services; Energy; Transportation; Air Quality; Greenhouse Gas Emissions; Noise; Public Health; Neighborhood Character or Construction Impacts.
2. The proposed rezoning would represent an extension of an existing C4-6 district currently mapped to the south. While the proposed zoning would permit a broader range of commercial uses, these uses are compatible with other uses found in the area. The special permits and other discretionary actions necessary for the implementation of the proposed project would be consistent with and in support of public policy initiatives aimed at promoting economic development, providing amenities and services in lower Manhattan, and improving public access to the waterfront. The proposed project would be consistent with the policies outlined in the local waterfront revitalization program designed to protect coastal zone areas.
3. The proposed project would result in limited new shadows on small portions of the East River adjacent to Pier 17. However, given their limited duration and extent, incremental shadows generated by the proposed project would not have significant adverse impacts on the East River or public open space on the project site.
4. The project site is located in a New York City Historic District and State and National Register Historic District. The proposed improvements to Pier 17 and the Link Building have been reviewed and approved by the Landmarks Preservation Commission as described in a Binding Report issued on August 22, 2012. A Construction Protection Plan (CPP) would be prepared and implemented for any architectural resources located within 90 feet of the proposed project site which would ensure that the proposed project would not result in any direct impacts on historic and cultural resources. The project site is not sensitive for archeological resources. Overall, the proposed project would be compatible with its surroundings and would not result in significant adverse impacts to historic and cultural resources.
5. The proposed project would not change the scale or increase the overall height of the Pier 17 Building (with the exception of rooftop mechanical space) and Link Building. The proposed project would not adversely affect visual resources, important views or view corridors, and would not alter street patterns, topography, or natural resources. The glass and metal structure proposed for Pier 17, along with its rectangular massing, would be in keeping with other pier structures throughout the City, and would use materials similar to those of other modern buildings in the area. Overall, the proposed project would not result in significant adverse impacts to urban design and visual character.
6. An additional 70,000 sf of public open space would

be added to the project site to the benefit of visitors and residents in the area, and additional residents or employees would not be generated as a result of the proposed project. Therefore, the proposed project would not have a significant adverse impact on public open space resources.

7. The proposed project is not expected to have any significant impacts to water quality, aquatic biota, wetlands, floodplains, vegetation, or wildlife. The only in-water construction activity would be the cutting of piles just below the water line to create a notch at the outboard edge of Pier 17; a turbidity curtain would be used during construction to capture debris and any sediment disturbed during pile cutting. Pile cutting would occur where water depths are deeper than 6 feet at mean low water and therefore would not adversely affect littoral zone tidal wetlands. The proposed project would not result in any change to the current elevation at the site or otherwise alter the floodplain's ability to contain flood waters. In addition, the proposed project would not result in the loss of vegetated habitat, and the terrestrial wildlife present in the area is limited to species such as house sparrows and rock doves that are highly tolerant of the levels of human disturbance inherently involved with life in an urban area. Similarly, the proposed project would not adversely affect water quality or habitat conditions in the East River, and there would be no direct or indirect impacts to sea turtle and sturgeon potentially occurring in the area.
8. The proposed project would involve renovation of existing buildings that may contain hazardous building materials that would be disturbed during construction activities. The potential for adverse impacts would be avoided since a Construction Health and Safety Plan (CHASP) would be prepared and submitted for approval to the NYC Department of Environmental Protection prior to any renovation or demolition. Through compliance with the CHASP and applicable city, state, and federal requirements, no adverse impacts related to hazardous materials would be expected to occur during the proposed project. Once operational, the proposed project would not have the potential to result in significant impacts, since any hazardous materials in the buildings will have been abated or otherwise addressed during demolition and renovation.
9. The proposed project would not result in significant adverse impacts to traffic, as no area intersections would experience increases of 50 or more project-generated vehicular trips. Similarly, the number of trips generated by the proposed project would not result in significant adverse impacts to buses or subways. The proposed project would generate new pedestrian trips that generally would be concentrated along the Fulton Street corridor. As part of the proposed project, one pedestrian improvement measure is proposed for the southwest crosswalk at Fulton Street and Water Street that would increase its width by one foot from 14.5 feet to 15.5 feet to accommodate new pedestrian demand. Overall, the proposed project would not result in significant adverse impacts to traffic and parking or transit and pedestrians.
10. As there would be fewer than 50 vehicle trips per hour generated at a single intersection by the proposed project, there would be no significant adverse impacts from traffic emissions. Likewise, the analysis for the proposed heating and hot water system determined that there would be no significant adverse impacts from stationary sources. Therefore, there would be no significant adverse impacts on air quality as a result of the proposed project.
11. The proposed project would not generate traffic such that it would affect noise levels. Aside from open air passageways that are part of the Pier 17 Building design, the proposed project would provide sufficient attenuation to achieve acceptable interior noise levels based on CEQR criteria. While noise levels in the newly created open spaces would be greater than the 55 dB(A) L₁₀₍₁₎ CEQR guideline, they would nonetheless be comparable to other open spaces and parks around New York City. The building mechanical systems would be designed to meet all applicable noise regulations and to avoid producing levels that would result in any significant increase in ambient noise levels. Sound levels associated with events at the Pier 17 rooftop flexible event space would be comparable to those of the open-air concerts that already take place on the Pier 17 apron and in the outdoor space to the north of the existing building. Overall, there would be no significant adverse noise impacts as a result of the proposed project.
12. The overall construction duration of the proposed project would be short-term (less than two years), with most of the activities occurring on Pier 17 and its apron. While there would be demolition, the proposed project would not require excavation or foundations, which often generate the highest levels of noise and air emissions. In addition, the proposed buildings would use the existing foundations, and no pile driving would be required. Barges would also be used to deliver materials directly to the materials storage area on the north side of the pier, which would reduce the number of delivery trucks coming to the site. No significant adverse impacts to transportation, air, noise, or other technical areas are anticipated to result from construction of the proposed project. As with any construction project, there would be localized, temporary disruptions due to construction activity. However, the proposed project would not result in significant adverse impacts during construction.
13. No other significant effects upon the environment that would require the preparation of an Environmental Impact Statement are foreseeable.

This Negative Declaration was prepared in accordance with Article 8 of the New York State Environmental Conservation Law.

/s/
Robert R. Kulikowski, Ph. D.
Assistant to the Mayor

August 28, 2012
Date