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# THE CITY RECORD

Official Journal of The City of New York

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## THE CITY RECORD

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## PUBLIC HEARINGS AND MEETINGS

*See Also: Procurement; Agency Rules*

### BOROUGH PRESIDENT - BROOKLYN

#### ■ PUBLIC HEARINGS

**NOTICE IS HEREBY GIVEN** that, pursuant to Section 197-c and Section 201 of the New York City Charter, the Brooklyn Borough President will hold a ULURP hearing on the matters below in person, at **6:00 P.M.** on Wednesday, **May 7, 2025**, in the Borough Hall



Courtroom, 209 Joralemon Street. The meeting will be recorded for public transparency.

Members of the public may watch a livestream of the hearing on WebEx at: <https://nycbp.webex.com/nycbp/j.php?MTID=meacc6aa1e3a42b73dec7d383cc5da28>.

Meeting number (access code): 2344 945 8785  
Meeting password: EDsWRjPE632

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

Testimony at the hearing is limited to 2 minutes, unless extended by the Chair. Pre-registration is not required. Testimony will only be accepted in person or in writing. For timely consideration, written comments must be submitted to [testimony@brooklynbp.nyc.gov](mailto:testimony@brooklynbp.nyc.gov) no later than Friday, May 9th, 2025.

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

The following agenda items will be heard:

- 347 Flushing Avenue**  
A zoning map amendment from M1-2 to M1-5 and R7-1/C2-4 to facilitate a new commercial and community facility eight-story development and legalize an existing non-conforming residential use, and a zoning text amendment to modify and add a new MIH area by private applicant Flushing Condo Holdings LLC at 347 Flushing Avenue in the Williamsburg neighborhood, Community District 1, Brooklyn.
- 1946 East 7th Street Rezoning**  
A zoning map amendment (R5 to R6A and R7A) and zoning text amendment to modify the boundaries of the Special Ocean Parkway District and Appendix F to designate a new MIH area to facilitate a new seven-story mixed-use building,

containing approx. 35,787 zsf of residential floor area (53 DUs, 100% affordable senior housing) and approx. 2,292 sf of community facility, is being sought by private applicant Ahi Ezer Expansion Fund Inc. at 1946 East 7th Street in Homecrest, Community District 15, Brooklyn.

Accessibility questions: Corina Lozada, corina.lozada@brooklynbp.nyc.gov, by: Friday, May 2, 2025, 6:00 P.M.



my1-7

CITY PLANNING COMMISSION

PUBLIC HEARINGS

The City Planning Commission will hold a public hearing accessible both in-person and remotely via the teleconferencing application Zoom, at 10:00 A.M. Eastern Daylight Time, on Wednesday, May 7, 2025, regarding the calendar items listed below. The public hearing will be held in person in the NYC City Planning Commission Hearing Room, Lower Concourse, 120 Broadway, New York, NY. Anyone attending the meeting in-person is encouraged to wear a mask.

The meeting will be live streamed through Department of City Planning's (DCP's) website and accessible from the following webpage, which contains specific instructions on how to observe and participate, as well as materials relating to the meeting: https://www.nyc.gov/site/nycengage/events/city-planning-commission-public-meeting/481476/1

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

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

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

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

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

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

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

BOROUGH OF BROOKLYN
Nos. 1 & 2
47 HALL STREET
No. 1

CD 2 C 250050 ZMK
IN THE MATTER OF an application submitted by RXR 9-47 Hall Street Owner LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 12d:

- 1. changing from an M1-2 District to an M1-5 District property bounded by a line perpendicular to the easterly street line of Hall Street distant 220 feet southerly (as measured along the street line) from the point of intersection of the easterly street line of Hall Street and the southerly street line of Flushing Avenue, a line midway between Hall Street and Ryerson Street, a line perpendicular to the easterly street line of Hall Street distant 120 feet northerly (as measured along the street line) from the point of intersection of the easterly street line of Hall Street and the northerly street line of Park Avenue, and Hall Street;
2. changing from an M1-2 District to an M1-6A/R8 District property bounded by Flushing Avenue, Ryerson Street, Park Avenue (southerly portion), Hall Street, a line perpendicular to the easterly street line of Hall Street distant 120 feet northerly (as measured along the street line) from the point of intersection of the easterly street line of Hall Street and the northerly street line

of Park Avenue, a line midway between Hall Street and Ryerson Street, a line perpendicular to the easterly street line of Hall Street distant 220 feet southerly (as measured along the street line) from the point of intersection of the easterly street line of Hall Street and the southerly street line of Flushing Avenue, and Hall Street; and

- 3. establishing a Special Mixed Use District (MX-27) bounded by Flushing Avenue, Ryerson Street, Park Avenue (southerly portion), Hall Street, a line perpendicular to the easterly street line of Hall Street distant 120 feet northerly (as measured along the street line) from the point of intersection of the easterly street line of Hall Street and the northerly street line of Park Avenue, a line midway between Hall Street and Ryerson Street, a line perpendicular to the easterly street line of Hall Street distant 220 feet southerly (as measured along the street line) from the point of intersection of the easterly street line of Hall Street and the southerly street line of Flushing Avenue, and Hall Street;

as shown on a diagram (for illustrative purposes only) dated January 21, 2025, and subject to the conditions of CEQR Declaration E-831.

No. 2
CD 2 N 250051 ZRK

IN THE MATTER OF an application submitted by RXR 9-47 Hall Street Owner LLC, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York to amend Article XII, Chapter 3 (Special Mixed Use District) for the purpose of establishing a new Special Mixed Use District and amending APPENDIX F, for the purpose of establishing a Mandatory Inclusionary Housing area.

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

\* \* \*

ARTICLE XII
SPECIAL PURPOSE DISTRICTS

Chapter 3
Special Mixed Use District

\* \* \*

123-90
Special Mixed Use Districts Specified

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

\* \* \*

#Special Mixed Use District# - 25 (10/27/22)
Gowanus, Brooklyn

The #Special Mixed Use District# - 25 is established in Gowanus in Brooklyn as indicated on the #zoning maps#.

#Special Mixed Use District# - 27 [date of adoption]
Wallabout, Brooklyn

The #Special Mixed Use District# - 27 is established in Wallabout in Brooklyn as indicated on the #zoning maps#.

\* \* \*

APPENDIX F

Mandatory Inclusionary Housing Areas and former
Inclusionary Housing Designated Areas

\* \* \*

BROOKLYN

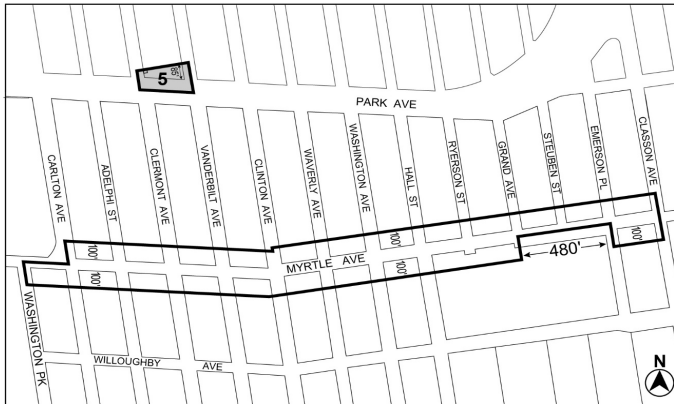
\* \* \*

Brooklyn Community District 2

\* \* \*

Map 1 – [date of adoption]

[EXISTING MAP]

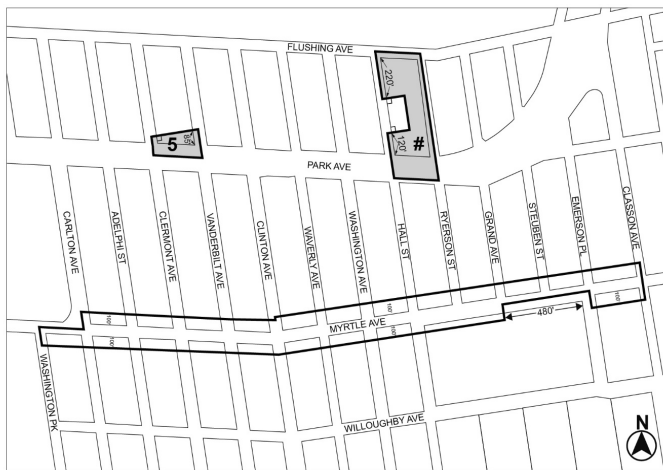


- Inclusionary Housing designated area
  - Mandatory Inclusionary Housing Program Area *see Section 23-154(d)(3)*
- Area 5 – 9/26/18 MIH Program Option 1 and Deep Affordability Option

Portion of Community District 2, Brooklyn

\* \* \*

[PROPOSED MAP]



- Former Inclusionary Housing designated area
  - Mandatory Inclusionary Housing area
- Area 5 — 9/26/18 MIH Option 1 and Option 3  
 Area # — [date of adoption] MIH Option 1 and Option 2

Portion of Community District 2, Brooklyn

\* \* \*

**BOROUGH OF MANHATTAN**

**Nos. 3 through 6**

**CARMEN VILLEGAS APARTMENTS – SENIOR HOUSING  
 No. 3**

**CD 11** **N 250147 ZRM**  
**IN THE MATTER OF** an application submitted by NYC Department of Housing Preservation and Development, Ascendant Neighborhood Development, Urban Builders Collaborative and Xylem Projects, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area.

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

\* \* \*

**APPENDIX F**

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

**MANHATTAN**

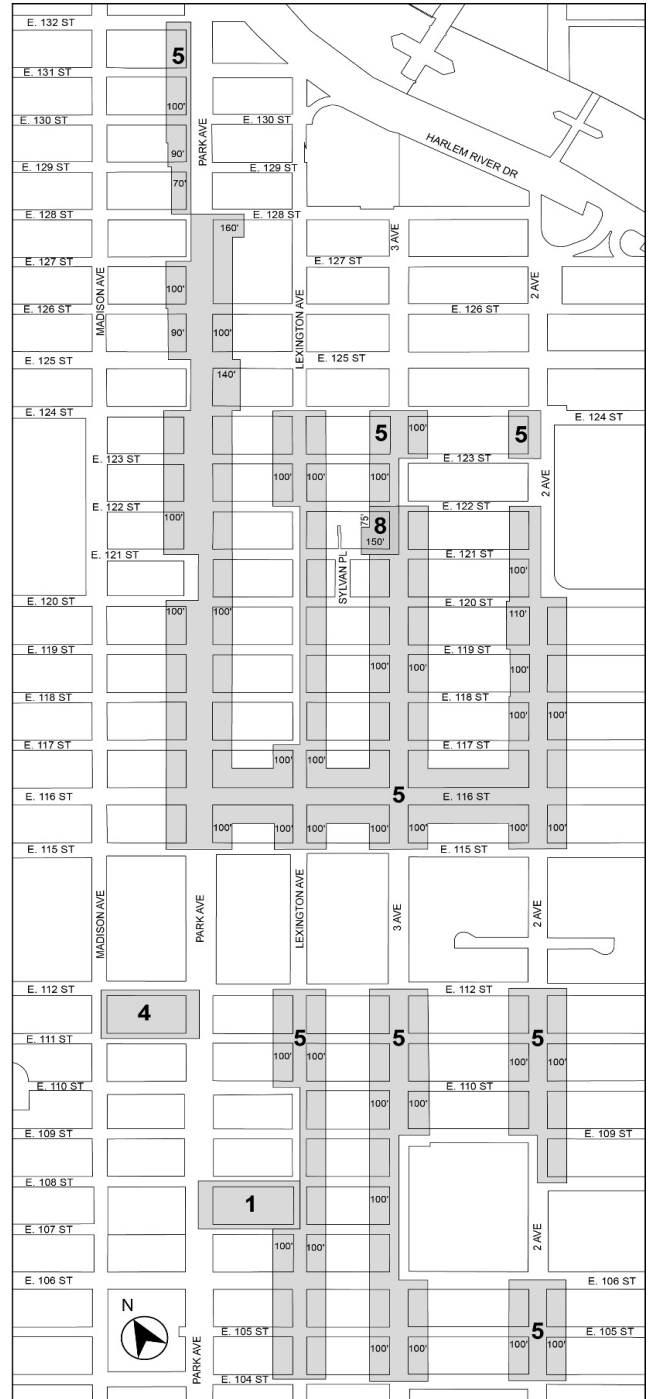
\* \* \*

**Manhattan Community District 11**

\* \* \*

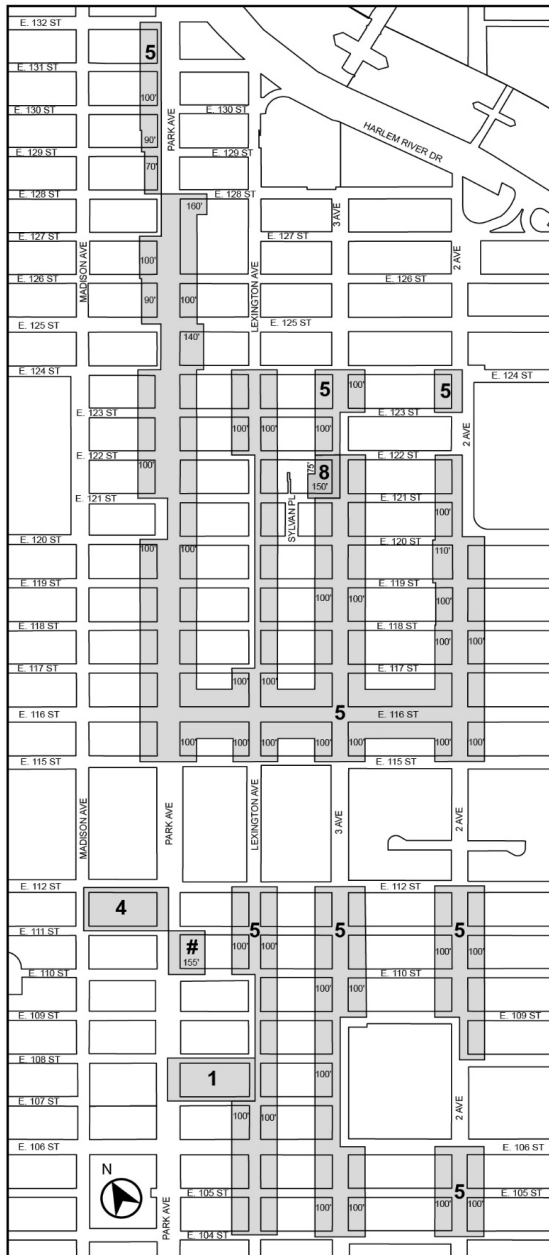
Map 5 – [date of adoption]

[EXISTING MAP]



- Mandatory Inclusionary Housing Program Area *see Section 23-154(d)(3)*
- Area 1 – 11/29/16 MIH Program Option 1  
 Area 4 – 11/30/17 MIH Program Option 1 and Deep Affordability Option  
 Area 5 – 11/30/17 MIH Program Option 1 and Deep Affordability Option  
 Area 8 – 2/8/24 MIH Program Option 1 and Deep Affordability Option

[PROPOSED MAP]



Mandatory Inclusionary Housing area  
 Area 1 – 11/29/16 MIH Program Option 1  
 Area 4 – 11/30/17 MIH Program Option 1 and Option 3  
 Area 5 – 11/30/17 MIH Program Option 1 and Option 3  
 Area 8 – 2/8/24 MIH Program Option 1 and Option 3  
 Area # – [date of adoption] MIH Program Option 1 and Option 2

Portion of Community District 11, Manhattan

\* \* \*

No. 4

CD 11 C 250148 ZMM

**IN THE MATTER OF** an application submitted by NYC Department of Housing Preservation and Development, Ascendant Neighborhood Development Corporation, Urban Builders Collaborative, and Xylem Projects pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 6b:

- changing from an R7-2 District to an R9-1 District property bounded by East 111<sup>th</sup> Street, a line 155 feet easterly of Park Avenue, a line midway between East 111<sup>th</sup> Street and East 110<sup>th</sup> Street, a line 100 feet easterly of Park Avenue, East 110<sup>th</sup> Street,

and the westerly boundary line of the New York Central Railroad Right-of-Way; and

- changing from an R7B District to an R9-1 District property bounded by a line midway between East 111<sup>th</sup> Street and East 110<sup>th</sup> Street, a line 155 feet easterly of Park Avenue, East 110<sup>th</sup> Street, and a line 100 feet easterly of Park Avenue;

as shown on a diagram (for illustrative purposes only) dated February 3, 2025, and subject to the conditions of CEQR Declaration E-808.

No. 5

CD 11 C 250149 PPM

**IN THE MATTER OF** an application submitted by the New York City Department of Housing Preservation and Development (HPD) pursuant to Section 197-c of the New York City Charter, for the disposition of city-owned property located at East 110th Street (Block 1638, p/o Lot 1) to facilitate the development of a mixed-use building containing approximately 210 income-restricted housing units, community facility and commercial space, Borough of Manhattan, Community District 11.

No. 6

CD 11 C 250150 PQM

**IN THE MATTER OF** an application submitted by the Department of Housing Preservation and Development pursuant to Section 197-c of the New York City Charter, for the acquisition of property located at East 110th Street (Block 1638, p/o Lot 1) to facilitate the development of a mixed-use building containing approximately 210 income-restricted housing units, community facility and commercial space, Borough of Manhattan, Community District 11.

Nos. 7 and 8

MIDTOWN SOUTH MIXED-USE PLAN (MSMX)

No. 7

CDs 4 & 5 C 250185 ZMM

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

- eliminating a Special Midtown District (MiD) bounded by a line midway between West 41<sup>st</sup> Street and West 40<sup>th</sup> Street, 7<sup>th</sup> Avenue - Fashion Avenue, West 40<sup>th</sup> Street, and Eighth Avenue;
- eliminating a Special Garment Center District (GC) bounded by West 40<sup>th</sup> Street, 7<sup>th</sup> Avenue - Fashion Avenue, West 38<sup>th</sup> Street, Broadway, West 35<sup>th</sup> Street, 7<sup>th</sup> Avenue - Fashion Avenue, a line midway between West 35<sup>th</sup> Street and West 34<sup>th</sup> Street, Eighth Avenue, West 35<sup>th</sup> Street, a line 100 feet easterly of Ninth Avenue, West 39<sup>th</sup> Street, and Eighth Avenue;
- changing from an M1-6 District to an M1-8A/R11 District property bounded by West 29<sup>th</sup> Street, a line 125 feet westerly of Avenue of the Americas, a line midway between West 24<sup>th</sup> Street and West Twenty-Third Street, a line 100 feet easterly of Seventh Avenue, West 25<sup>th</sup> Street, Seventh Avenue, and 7<sup>th</sup> Avenue - Fashion Avenue;
- changing from an M1-6 District to an M1-8A/R12 District property bounded by:
  - West 31<sup>st</sup> Street, a line 100 feet westerly of Fifth Avenue, West 26<sup>th</sup> Street, a line 100 feet southwestwesterly of Broadway, West 25<sup>th</sup> Street, a line 275 feet westerly of Fifth Avenue, West Twenty-Third Street, a line 100 feet easterly of Avenue of the Americas, a line midway between West 24<sup>th</sup> Street and West Twenty-Third Street, a line 150 feet easterly of Avenue of the Americas, West 28<sup>th</sup> Street, and a line 125 feet easterly of Avenue of the Americas;
  - West 29<sup>th</sup> Street, 7<sup>th</sup> Avenue - Fashion Avenue, West 28<sup>th</sup> Street, and a line 100 feet westerly of 7<sup>th</sup> Avenue - Fashion Avenue;
- changing from an M1-6 District to an M1-9A/R12 District property bounded by:
  - a line midway between West 41<sup>st</sup> Street and West 40<sup>th</sup> Street, 7<sup>th</sup> Avenue - Fashion Avenue, West 38<sup>th</sup> Street, Broadway, West 35<sup>th</sup> Street, 7<sup>th</sup> Avenue - Fashion Avenue, a line midway between West 35<sup>th</sup> Street and West 34<sup>th</sup> Street, Eighth Avenue, West 35<sup>th</sup> Street, a line 100 feet westerly of Eighth Avenue, West 39<sup>th</sup> Street, and Eighth Avenue;
  - a line midway between West 40<sup>th</sup> Street and West 39<sup>th</sup> Street, a line 200 feet westerly of Fifth Avenue, West 39<sup>th</sup> Street, a line 150 feet westerly of Fifth Avenue, West 35<sup>th</sup> Street, and a line 150 feet easterly of Avenue of the Americas; and

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

Borough of the Manhattan, Community Districts 4 and 5, as shown on a diagram (for illustrative purposes only) dated January 21, 2025, and subject to the conditions of CEQR Declaration E-830.

No. 8

**CDs 4 & 5** **N 250186 ZRM**  
**IN THE MATTER OF** an application submitted by NYC Department of City Planning, pursuant to Section 201 of the New York City Charter, to amend various sections of the Zoning Resolution of the City of New York relating to the establishment of the Special Midtown South Mixed Use District (Article XII, Chapter 1), the elimination of the Special Garment Center District (Article XII, Chapter 1) and amending other related provisions, including APPENDIX F, for the purpose of establishing a Mandatory Inclusionary Housing area.

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

**ARTICLE I**  
**GENERAL PROVISIONS**

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

\* \* \*

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

\* \* \*

**11-12**  
**Establishment of Districts**

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

\* \* \*

**11-122**  
**Districts established**

[SPECIAL GARMENT CENTER (GC) DISTRICT REMOVED AND SPECIAL MIDTOWN SOUTH MIXED USE DISTRICT (MSX) ESTABLISHED]

\* \* \*

Special Purpose Districts

\* \* \*

Establishment of the Special Forest Hills District

In order to carry out the special purposes of this Resolution as set forth in Article VIII, Chapter 6, the Special Forest Hills District is hereby established.

Establishment of the Special Garment Center District

~~In order to carry out the special purposes of this Resolution as set forth in Article XII, Chapter 1, the Special Garment Center District is hereby established.~~

Establishment of the Special Governors Island District

In order to carry out the special purposes of this Resolution, as set forth in Article XIII, Chapter 4, the Special Governors Island District is hereby established.

\* \* \*

Establishment of the Special Midtown District

In order to carry out the special purposes of this Resolution as set forth in Article VIII, Chapter 1, the Special Midtown District is hereby established.

Establishment of the Special Midtown South Mixed Use District

In order to carry out the special purposes of this Resolution as set forth in Article XII, Chapter 1, the #Special Midtown South Mixed Use District# is hereby established.

Establishment of the Special Mixed Use District

In order to carry out the special purposes of this Resolution as set forth in Article XII, Chapter 3, the Special Mixed Use District is hereby established.

\* \* \*

**Chapter 2**  
**Construction of Language and Definitions**

\* \* \*

**12-10**  
**DEFINITIONS**

[SPECIAL GARMENT CENTER (GC) DISTRICT REMOVED AND SPECIAL MIDTOWN SOUTH MIXED USE DISTRICT (MSX) ADDED TO DEFINITIONS]

\* \* \*

Special Garment Center District

~~The "Special Garment Center District" is a Special Purpose District designated by the letters "GC" in which special regulations set forth in Article XII, Chapter 1, apply.~~

\* \* \*

The "Special Midtown District" is a Special Purpose District designated by the letters "MiD" in which special regulations set forth in Article VIII, Chapter 1, apply.

Special Midtown South Mixed Use District

The "Special Midtown South Mixed Use District" is a Special Purpose District designated by the letters "MSX" in which special regulations set forth in Article XII, Chapter 1, apply.

The "Special Mixed Use District" is a Special Purpose District designated by the letters "MX" in which special regulations set forth in Article XII, Chapter 3, apply. The Special Mixed Use District appears on the zoning maps superimposed on paired M1 and Residence Districts, and its regulations supplement or modify those of the M1 and Residence Districts. The Special Mixed Use District includes any district that begins with the letters "MX."

\* \* \*

**ARTICLE I**  
**GENERAL PROVISIONS**

**Chapter 5**  
**Residential Conversion within Existing Buildings**

\* \* \*

15-00  
GENERAL PURPOSES

\* \* \*

15-02  
General Provisions

15-021  
Special use regulations

[REMOVED AREAS SUBSUMED BY DISTRICT BOUNDARIES TO ALIGN WITH MSX PROPOSAL]

(a) In M1-5 and M1-6 Districts located within the rectangle formed by West 23rd Street, Fifth Avenue, West 31st Street and Eighth Avenue West 31st Street, Eighth Avenue, West 30th Street, and Sixth Avenue, no new #dwelling units# shall be permitted. However, #dwelling units# which the Chairperson of the City Planning Commission determines were occupied on September 1, 1980, shall be a permitted #use# provided that a complete application for a determination of occupancy is filed by the owner of the #building# or the occupant of a #dwelling unit# in such #building# not later than June 21, 1983. For the purposes of Article 7C of the New York State Multiple Dwelling Law, such a determination of #residential# occupancy on September 1, 1980, shall be deemed to permit #residential use# as-of-right for such #dwelling units#.

All #dwelling units# permitted pursuant to this paragraph (a) shall be required to comply with the requirements of Section 15-024 (Special bulk regulations for certain pre-existing dwelling units and joint living-work quarters for artists) where applicable.

Where the Chairperson of the City Planning Commission has determined that #floor area# was occupied as #dwelling units# on September 1, 1980, and where such #dwelling units# are located in a #building# which, on the date of application to the Department of City Planning under the provisions of this Section, also has #floor area# which is occupied by #referenced commercial and manufacturing uses#, the Chairperson may permit that any #floor area# in the #building# be used for #dwelling units# provided that:

- (1) the total amount of #floor area# to be used for #dwelling units# does not exceed the amount of #floor area# occupied as #dwelling units# on September 1, 1980;
- (2) #referenced commercial and manufacturing uses# located on #floor area# to be used for #dwelling units# that has been offered a new or amended lease within the #building#, with a minimum term of two years from the date of application, at a fair market rental for the same amount of #floor area# previously occupied, and such lease is not subject to cancellation by the landlord;
- (3) any #residential# tenant who occupied a #dwelling unit# shall be relocated to a #dwelling unit# within the #building# with a #floor area# equal to not less than 95 percent of the amount of #floor area# in the #dwelling unit# previously occupied; and
- (4) as a result of such action by the Chairperson, #residential uses# will be located on #stories# above #manufacturing# #uses#.

(b) In M1-6 Districts located within the rectangle formed by West 35th Street, Fifth Avenue, West 40th Street and Sixth Avenue, no #dwelling units# shall be permitted, except that:

- (1) #dwelling units# which the Chairperson determines were occupied on May 18, 1981, shall be a permitted #use# provided that a complete application to permit such #use# is filed by the owner of the #building# or the occupant of the #dwelling unit# not later than June 21, 1983. For the purposes of Article 7C of the New York State Multiple Dwelling Law, such a determination of #residential# occupancy shall be deemed to permit #residential use# as-of-right for such #dwelling unit#.
- (2) in any #building# for which an alteration application for conversion of #floor area# used for non-#residential use# to #dwelling units# or for an #extension# or minor #enlargement# of existing #residential use#, was filed prior to May 18, 1981, #dwelling units# shall be permitted, provided that such alterations shall comply with the regulations in effect on the date of such filing. The right to convert to #dwelling units# or #extend# or #enlarge# existing #residential use# pursuant to the provisions of this paragraph (b) shall expire one year from July 23, 1981,

unless a temporary or permanent certificate of occupancy has been issued.

\* \* \*

ARTICLE IV  
MANUFACTURING DISTRICT REGULATIONS

Chapter 2  
Use Regulations

\* \* \*

42-30  
SPECIAL PROVISIONS APPLICABLE TO CERTAIN AREAS AND DISTRICTS

\* \* \*

42-31  
Special Regulations Applicable to Certain Districts

\* \* \*

42-314  
Use regulations in certain M1-1, M1-5 and M1-6 Districts

[REMOVED AREAS SUBSUMED BY DISTRICT BOUNDARIES TO ALIGN WITH MSX PROPOSAL]

(a) In the M1-1 District bounded by 95th Avenue, 148th Street, 97th Avenue and 147th Place in Community District 12 in the Borough of Queens, the #use# regulations of an M1 District shall apply, except that #residential use# is allowed subject to the #bulk# regulations of Section 43-01 (Applicability of This Chapter) and the #accessory# off-street parking regulations of Section 44-024 (Applicability of regulations in an M1-1 District in Community District 12 in the Borough of Queens).

(b) In M1-5 and M1-6 Districts, except for M1-6D Districts, located within the rectangle formed by West 23rd Street, Fifth Avenue, West 31st Street, and Eighth Avenue West 31st Street, Eighth Avenue, West 30th Street, and Sixth Avenue, no new #dwelling units# shall be permitted. However, #dwelling units# which the Chairperson of the City Planning Commission determines were occupied on September 1, 1980, shall be a permitted #use# provided that a complete application to permit such #use# is filed by the owner of the #building# or the occupant of a #dwelling unit# in such #building# not later than June 21, 1983.

Such #dwelling units# shall comply with the requirements of Section 15-024 (Special bulk regulations for certain pre-existing dwelling units and joint living-work quarters for artists). For the purposes of Article 7C of the New York State Multiple Dwelling Law, such a determination of #residential# occupancy on September 1, 1980, shall be deemed to permit #residential use# as-of-right for such #dwelling units#.

(c) In M1-6 Districts located within the rectangle formed by West 35th Street, Fifth Avenue, West 40th Street and Sixth Avenue, no #dwelling units# shall be permitted, except that:

- (1) #dwelling units# which the Chairperson of the City Planning Commission determines were occupied on May 18, 1981, shall be a permitted #use# provided that a complete application to permit such #use# is filed by the owner of the #building# or the occupant of the #dwelling unit# not later than June 21, 1983. For the purposes of Article 7C of the New York State Multiple Dwelling Law, such a determination of #residential# occupancy shall be deemed to permit #residential use# as-of-right for such #dwelling unit#;
- (2) in any #building# for which an alteration application for #conversion# of #floor area# used for non-#residential use# to #dwelling units# or for an #extension# or minor #enlargement# of existing #residential use#, was filed prior to May 18, 1981, #dwelling units# shall be permitted, provided that such alterations shall comply with the regulations in effect on the date of such filing. The right to #convert# to #dwelling units# or #extend# or #enlarge# existing #residential use# pursuant to the provisions of this Section shall expire one year from July 23, 1981, unless a temporary or permanent certificate of occupancy has been issued; and
- (3) in M1-6D Districts, #residential use# shall be permitted as-of-right subject to the #use# regulations set forth in Section 42-312 (Use regulations in M1-6D Districts).

\* \* \*

Chapter 3  
Bulk Regulations

\* \* \*

43-40
HEIGHT AND SETBACK REGULATIONS

\* \* \*

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

[REMOVED M1-6 SETBACK REQUIREMENTS TO ALIGN WITH MSX PROPOSAL]

M1 M2 M3

In all districts, other than districts with an A suffix, the front wall or any other portion of a #building or other structure# is located at the #street line# or within the #initial setback distance# as set forth in the table in this Section...

The regulations of this Section shall apply, except as otherwise provided in Sections 43-42 (Permitted Obstructions), 43-44 (Alternate Front Setbacks) or 43-45 (Tower Regulations). In M1-1 Districts, for #community facility buildings#, the maximum height of a front wall shall be 35 feet or three #stories#, whichever is less...

For #zoning lots# in M1-6 Districts that are both within 100 feet of the western #street line# of Seventh Avenue and between West 28th and West 30th Streets in the Borough of Manhattan, the following #street wall# regulations shall apply to #street# frontages not occupied by a #public plaza#.

\* \* \*

ARTICLE VI
SPECIAL REGULATIONS APPLICABLE TO CERTAIN AREAS

Chapter 6
Special Regulations Applying Around Mass Transit Stations

\* \* \*

66-10
GENERAL PROVISIONS

66-11
Definitions

[SPECIAL GARMENT CENTER (GC) DISTRICT REMOVED AND SPECIAL MIDTOWN SOUTH MIXED USE DISTRICT (MSX) ADDED TO CENTRAL BUSINESS DISTRICTS APPLICABILITY]

For purposes of this Chapter, matter in italics is defined in Section 12-10 (DEFINITIONS) and in this Section, except where explicitly stated otherwise in individual provisions in this Chapter.

\* \* \*

Central Business Districts

For the purposes of this Chapter, "Central Business Districts" shall refer to #Special Midtown District#, #Special Hudson Yards District#, #Special Lower Manhattan District#, #Special Downtown Brooklyn District#, #Special Long Island City Mixed Use District# or #Special Garment Center District#.

\* \* \*

ARTICLE VII
ADMINISTRATION

Chapter 3

Special Permits by the Board of Standards and Appeals

\* \* \*

73-60
MODIFICATIONS OF BULK REGULATIONS

\* \* \*

73-62
Modification of Bulk Regulations for Buildings Containing Residences

\* \* \*

73-62A
Modification of Affordable Housing Fund payment options in the SoHo NoHo Mixed Use District and the Special Midtown South Mixed Use District

[ADDING APPLICABILITY FOR SPECIAL MIDTOWN SOUTH MIXED USE DISTRICT]

Within the #Special SoHo-NoHo Mixed Use District# and the #Special Midtown South Mixed Use District#, for #conversions# from non-#residential# to #residential use# in #buildings# existing prior to December 15, 2021, that are not otherwise subject to paragraph (a)(3) (v) of Section 27-131 (Mandatory Inclusionary Housing), the Board of Standards and Appeals may permit a contribution to the #affordable housing fund# pursuant to such paragraph to satisfy the requirements of paragraph (a)(3), inclusive, of such Section, provided that the Board finds that:

- (a) the configuration of the #building# imposes constraints, including, but not limited to, deep, narrow or otherwise irregular #building# floorplates, limited opportunities to locate #legally required windows#, or pre-existing locations of vertical circulation or structural column systems, that would create practical difficulties in reasonably configuring the required #affordable floor area# into a range of apartment sizes and bedroom mixes serving a number of lower-income residents comparable to what such quantity of #affordable floor area# would serve in a more typical configuration...
(b) the practical difficulties existed on December 15, 2021.

For the purposes of this Section, defined terms include those set forth in Sections 12-10 and 27-11.

A copy of each application to the Board for a special permit under the provisions of this Section shall be provided by the applicant to the Department of Housing Preservation and Development concurrently with its submission to the Board.

The Board may prescribe such conditions and safeguards as it deems necessary to minimize adverse effects upon the surrounding area and the community at large.

\* \* \*

Chapter 4
Special Permits by the City Planning Commission

\* \* \*

74-80
ADDITIONAL PERMITS

\* \* \*

74-85
Covered Pedestrian Space

[ADDING APPLICABILITY FOR SPECIAL MIDTOWN SOUTH MIXED USE DISTRICT (MSX) AND CERTAIN M1-A DISTRICTS]

C4-7 C5-2 C5-3 C5-4 C5-5 C6-4 C6-5 C6-6 C6-7 C6-8 C6-9 C6-11 C6-12 M1-6A M1-7A M1-8A M1-9A

In the districts indicated and in the #Special Midtown South Mixed Use District#, the City Planning Commission may permit #floor area# bonuses for #covered pedestrian space# in accordance with the provisions of Sections 74-851 through 74-853, inclusive.

74-851
Floor area bonus for covered pedestrian space

[REMOVING 12.0 FAR RESTRICTION; ADDING M1-A DISTRICT APPLICABILITY]

For the #development# or #enlargement# of a #commercial#, #community facility# or #mixed building#, for each square foot of #covered pedestrian space# provided on a #zoning lot#, the total #floor

area# permitted on that #zoning lot# under the provisions of Section 33-12 (Maximum Floor Area Ratio) or Section 43-132 (Floor area regulations in M1 Districts with an A suffix), as applicable, may be increased as set forth in the following table:

**PERMITTED ADDITIONAL FLOOR AREA PER SQUARE FOOT OF COVERED PEDESTRIAN SPACE**

District	Basic (in square feet)	Maximum (in square feet)
C5-3 C5-5 C6-6 C6-7 C6-9 C6-11 C6-12 <u>M1-8A M1-9A</u>	11	14
C4-7 C5-2 C5-4 C6-4 C6-5 C6-8 <u>M1-6A M1-7A</u>	8	11

In no event shall the resulting #floor area ratio# exceed the amount set forth in Section 33-12 the underlying provisions by more than 20 percent. Any #floor area# bonus earned by providing a #covered pedestrian space# may be applied to increase the #residential# #floor area# of a #mixed building#, provided the maximum #floor area ratio# for the #residential# portion does not exceed 12.0.

Any portion of the #covered pedestrian space# that is within 10 feet of a #street line# or #lot line# and that is extended along such #street line# or #lot line# on either side of an entrance to it from an adjoining #street#, #arcade#, #publicly accessible open area#, #court#, #yard# or other #covered pedestrian space#, may receive only that #floor area# bonus accorded to an #arcade#.

\* \* \*

**ARTICLE VIII  
SPECIAL PURPOSE DISTRICTS**

**Chapter 1  
Special Midtown District**

\* \* \*

**81-20  
BULK REGULATIONS**

**81-21  
Floor Area Ratio Regulations**

\* \* \*

**81-211  
Maximum floor area ratio for non-residential or mixed buildings**

[REMOVE MENTION OF M1-6 FROM CHART]

- (a) For #non-residential buildings# or #mixed buildings#, the basic maximum #floor area ratio# of the underlying districts shall apply as set forth in this Section.
- (b) In the #Special Midtown District#, the basic maximum #floor area ratio# on any #zoning lot# may be increased by bonuses or other #floor area# allowances only in accordance with the provisions of this Chapter, and the maximum #floor area ratio# with such additional #floor area# allowances shall in no event exceed the amount set forth for each underlying district in the following table:

**MAXIMUM FLOOR AREA ALLOWANCES FOR SPECIFIED FEATURES AND MAXIMUM FLOOR AREA RATIOS BY DISTRICTS**

Means for Achieving Permitted FAR Levels on a #Zoning Lot#	Maximum #Floor Area Ratio# (FAR)				
	C5P	C6-4 C6-5 M1-6	C5-2.5 C6-4.5 C6-5.5 C6-6.5	C6-7T	C5-3 C6-6 C6-7
A. Basic Maximum FAR	8.0	10.0	12.0	14.0	15.0
B. Maximum As-of-Right #Floor Area# Allowances: #Public plazas# - Section 81-23	—	1.0 <sup>1,2</sup>	1.0 <sup>1,3</sup>	—	1.0 <sup>2</sup>

C. Maximum Total FAR with As-of-Right Incentives	8.0	11.0 <sup>1,2,6</sup>	13.0 <sup>1,3</sup>	14.0	16.0
D. Maximum District-wide #Floor Area# Allowances: #Mass Transit Station# - Section 66-51	1.6 <sup>5</sup>	2.0 <sup>5</sup>	2.4	2.8	3.0
E. Maximum Total FAR with District-wide and As-of-Right Incentives	9.6	12.0	14.4	16.8	18.0
F. Maximum #Floor Area# Allowances in Penn Center Subdistrict: #Mass Transit Station# Improvement - Section 81-541	—	2.0	—	—	3.0
G. Maximum Total FAR with As-of-Right, District-wide and Penn Center Subdistrict Incentives	—	12.0	—	—	18.0
H. Maximum As-of-Right #Floor Area# Allowances in Theater Subdistrict:					
Development rights (FAR) of a "granting site" - Section 81-744	—	10.0	12.0	14.0	15.0
Maximum amount of transferable development rights (FAR) from "granting sites" that may be utilized on a "receiving site" - Section 81-744(a)	—	2.0	2.4	2.8	3.0
I. Maximum Total FAR with As-of-Right #Floor Area# Allowances in Theater Subdistrict	—	12.0	14.4	16.8	18.0
J. Maximum #Floor Area# Allowances by Authorization in Eighth Avenue Corridor - Section 81-744(b)	—	2.4	—	—	—
K. Maximum Total FAR with As-of-Right and Theater Subdistrict Authorizations	—	14.4	14.4	16.8	18.0
L. Maximum Special Permit #Floor Area# Allowances in Theater Subdistrict: Rehabilitation of "listed theaters" Section 81-745	—	4.4	2.4	2.8	3.0
M. Maximum Total FAR with Theater Subdistrict, District-wide and As-of-Right Incentives	9.6	14.4 <sup>7</sup>	14.4	16.8	18.0



N. Maximum FAR of Lots Involving Landmarks:					
Maximum FAR of a lot containing non-bonusable landmark - Section 74-711 or as-of-right	8.0	10.0	12.0	14.0	15.0
Development rights (FAR) of a landmark lot for transfer purposes - Section 75-42	8.0	10.0	13.0 <sup>4</sup>	14.0	16.0
Maximum amount of transferable development rights (FAR) from a landmark #zoning lot# that may be utilized on a #receiving lot# - Section 75-42	1.6	2.0	2.4	No Limit	No Limit
O. Maximum Total FAR of a Lot with Transferred Development Rights from Landmark #Zoning Lot#, Theater Subdistrict Incentives, District-wide Incentives and As-of Right Incentives	9.6	14.4 <sup>7</sup>	14.4	No Limit	No Limit

- <sup>1</sup> Not available for #zoning lots# located wholly within Theater Subdistrict Core
- <sup>2</sup> Not available within the Eighth Avenue Corridor
- <sup>3</sup> Not available within 100 feet of a #wide street# in C5-2.5 Districts
- <sup>4</sup> 12.0 in portion of C6-5.5 District within the Theater Subdistrict Core
- <sup>5</sup> For #zoning lots# with #qualifying affordable housing# or #qualifying senior housing#, the permitted #floor area# bonus shall be calculated in accordance with Section 66-51 (Additional Floor Area for Mass Transit Station Improvements)
- <sup>6</sup> 12.0 for #zoning lots# with full #block# frontage on Seventh Avenue and frontage on West 34th Street, pursuant to Section 81-542 (Retention of floor area bonus for plazas or other public spaces)
- <sup>7</sup> For #zoning lots# utilizing a #floor area# bonus pursuant to Section 66-51, such maximum #floor area ratio# shall only be permitted with the provision of #qualifying affordable housing# or #qualifying senior housing#.

\* \* \*

**81-70 SPECIAL REGULATIONS FOR THEATER SUBDISTRICT**

**81-71 General Provisions**

[REVISE BOUNDARIES OF SPECIAL MIDTOWN DISTRICT TO EXCLUDE MSX]

The regulations of Sections 81-72 to 81-75, inclusive, relating to Special Regulations for the Theater Subdistrict, are applicable only in the Theater Subdistrict, of which the Theater Subdistrict Core and the Eighth Avenue Corridor are parts, except that any listed theater designated in Section 81-742, or portion thereof, located outside of the Theater Subdistrict shall be deemed to be a "granting site" pursuant to Section 81-744 (Transfer of development rights from listed theaters).

The Theater Subdistrict is bounded by West 57th Street, Avenue of the Americas, West 40th Street, Eighth Avenue, West 42nd Street, a line 150 feet west of Eighth Avenue, West 45th Street and Eighth Avenue.

The Theater Subdistrict Core is bounded by West 50th Street, a line 200 feet west of Avenue of the Americas, West 43rd Street and a line 100 feet east of Eighth Avenue.

The Eighth Avenue Corridor is bounded by West 56th Street, a line 100 feet east of Eighth Avenue, West 43rd Street, Eighth Avenue, West 42nd Street, a line 150 feet west of Eighth Avenue, West 45th Street

and Eighth Avenue.

The west side of Eighth Avenue between 42nd and 45th Streets is also subject to the provisions of the Special Clinton District to the extent set forth in Article IX, Chapter 6, subject to Section 81-023 (Applicability of Special Clinton District regulations).

These boundaries are shown on Map 1 (Special Midtown District and Subdistricts) in Appendix A of this Chapter. The regulations of Sections 81-72 to 81-75, inclusive, supplement or modify the regulations of this Chapter applying generally to the #Special Midtown District# of which the Subdistrict is a part.

\* \* \*

**81-72 Use Regulations Modified**

[REVISING BOUNDARIES OF SPECIAL MIDTOWN DISTRICT TO EXCLUDE MSX]

The #use# regulations of this Section, inclusive, shall apply within that portion of the Theater Subdistrict bounded by West 40th Street, a line through the midblock between 40th Street and 41st Street, a line 100 feet east of Eighth Avenue, West 51st Street and a line 200 feet west of Avenue of the Americas, to #buildings# #developed# after May 13, 1982, to portions of #buildings# #enlarged# on the ground floor level after May 13, 1982, and to #extensions#.

\* \* \*

**81-74 Special Incentives and Controls in the Theater Subdistrict**

**81-741 General provisions**

[REMOVING MENTION OF M1-6 DISTRICT AS IT IS NO LONGER APPLICABLE]

\* \* \*

- (f) Limitations on non-theater-related bonuses in C6-4; or C6-5 or M1-6 Districts

For #zoning lots# or portions thereof in C6-4; or C6-5 or M1-6 Districts, the total amount of #floor area# derived from non-theater-related bonuses or other special #floor area# allowances, pursuant to provisions of this Chapter other than those in Sections 81-744, 81-745, 81-746 or 81-747, shall not exceed a #floor area ratio# of 2.0.

\* \* \*

**81-745 Floor area bonus for rehabilitation of existing listed theaters**

[REMOVING MENTION OF M1-6 DISTRICT AS IT IS NO LONGER APPLICABLE]

\* \* \*

- (b) Amount of rehabilitation bonus

The amount of bonus #floor area# granted for a qualifying theater rehabilitation shall be at the discretion of the Commission after consideration of the following findings:

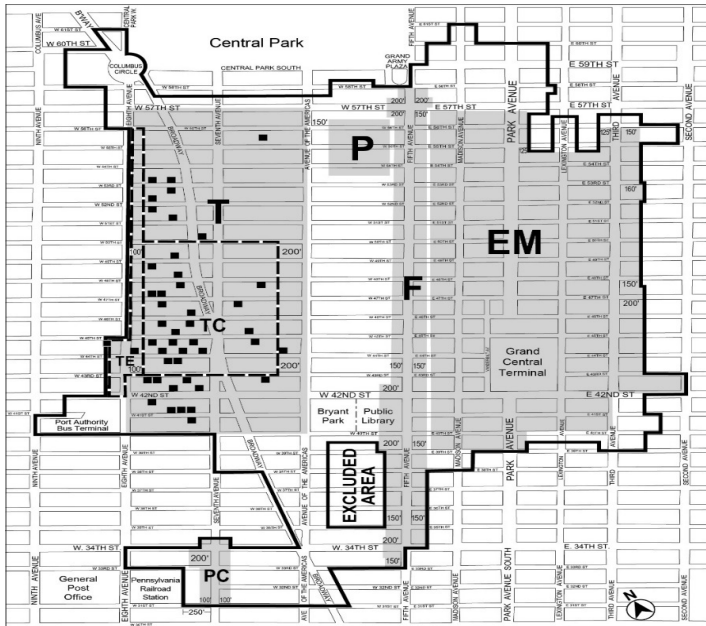
- (1) how and to what extent the proposed rehabilitation will improve the theater's suitability for #use# as a legitimate theater;
- (2) how the proposed rehabilitation will contribute toward satisfying the needs of the Theater Subdistrict;
- (3) whether the bonus #floor area# will unduly increase the #bulk# of any #development# or #enlargement#, density of population or intensity of #use# on any #block# to the detriment of occupants of #buildings# on the #block# or the surrounding area; and
- (4) whether the distribution and location of such #floor area# bonus will adversely affect the surrounding area by restricting light and air or otherwise impair the essential character or future development of the surrounding area. Such bonus #floor area# shall not exceed 20 percent of the basic maximum #floor area# permitted on the #zoning lot# containing the #development# or #enlargement# by the regulations of the underlying district, except that in the case of an underlying C6-4; or C6-5 or M1-6 District, the bonus #floor area# shall not exceed 44 percent of the basic maximum #floor area# permitted in such underlying district, and except that in the case of a #zoning lot# located partially in a C6-5.5 District and partially in a C6-7T District, the Commission may allow bonus #floor area# to be utilized anywhere on the #zoning lot#.

Appendix A  
Midtown District Plan Maps

[REVISING MAPS 1, 3, AND 4]

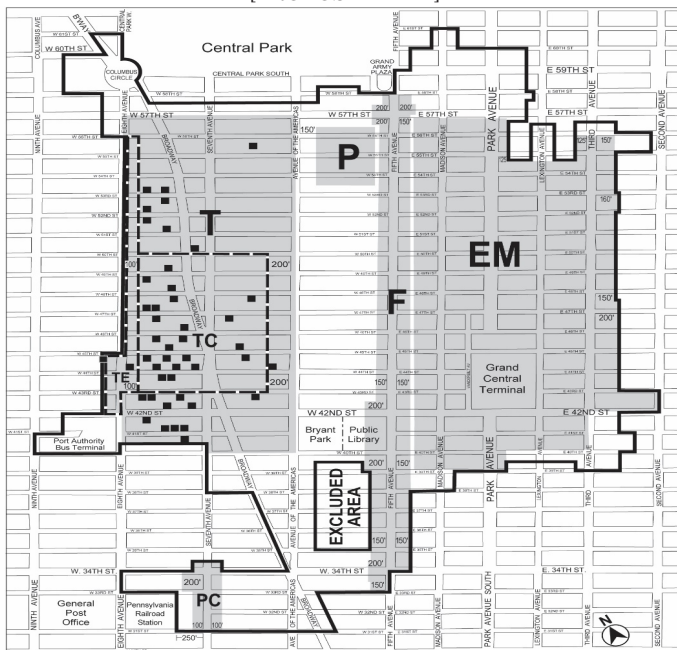
Map 1: Special Midtown District and Subdistricts

[EXISTING MAP]



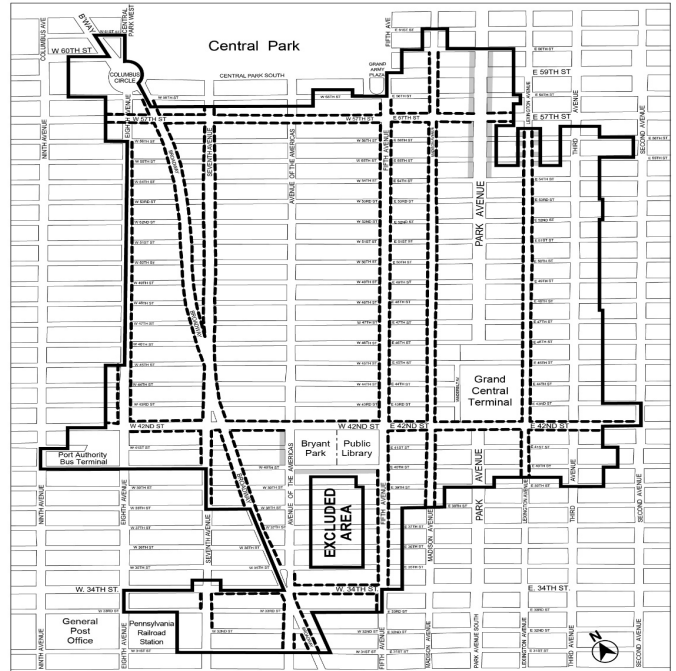
- F** Fifth Avenue Subdistrict
- EM** East Midtown Subdistrict
- PC** Penn Center Subdistrict
- P** Preservation Subdistrict
- T** Theater Subdistrict
- TC** Theater Subdistrict Core
- TE** Theater Subdistrict Eighth Avenue Corridor
- Listed Theaters
- Special Midtown District

[PROPOSED MAP]



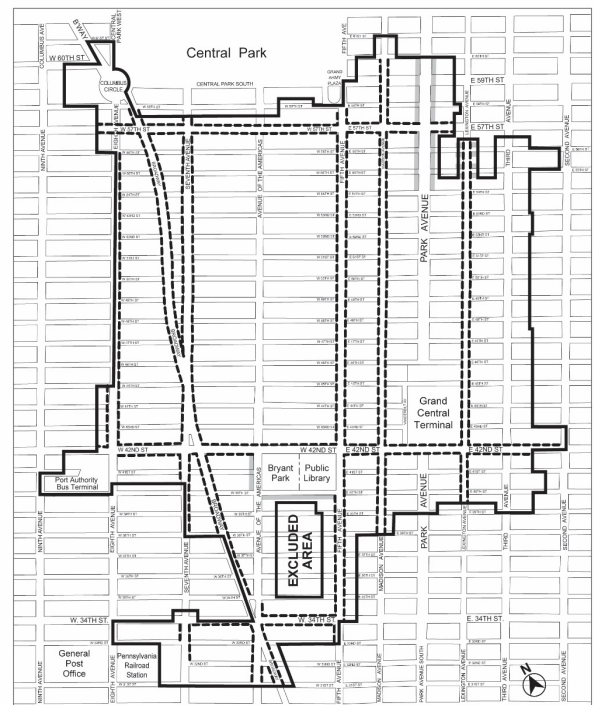
- F** Fifth Avenue Subdistrict
- EM** East Midtown Subdistrict
- PC** Penn Center Subdistrict
- P** Preservation Subdistrict
- T** Theater Subdistrict
- TC** Theater Subdistrict Core
- TE** Theater Subdistrict Eighth Avenue Corridor
- Listed Theaters
- Special Midtown District

Map 3: Retail and Street Wall Continuity  
[EXISTING MAP]



- Special Midtown District
- - - Retail and Street Wall Continuity required
- Only Street Wall Continuity required

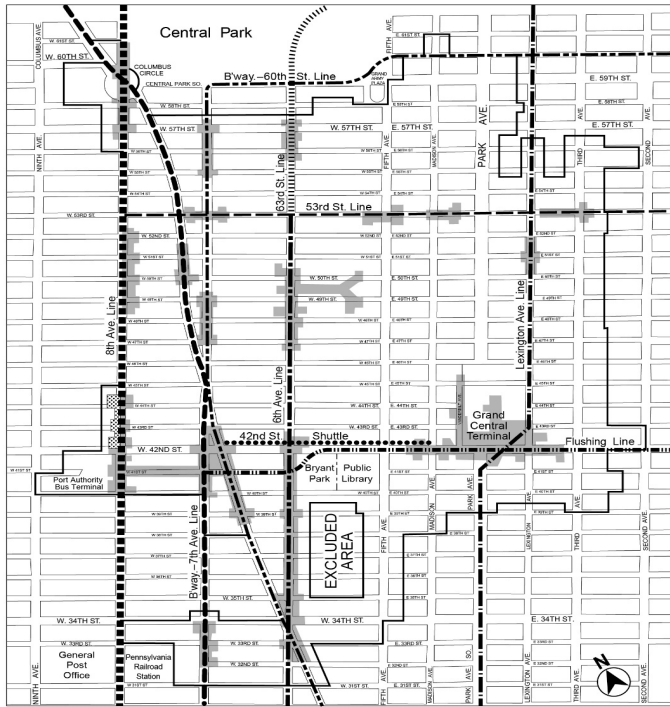
[PROPOSED MAP]



- Special Midtown District
- - - Retail and Street Wall Continuity required
- Only Street Wall Continuity required

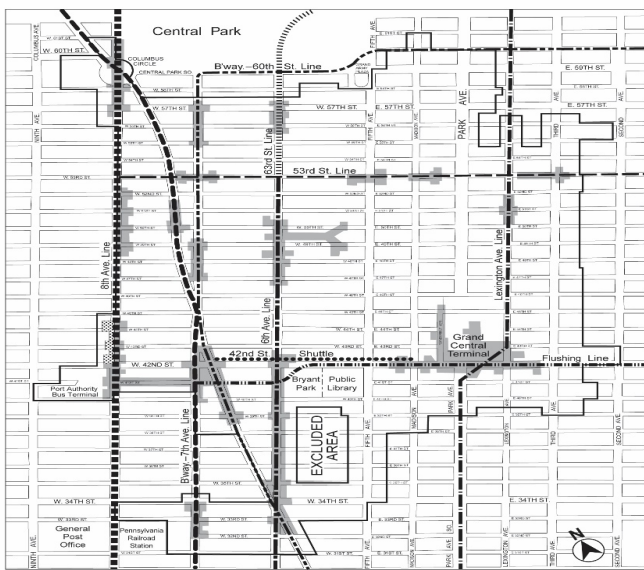
Map 4: Subway Station and Rail Mass Transit Facility Improvement Areas

[EXISTING MAP]



- Special Midtown District
- Improvement Area
- ▨ Improvement Area (Subway station improvement bonus pursuant to Section 81-292 not applicable)
- 8th Ave. Line
- Broadway-7th Ave. Line
- Broadway-60th St. Line
- 6th Ave. Line
- Lexington Ave. Line
- 63rd St. Line
- 53rd St. Line
- 42nd St. Shuttle
- Flushing Line

[PROPOSED MAP]



- Special Midtown District
- Improvement Area
- ▨ Improvement Area (Subway station improvement bonus pursuant to Section 81-292 not applicable)
- 8th Ave. Line
- Broadway-7th Ave. Line
- Broadway-60th St. Line
- 6th Ave. Line
- Lexington Ave. Line
- 63rd St. Line
- 53rd St. Line
- 42nd St. Shuttle
- Flushing Line

\* \* \*

**ARTICLE IX  
SPECIAL PURPOSE DISTRICTS**

**Chapter 3  
Special Hudson Yards District (HY)**

\* \* \*

**93-00  
GENERAL PURPOSES**

[REPLACING REFERENCE TO SPECIAL GARMENT CENTER DISTRICT WITH MSX]

\* \* \*

- (f) to provide a transition between the Hudson Yards District and the Clinton community to the north;
- (g) to provide a transition between the Hudson Yards District and the Garment Center Midtown South Mixed Use District to the east;
- (h) to provide a transition between the Hudson Yards District and the West Chelsea area to the south;

\* \* \*

**93-01  
Definitions**

[REMOVING REFERENCE TO SPECIAL GARMENT CENTER DISTRICT]

\* \* \*

**Hudson Yards Redevelopment Area**

The "Hudson Yards Redevelopment Area" shall be the areas within the #Special Hudson Yards District#, Subdistrict A-2 of the #Special Garment Center District#, the 42nd Street Perimeter Area of the #Special Clinton District#, and the area bounded by the center line of Eleventh Avenue, the northern #street line# of West 43rd Street, the westerly prolongation of the northern #street line# of West 43rd Street to the U.S. Pierhead Line, the U.S. Pierhead Line, the westerly prolongation of the southern #street line# of West 29th Street to the U.S. Pierhead Line, and the southern #street line# of West 29th Street. However, the area bounded by the westerly side of Eleventh Avenue, the southerly side of West 43rd Street, the westerly side of Twelfth Avenue and the northerly side of West 33rd Street shall not be included in the #Hudson Yards Redevelopment Area#, except for any portion of such #blocks# containing a transit easement for subway-related use. Furthermore, the #Hudson Yards Redevelopment Area# shall not include any underground connections from a subway station to any #use# located on such excluded #blocks# or between any such #uses#.

\* \* \*

**93-04  
Subdistricts and Subareas**

[ADDING GARMENT CENTER SUBDISTRICT H]

In order to carry out the provisions of this Chapter, six subdistricts are established, as follows:

- Large-Scale Plan Subdistrict A
- Farley Corridor Subdistrict B
- 34th Street Corridor Subdistrict C
- Hell's Kitchen Subdistrict D
- South of Port Authority Subdistrict E
- Western Rail Yard Subdistrict F
- Eleventh Avenue Subdistrict G
- Garment Center Subdistrict H

\* \* \*

**93-10  
USE REGULATIONS**

\* \* \*

**93-13  
Special Commercial Use Regulations**

\* \* \*

93-131

Certification for office use

[REMOVING MENTION OF SPECIAL GARMENT CENTER DISTRICT]

The provisions of this Section shall apply to all #developments# or #enlargements# in the #Hudson Yards Redevelopment Area#, with the exception of Subdistricts F and G.

(a) No temporary certificate of occupancy from the Department of Buildings may be issued for any portion of a #development# or #enlargement# in the #Hudson Yards Redevelopment Area# that includes #uses# listed under Office in Use Group VII #developed# or #enlarged# after January 19, 2005, until the Chairperson of the Department of City Planning certifies to the Commissioner of Buildings that:

- (1) such #development# or #enlargement# does not utilize any #floor area# increases pursuant to Section 96-25 (Floor Area Bonus for New Theater Use); or
(2) such #development# or #enlargement# utilizes #floor area# increases pursuant to the special provisions for #qualifying affordable housing# or #qualifying senior housing# in Sections 93-222 (Maximum floor area ratio in the 34th Street Corridor Subdistrict C) or 93-223 (Maximum floor area ratio in Hell's Kitchen Subdistrict D), or the provisions of Sections 93-30 (SPECIAL FLOOR AREA REGULATIONS), inclusive, or 96-25, and will not result in a total amount of office #floor area# #developed# or #enlarged# after January 19, 2005, within the #Hudson Yards Redevelopment Area# of over 20 million square feet.

All #developments# or #enlargements# so certified shall be permitted in accordance with the provisions of this Chapter, or the provisions of the #Special Clinton District# or the #Special-Garment-Center-District#, as applicable.

(b) Where the Chairperson of the Department of City Planning determines that the amount of #floor area# for #uses# listed under Offices in Use Group VII in any #development# or #enlargement# will result in a total amount of #floor area# #developed# or #enlarged# WITH SUCH #USE# after January 19, 2005, within the #Hudson Yards Redevelopment Area# of over 20 million square feet, no building permit from the Department of Buildings shall be issued for any #development# or #enlargement# that includes offices constructed after January 19, 2005, until the Chairperson certifies to the Commissioner of Buildings that:

- (1) such #development# or #enlargement# does not utilize any #floor area# increases pursuant to the special provisions for #qualifying affordable housing# or #qualifying senior housing# in Sections 93-222 or 93-223, or the provisions of Sections 93-30, inclusive, or 96-25; or
(2) such #development# or #enlargement# utilizes #floor area# increases pursuant to the special provisions for #qualifying affordable housing# or #qualifying senior housing# in Sections 93-222 or 93-223, or the provisions of Sections 93-30, inclusive, or 96-25, and will not result in a total amount of office #floor area# #developed# or #enlarged# after January 19, 2005, within the #Hudson Yards Redevelopment Area# of over 25 million square feet.

All #developments# or #enlargements# so certified shall be permitted in accordance with the provisions of this Chapter, or the provisions of the #Special Clinton District# or the #Special-Garment-Center-District#, as applicable.

However, if such #developments# or #enlargements# fail to comply with the provisions of Section 11-331 with respect to completion of foundations within one year of the date of certification pursuant to this Section, such building permit shall lapse, and any new building permit will require a new Chairperson's certification pursuant to this Section.

\* \* \*

93-133

Transient hotels and offices in Subdistrict H

[ADDING TEXT FROM EXISTING SECTION 121-11 TO NEW SUBDISTRICT H]

For a #building# subject to the provisions of Sections 93-90 (HARASSMENT) and 93-91 (Demolition) and for which #HPD# issued a #certification of no harassment# that was in effect on June 11, 2018, a special permit pursuant to Section 74-152 (In Commercial Districts) shall not be required where such #building# is #enlarged# and a portion of which is subsequently converted to #residences# pursuant to Article I, Chapter 5 (Residential Conversions Within Existing Buildings), provided all new #transient hotel# rooms shall be located in the #enlarged# portion of such #building#, and except for #transient hotel# lobbies and #accessory# #uses# located below the floor level of the second #story#, the non-#enlarged# portion of such #building# shall contain only permanently affordable #residences# pursuant to a #regulatory agreement# enforceable by #HPD#.

In Subdistrict H, any #development# or #enlargement# that includes #uses# listed under Offices in Use Group VII, #developed# or #enlarged# after January 19, 2005, shall be permitted only pursuant to Section 93-13 (Special Office Use Regulations).

93-134

C6-4M Districts in Subdistrict H

[ADDING TEXT FROM EXISTING SECTION 121-12 TO NEW SUBDISTRICT H]

In the C6-4M District located within Subdistrict H, for #buildings# existing on January 19, 2005, the #use# regulations of the underlying district shall be modified as follows:

(a) The following #uses# shall be allowed:

From Use Group IX

All #uses# listed under Use Group IX(A) that are permitted in a C8 District

From Use Group X

All #uses# listed under Use Group X that are permitted in a C8 District.

93-135

93-135

Vehicle storage establishments

[UPDATING SECTION NUMBER; TITLE AND TEXT UNCHANGED]

Within Subdistrict G, commercial or public vehicle storage, including #accessory# motor fuel pumps listed under Use Group IX(C) shall be permitted as-of-right, applicable to a C8 District. The #floor area# of a #building# shall not include floor space used for public utility vehicle storage provided in any #story# located not more than 56 feet above #curb level#.

\* \* \*

93-16

Modification of Sign Regulations

[ADDING TEXT FROM EXISTING SECTION 121-20 TO NEW SUBDISTRICT H]

\* \* \*

(b) Subdistrict F

(2) Other locations

Within Subdistrict F, the underlying #sign# regulations shall apply for #signs# located beyond 50 feet of the #High Line#, and for portions of #signs# located entirely below the level of the #High Line bed# along West 30th Street. However, #flashing signs# shall not be permitted in Subdistrict F, except along frontages within 200 feet of the intersection of the West 33rd Street and Eleventh Avenue #street lines#.

(c) Subdistrict H

In Subdistrict H, #flashing signs# shall not be permitted.

\* \* \*

93-20

FLOOR AREA REGULATIONS

\* \* \*

93-22

Floor Area Regulations in Subdistricts B, C, D, E, F, and G, and H

[ADDING TEXT FROM EXISTING SECTION 121-41 TO NEW SUBDISTRICT H]

\* \* \*

(c) Subdistrict G

In Subdistrict G, the #floor area ratio# provisions of Section 93-226 (Floor area regulations in Subdistrict G) shall apply.

(d) Subdistrict H

The basic maximum #floor area ratio# of a #zoning lot# containing non-#residential buildings# shall be 10.0 and may be increased to a maximum #floor area ratio# of 12.0 pursuant to Section 93-31 (District Improvement Fund Bonus). Such #zoning lot# may also contain #residences# within #buildings# existing on January 19, 2005, provided that such #buildings# are not #enlarged# after such date. For #zoning lots# containing #residences# within a #building# that is #developed# or #enlarged# on or after January 19, 2005, the basic maximum #floor area ratio# shall be 6.5. The #floor area ratio# of any such #zoning lot# may be increased from 6.5 as follows:

- (1) The #residential# #floor area# may be increased to a maximum of 12.0 where the following are met:
  - (i) an amount of #floor area# equal to at least 20 percent of the total #residential# #floor area# is allocated to #qualifying affordable housing# or #qualifying senior housing#; and
  - (ii) a #floor area# increase or transfer equal to a #floor area ratio# of 2.5 has been earned pursuant to Section 93-31 or 93-32 (Floor Area Regulations in the Phase 2 Hudson Boulevard and Park).
- (2) For the #conversion# to #dwelling units# of non-#residential buildings#, or portions thereof, where the total #floor area# on the #zoning lot# to be #converted# to #residential use# exceeds a #floor area ratio# of 12.0, such excess #floor area# shall be permitted only pursuant to Section 93-31.

For #developments# or #enlargements# on #qualifying transit improvement sites#, a #floor area# bonus for #mass transit station# improvements may be granted by the City Planning Commission pursuant to the provisions of Section 66-51 (Additional Floor Area for Mass Transit Station Improvements). As a pre-condition to applying for such #floor area# bonus, the applicant shall demonstrate that a #floor area ratio# of no less than 0.1 of the maximum #floor area ratio# pursuant to Section 93-31 or the provisions of paragraph (a) of this Section, has been achieved prior to, or in conjunction with, the application. For the purposes of this paragraph, defined terms additionally include those in Section 66-11 (Definitions).

\* \* \*

**93-30  
SPECIAL FLOOR AREA REGULATIONS**

**93-31  
District Improvement Fund Bonus**

[REMOVING REFERENCE TO SPECIAL GARMENT CENTER DISTRICT]

In Subdistrict A-2 of the #Special Garment Center District# and in the #Special Hudson Yards District#, except in Subdistrict F, the Chairperson of the City Planning Commission shall allow, by certification, the applicable basic maximum #floor area ratio# to be increased up to the maximum amount specified in Sections 93-21; or 93-22 or 121-31, as applicable, provided that instruments in a form acceptable to the City are executed and recorded and that, thereafter, a contribution has been deposited in the #Hudson Yards District Improvement Fund#. The execution and recording of such instruments and the payment of such non-refundable contribution shall be a precondition to the filing for or issuing of any building permit allowing more than the basic maximum #floor area# for such #development# or #enlargement#.

\* \* \*

- (a) a letter from the applicant for such permit dated no earlier than 30 days prior to issuance thereof, stating whether as of such date the applicant anticipates filing an application to increase the applicable basic maximum #floor area ratio# pursuant to the provisions of this Section and/or other provisions in Sections 93-222 (Maximum floor area ratio in the 34<sup>th</sup> Street Corridor Subdistrict C); or 93-223 (Maximum floor area ratio in Hell's Kitchen Subdistrict D) or 121-41 (Maximum Permitted Floor Area Within Subdistrict A-2); or

- (b) an application for a bonus from such applicant to increase the applicable basic maximum #floor area ratio# pursuant to the provisions of this Section and/or other provisions in Sections 93-222; or 93-223 or 121-41.

Copies of letters received from applicants pursuant to paragraph (a) of this Section shall be forwarded by the Department of City Planning to the Community Board and local City Council member, and maintained on file and be available for public inspection at such Department.

The contribution amount shall be \$100 per square foot of #floor area# as of January 19, 2005, and shall be adjusted by the Chairperson annually. Such adjustment shall occur on August 1 of each calendar year, based on the percentage change in the Consumer Price Index for all urban consumers as defined by the U.S. Bureau of Labor Statistics for the twelve months ended on June 30 of that year. The contribution amount shall be determined based upon the rate which is in effect at the time the contribution is received, and contributions may be made only on days when the Hudson Yards Infrastructure Corporation (the "Corporation") is open for business and during business hours as specified by the Corporation.

The Commission may promulgate rules regarding the administration of this Section, and the Commission may also, by rule, adjust the contribution amount specified in the preceding paragraph to reflect changes in market conditions within the #Hudson Yards Redevelopment Area# if, in its judgment, the adjusted amount will facilitate the district-wide improvements that are consistent with the purposes of this Chapter and the purposes of the #Special Garment Center District#. The Commission may make such an adjustment by rule, not more than once a year.

\* \* \*

**93-40  
HEIGHT AND SETBACK REGULATIONS**

\* \* \*

**93-42  
Height and Setback in Subdistricts A, B, C, D, E, F and G**

\* \* \*

- (d) Length of #building# wall

The maximum length of any #story# located above a height of 500 feet shall not exceed 250 feet. Such length shall be measured by inscribing within a rectangle the outermost walls at the level of each #story# entirely above a height of 500 feet. No side of such rectangle shall exceed a width of 250 feet.

**93-43  
Height of Street Walls and Maximum Building Height Within Subdistrict H**

[ADDING TEXT FROM EXISTING SECTION 121-42 TO NEW SUBDISTRICT H]

- (a) Height of #street walls#

The #street wall# location provisions of paragraph (a) of Section 35-631 shall apply, except that the #street wall# shall extend to a minimum base height of 80 feet and a maximum base height of 90 feet before setback. However, if the height of an adjacent #street wall# fronting on the same #street line# is higher than 90 feet before setback, the #street wall# of the new or #enlarged# #building# may rise without setback to the height of such adjacent #street wall#, up to a maximum height of 120 feet.

For #zoning lots#, or portions thereof, with #street# frontage of 25 feet or less and existing on June 29, 2010, a minimum base height lower than 80 feet shall be permitted along such #street# frontage in accordance with the following provisions:

- (1) where the height of an adjacent #street wall# fronting on the same #street line# is at least 60 feet and less than 80 feet, the #street wall# of the new or #enlarged# #building# may rise without setback to the height of such adjacent #street wall#; or
- (2) where the height of an adjacent #street wall# fronting on the same #street line# is less than 60 feet, the #street wall# of the new or #enlarged# #building# may rise without setback to a minimum #street wall# height of 60 feet.

The #street wall# of any #building# may rise to a height less than the minimum base height required pursuant to this paragraph (a), provided that no #building# on the #zoning lot# exceeds such height, except where such #building# is located on a #zoning lot# with multiple #buildings#, one or more of which is #developed#, #enlarged# or altered after February 2, 2011, to a height exceeding the minimum base height required pursuant to this paragraph (a).

(b) Maximum #building# height

Above a height of 90 feet or the height of the adjacent #street wall# if higher than 90 feet, no portion of a #building or other structure# shall penetrate a #sky exposure plane# that begins at a height of 90 feet above the #street line#, or the height of the adjacent #street wall# if higher than 90 feet, and rises over the #zoning lot# at a slope of four feet of vertical distance for each foot of horizontal distance to a maximum height limit of 250 feet, except as provided below:

- (1) any portion of the #building or other structure# #developed# or #enlarged# pursuant to the tower regulations of Section 33-45 (Tower Regulations) or paragraph (d) of Section 35-632 (Maximum height of buildings and setback regulations), as applicable, may penetrate the #sky exposure plane#, provided no portion of such #building or other structure# exceeds the height limit of 250 feet; and
(2) permitted obstructions, as listed in Section 33-42, may penetrate the #sky exposure plane# and the height limit of 250 feet. In addition, a dormer shall be allowed as a permitted obstruction pursuant to paragraph (b) of Section 23-413 (Permitted obstructions in certain districts).

On a #zoning lot# with frontage of at least 200 feet along at least one #street#, up to 20 percent of the #aggregate width of the street wall# facing such #street#, for a maximum width of 50 feet, may be recessed to a maximum depth of 15 feet from the #street line#, provided the recessed area is located a minimum of 20 feet from an adjacent #building# and that a minimum of 60 percent of such area is planted with any combination of grass, ground cover, shrubs, trees or other living plant material in the ground or in planters permanently affixed to the ground.

\* \* \*

93-80 OFF-STREET PARKING REGULATIONS

\* \* \*

93-81 Definitions

[REMOVING REFERENCE TO SPECIAL GARMENT CENTER DISTRICT]

Hudson Yards parking regulations applicability area

The "Hudson Yards parking regulations applicability area" is comprised of Subdistricts A, B, C, D and E of the #Special Hudson Yards District#, the 42nd Street Perimeter Area of the #Special Clinton District#, and Subdistrict A-2 of the #Special Garment Center District#

\* \* \*

93-90 HARASSMENT

[REMOVING REFERENCE TO SPECIAL GARMENT CENTER DISTRICT]

(a) Definitions

- (1) Anti-harassment area

"Anti-harassment area" shall mean the #Special Hudson Yards District# and Subdistrict A-2 of the #Special Garment Center District#.

\* \* \*

(d) Certification of Cure for Harassment

\* \* \*

- (3) No portion of the #low income housing# required under this Section shall qualify to:
(i) increase the #floor area ratio# pursuant to the provisions of Section 27-10 (ADMINISTRATION OF AFFORDABLE HOUSING), as modified by the provisions of the #Special Hudson Yards District# and the #Special Garment Center District#; or
(ii) satisfy an eligibility requirement of any real property tax abatement or exemption program with respect to any #multiple dwelling# that does not contain such #low income housing#.

\* \* \*

93-91

Demolition

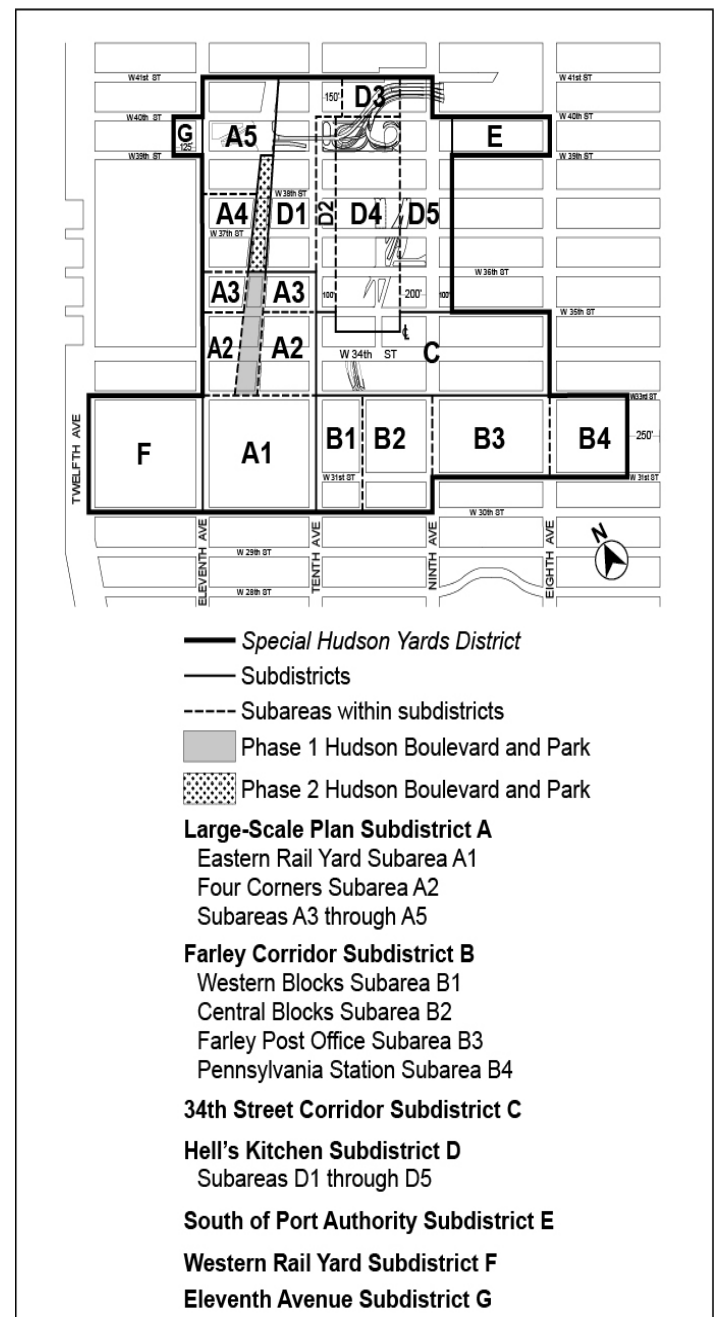
[REMOVING REFERENCE TO SPECIAL GARMENT CENTER DISTRICT AND ADDING MENTION OF SUBDISTRICT H OF SPECIAL HUDSON YARDS DISTRICT]

The Department of Buildings shall not issue a permit for the demolition of a #multiple dwelling#, as defined in Section 93-90 (HARASSMENT), paragraph (a)(14), located within Subareas D4 or D5 in the Hell's Kitchen Subdistrict D or within Subdistrict A-2 H of the #Special Garment Center District# #Special Hudson Yards District#, or an alteration permit for the partial demolition of a #multiple dwelling# located within Subareas D4 and D5 or within Subdistrict A-2 H of the #Special Garment Center District# #Special Hudson Yards District#, where such partial demolition would decrease the amount of #residential# #floor area# in such #multiple dwelling# by 20 percent or more, unless:

\* \* \*

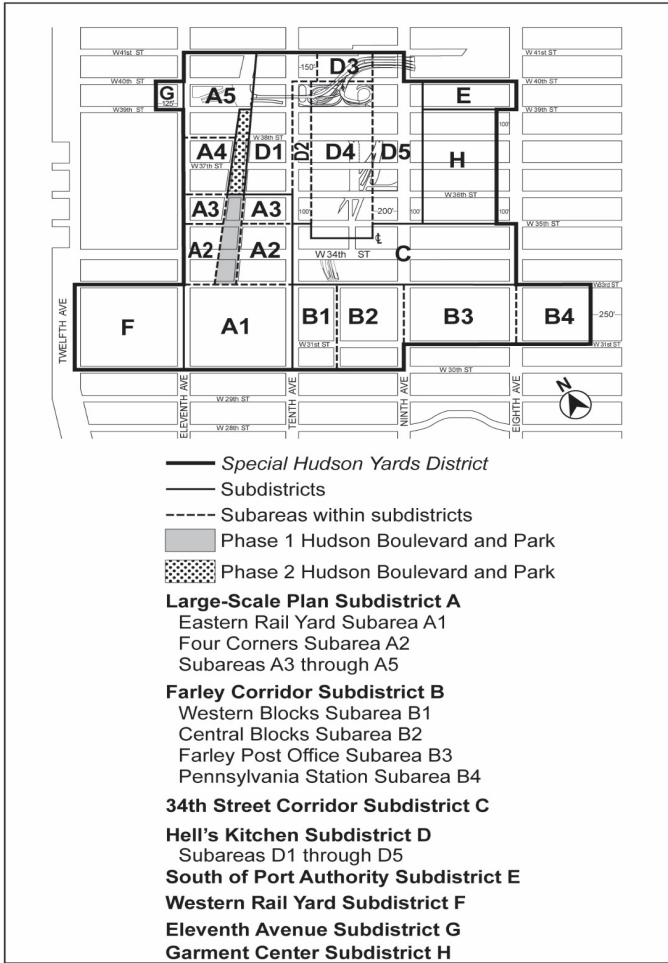
Appendix A Special Hudson Yards District

Map 1 — Special Hudson Yards District, Subdistricts and Subareas [EXISTING MAP]



- Special Hudson Yards District
Subdistricts
Subareas within subdistricts
Phase 1 Hudson Boulevard and Park
Phase 2 Hudson Boulevard and Park
Large-Scale Plan Subdistrict A
Eastern Rail Yard Subarea A1
Four Corners Subarea A2
Subareas A3 through A5
Farley Corridor Subdistrict B
Western Blocks Subarea B1
Central Blocks Subarea B2
Farley Post Office Subarea B3
Pennsylvania Station Subarea B4
34th Street Corridor Subdistrict C
Hell's Kitchen Subdistrict D
Subareas D1 through D5
South of Port Authority Subdistrict E
Western Rail Yard Subdistrict F
Eleventh Avenue Subdistrict G

[PROPOSED MAP]

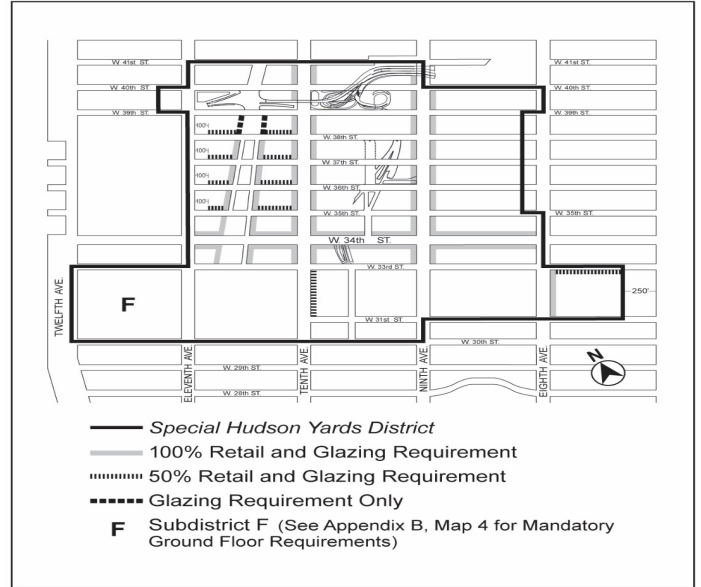


Map 2 — Mandatory Ground Floor Retail

[EXISTING MAP]

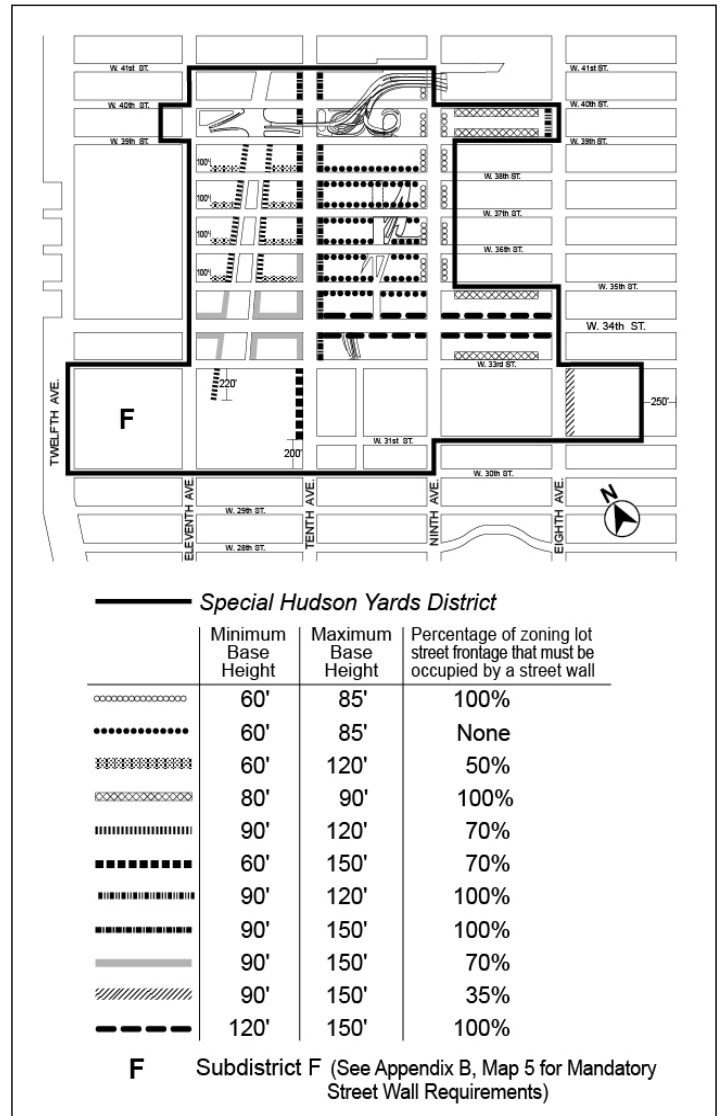


[PROPOSED MAP]

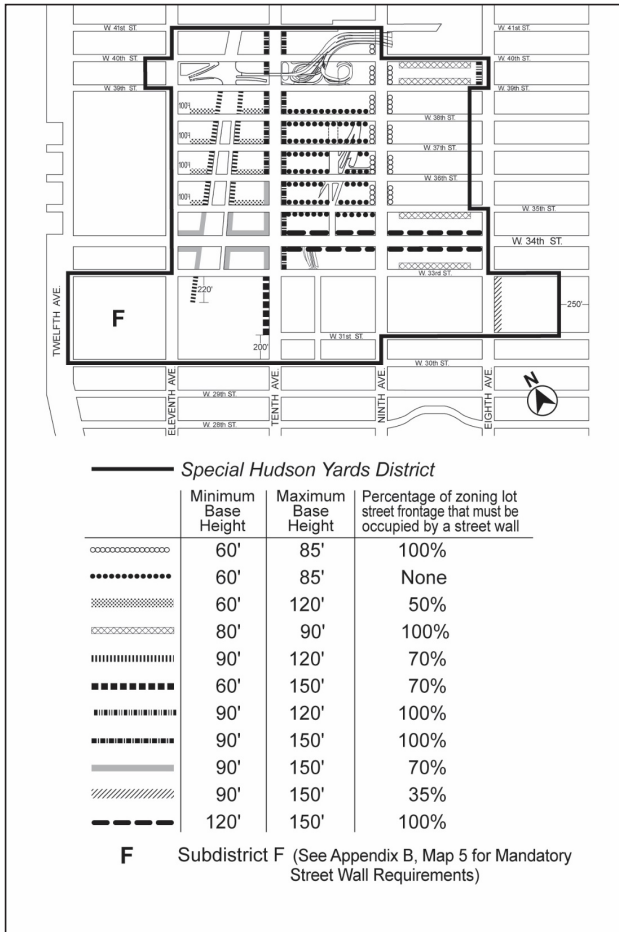


Map 3 — Mandatory Street Wall Requirements

[EXISTING MAP]

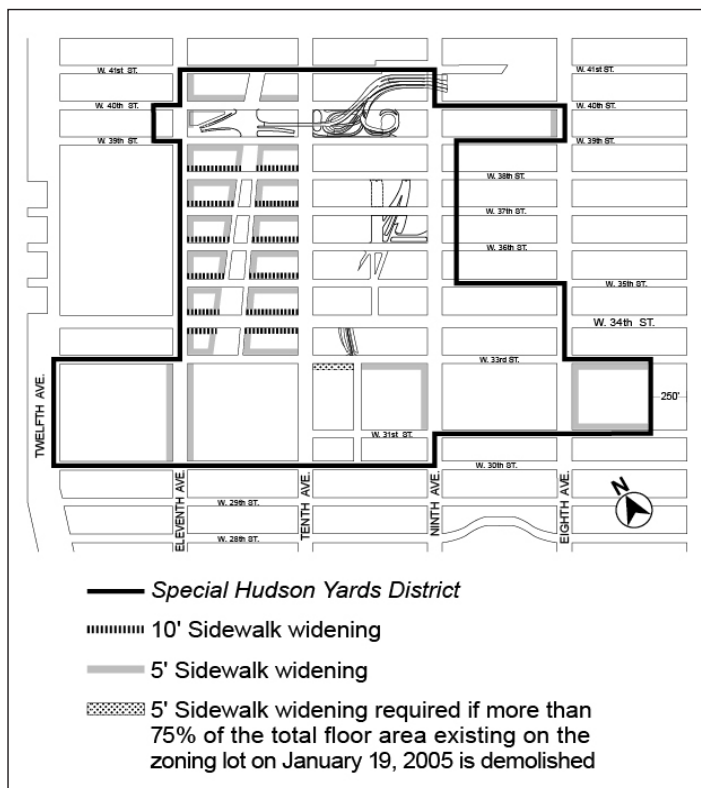


[PROPOSED MAP]

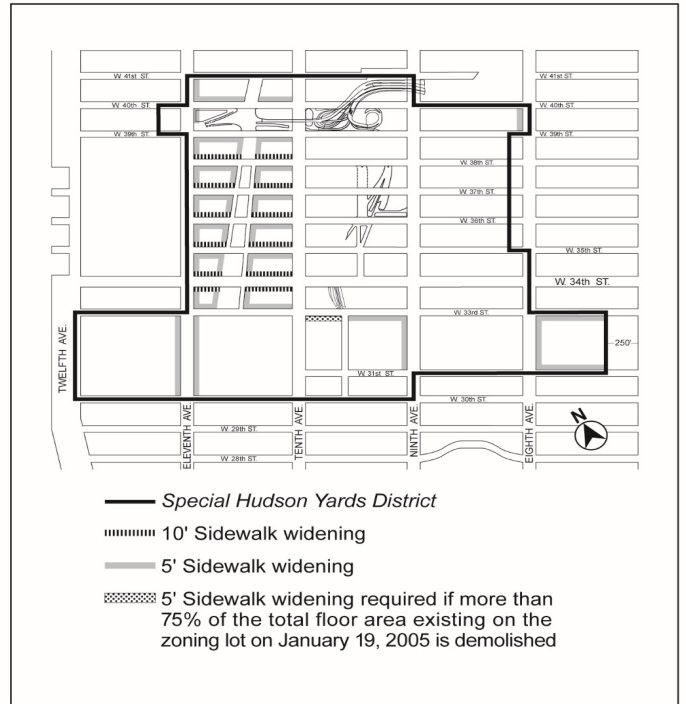


Map 4 — Mandatory Sidewalk Widening

[EXISTING MAP]

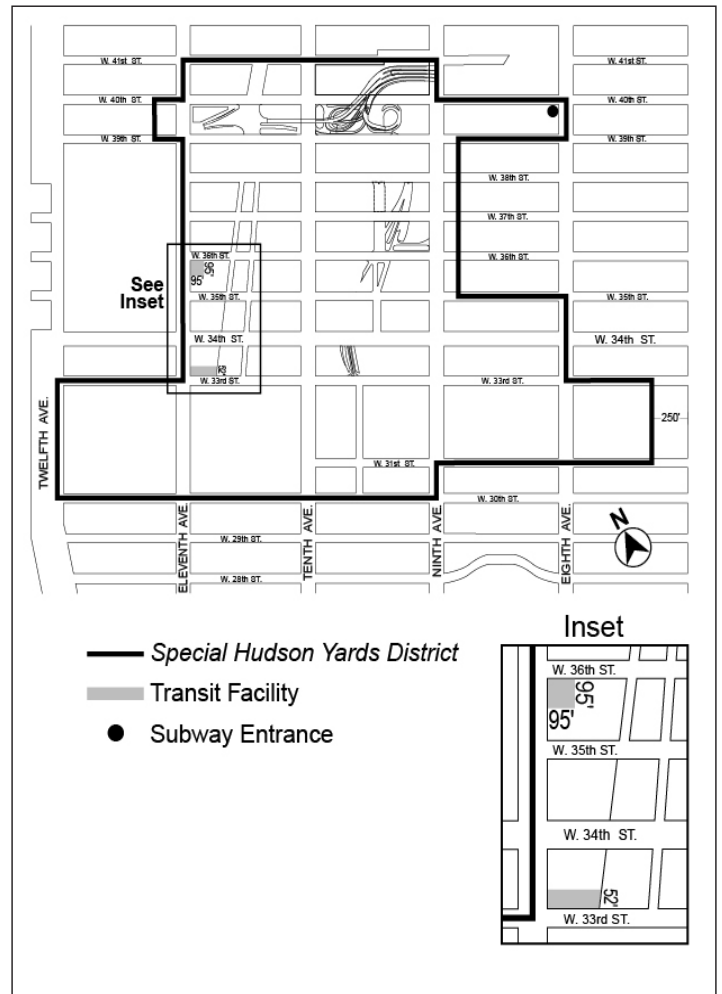


[PROPOSED MAP]



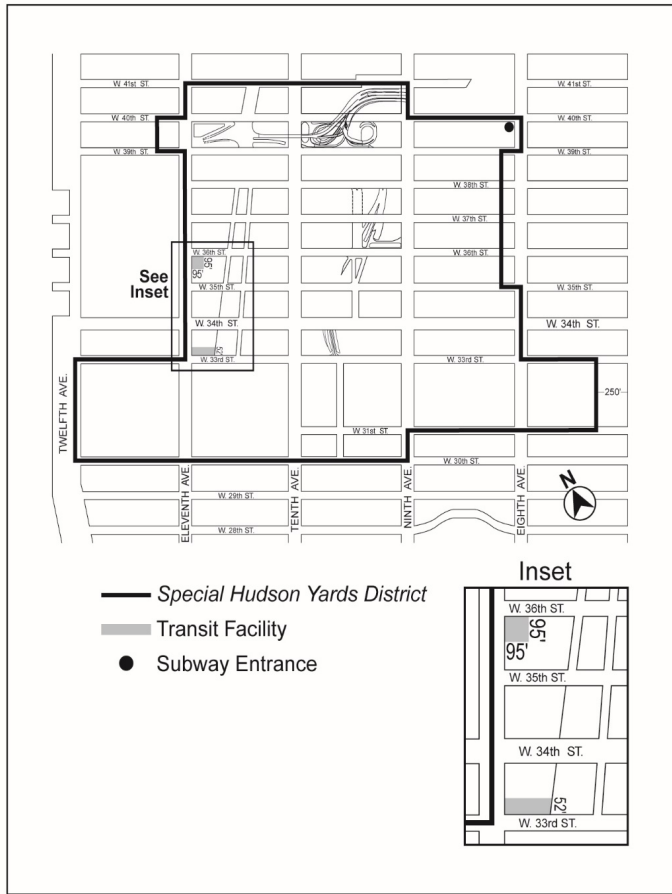
Map 5 — Transit Facilities

[EXISTING MAP]

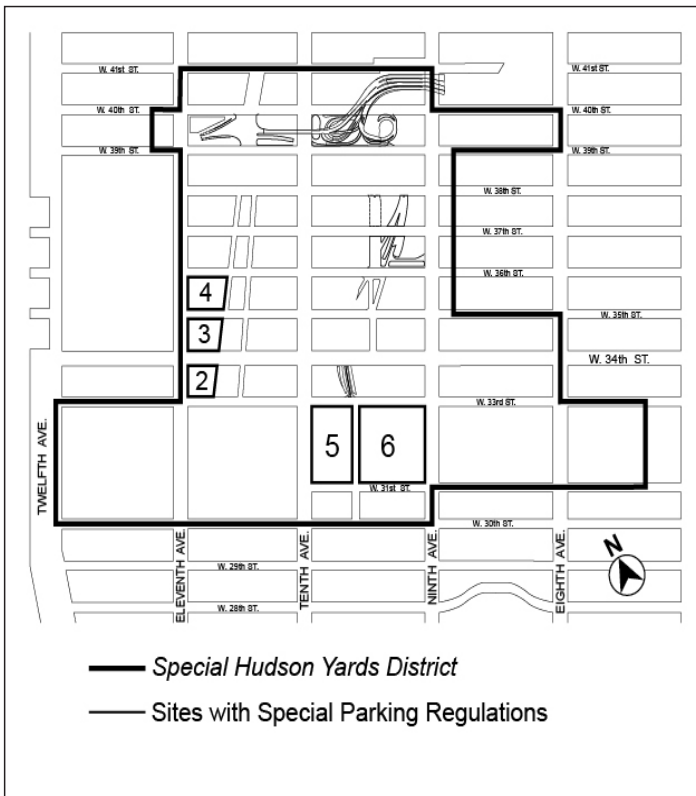




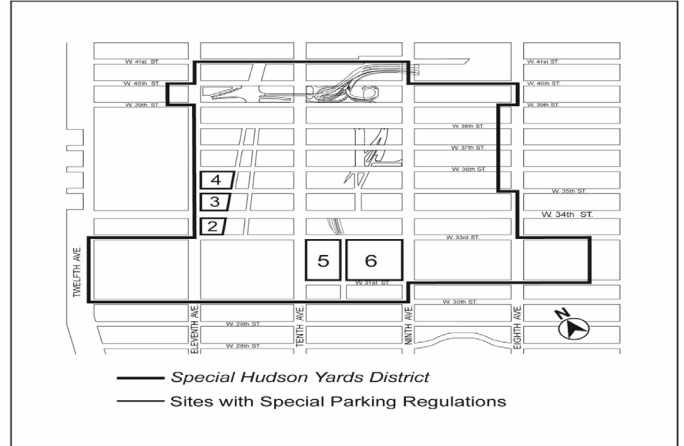
[PROPOSED MAP]



Map 6 — Sites Where Special Parking Regulations Apply  
[EXISTING MAP]



[PROPOSED MAP]



\* \* \*

**Chapter 6  
Special Clinton District**

\* \* \*

**96-10  
PRESERVATION AREA**

\* \* \*

**96-107  
Harassment and cure**

[REMOVING REFERENCE TO SPECIAL GARMENT CENTER DISTRICT]

\* \* \*

(d) Certification of Cure for Harassment

\* \* \*

(3) No portion of the #low income housing# required under this Section shall qualify to:

- (i) increase the #floor area ratio# pursuant to Section 96-21 (Special Regulations for 42nd Street Perimeter Area); Section 96-22 (Special Regulations for Eighth Avenue Perimeter Area); any #floor area ratio# increase provision of the #Special Garment Center District#, #Special Hudson Yards District#, #Special West Chelsea District#, or requirements pursuant to Section 27-10 (ADMINISTRATION OF AFFORDABLE HOUSING); or
- (ii) satisfy an eligibility requirement of any real property tax abatement or exemption program with respect to any #multiple dwelling# that does not contain such #low income housing#.

\* \* \*

**Chapter 8  
Special West Chelsea District**

\* \* \*

**98-70  
SUPPLEMENTAL REGULATIONS**

[REMOVING REFERENCE TO SPECIAL GARMENT CENTER DISTRICT]

\* \* \*

Referral date

“Referral date” shall mean December 20, 2004.

In addition, Section 93-90, paragraph (d)(3), is modified as follows:

No portion of the #low income housing# required under this Section shall qualify to:

- (a) increase the #floor area ratio# pursuant to the provisions of the #Special West Chelsea District#, #Special Hudson Yards District#, #Special Garment Center District#, #Special Clinton District# or Section 23-154; or

- (b) satisfy an eligibility requirement of any real property tax abatement or exemption program with respect to any #multiple dwelling# that does not contain such #low income housing#.

\* \* \*

**ARTICLE XII  
SPECIAL PURPOSE DISTRICTS**

**Chapter 1  
Special Garment Center District (GC)**

[SPECIAL GARMENT CENTER (GC) DISTRICT PROVISIONS BEING DELETED AND BEING REPLACED BY NEW SPECIAL MIDTOWN SOUTH MIXED USE DISTRICT TEXT. GC'S SUBDISTRICT A-2 INCORPORATED INTO SPECIAL HUDSON YARDS DISTRICT'S NEW SUBDISTRICT H]

**121-00  
GENERAL PURPOSES**

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

- (a) to retain adequate wage and job-producing industries within the Garment Center;
- (b) to provide an opportunity for apparel production and showroom space in designated areas of the Garment Center;
- (c) to preserve a variety of types of space for a diversity of businesses that service the Garment Center and the city;
- (d) to recognize the unique character of the western edge of the Special District as integral to the adjacent Special Hudson Yards District;
- (e) to establish an appropriate urban scale and visual character within the Garment Center; and
- (f) to promote the most desirable use of land within the district, to conserve the value of land and buildings, and thereby protect the City's tax revenues.

**121-01  
General Provisions**

The provisions of this Chapter shall apply within the #Special Garment Center District#. The regulations of all other Chapters of this Resolution are applicable, except as superseded, supplemented or modified by the provisions of this Chapter. In the event of a conflict between the provisions of this Chapter and other regulations of this Resolution, the provisions of this Chapter shall control. However, for #transit-adjacent sites# or #qualifying transit improvement sites#, as defined in Section 66-11 (Definitions), in the event of a conflict between the provisions of this Chapter and the provisions of Article VI, Chapter 6 (Special Regulations Applying Around Mass Transit Stations), the provisions of Article VI, Chapter 6 shall control.

**121-02  
District Plan**

The regulations of this Chapter are designed to implement the #Special Garment Center District# Plan. The District Plan includes the following map:

Special Garment Center District and Subdistricts

The map is located in Appendix A of this Chapter and is hereby incorporated and made an integral part of this Resolution. It is incorporated for the purpose of specifying locations where special regulations and requirements set forth in the text of this Chapter apply.

**121-03  
Subdistricts**

In order to carry out the purposes and provisions of this Chapter, two Subdistricts, A1 and A2 are established within the #Special Garment Center District#. The location of the Subdistricts is shown on the map (Special Garment Center District and Subdistricts) in Appendix A of this Chapter.

**121-10  
SPECIAL USE REGULATIONS**

The #use# regulations of the applicable underlying district shall apply except as set forth in this Section.

**121-11  
Transient Hotels and Offices**

For a #building# subject to the provisions of Section 121-60 (ANTI-HARASSMENT AND DEMOLITION REGULATIONS IN SUBDISTRICT A-2) and for which #HPD# issued a #certification of

no harassment# that was in effect on June 11, 2018, a special permit pursuant to Section 74-152 (In Commercial Districts) shall not be required where such #building# is #enlarged# and a portion of which is subsequently converted to #residences# pursuant to Article I, Chapter 5 (Residential Conversions Within Existing Buildings); provided all new #transient hotel# rooms shall be located in the #enlarged# portion of such #building#, and except for #transient hotel# lobbies and #accessory# #uses# located below the floor level of the second #story#, the non-#enlarged# portion of such #building# shall contain only permanently affordable #residences# pursuant to a #regulatory agreement# enforceable by #HPD#.

In Subdistrict A-2, any #development# or #enlargement# that includes #uses# listed under Offices in Use Group VII, #developed# or #enlarged# after January 19, 2005, shall be permitted only pursuant to Section 93-13 (Special Office Use Regulations).

**121-12  
C6-4M Districts in Subdistrict A-2**

In the C6-4M District located within Subdistrict A-2, for #buildings# existing on January 19, 2005, the #use# regulations of the underlying district shall be modified as follows:

- (a) For #buildings# with 70,000 square feet or more of #floor area#, the #conversion# of non-#residential# #floor area# to #residences#, or to college or school student dormitories and fraternity or sorority student houses shall not be permitted.
- (b) The following #uses# shall be allowed:

From Use Group IX

All #uses# listed under Use Group IX(A) that are permitted in a C8 District

From Use Group X

All #uses# listed under Use Group X that are permitted in a C8 District.

**121-13  
M1-6 District in Subdistrict A-1**

In the M1-6 District located within Subdistrict A-1, #uses# listed under Use Groups IV(B), IX and X shall be limited to those permitted within M1-Districts in #Special Mixed Use Districts#, as set forth in Section 123-21 (Modifications to M1 Use Regulations), inclusive.

**121-20  
SIGN REGULATIONS**

In the #Special Garment Center District#, all #signs# shall be subject to the regulations applicable in C6-4 Districts, as set forth in Section 32-60 (SIGN REGULATIONS). However, in Subdistrict A-2, #flashing signs# shall not be permitted.

**121-30  
SPECIAL BULK REGULATIONS WITHIN SUBDISTRICT A-1**

The following special #bulk# regulations shall apply within Subdistrict A-1, as shown in Appendix A of this Chapter.

**121-31  
Maximum Permitted Floor Area Within Subdistrict A-1**

The basic maximum #floor area ratio# of a #zoning lot# shall be as specified for the underlying district in Section 43-12 (Maximum Floor Area Ratio) and may be increased only pursuant to Section 43-13 (Floor Area Bonus for Public Plazas). No #public plaza#, or any part thereof, shall be permitted on or within 100 feet of a #wide street#. The provisions of Section 43-14 (Floor Area Bonus for Arcades) shall not apply.

**121-32  
Height of Street Walls and Maximum Building Height Area Within Subdistrict A-1**

In Subdistrict A-1, the underlying height and setback regulations set forth in Sections 43-43 (Maximum Height of Front Wall and Required Front Setbacks) and 43-44 (Alternate Front Setbacks) shall not apply. In lieu thereof, the following provisions shall apply:

- (a) #Street wall# location

The #street wall# of any #building# shall be located on the #street line# and extend along the entire #street# frontage of the #zoning lot# up to at least the maximum base height specified in paragraph (b) of this Section. On the ground floor, recesses shall be permitted where required to provide access to the #building#, provided such recesses do not exceed three feet in depth as measured from the #street line#. In addition, the #street wall# location provision of this paragraph shall not apply along such #street line# occupied by a #public plaza# as set forth in Section 37-70 (PUBLIC PLAZAS).

(b) Base height

(1) Along #wide streets#

On #wide streets#, and on #narrow streets# within 50 feet of their intersection with a #wide street#, the #street wall# of a #building# shall rise without setback to a minimum base height of 125 feet and may rise to a maximum base height of 155 feet.

However, where the height of an existing adjacent #street wall# fronting on the same #street line# rises to a height exceeding 155 feet before setback, the maximum base height may be increased to the height of such existing adjacent #street wall# but shall not exceed a base height of 205 feet. In addition, where existing adjacent #street walls# on both sides of the #building# rise to a height exceeding 155 feet before setback, the maximum base height of such #building# may be increased to the higher of the two existing adjacent #street walls#, except in no instance shall the base height of such #building# exceed 205 feet.

(2) Along #narrow streets#

On #narrow streets#, beyond 50 feet of their intersection with a #wide street#, the #street wall# of a #building# shall rise without setback to a minimum base height of 85 feet and may rise to a maximum base height of 135 feet.

As an alternative, the minimum and maximum base heights applicable to a #wide street# may be applied along a #narrow street# beyond 50 feet of a #wide street#, up to a maximum of 100 feet from such #wide street#.

(c) Required setbacks

(1) Along #wide streets#

For #buildings#, or portions thereof, located on #wide streets# and on #narrow streets# within 100 feet of a #wide street#, the portion of such #building# above the applicable maximum base height set forth in paragraph (b)(1) of this Section, shall be set back from the #street wall# of the #building# at least 10 feet along a #wide street# and at least 15 feet along a #narrow street#, except such dimensions may include the depth of any permitted recesses in the #street wall#. Above such required setback, any portion of a #building# on the #zoning lot# shall be considered a "tower."

(2) Along #narrow streets#

For #buildings#, or portions thereof, located on #narrow streets# beyond 100 feet of a #wide street#, the portion of such #building# above the applicable maximum base height set forth in paragraph (b)(2) of this Section shall be set back from the #street wall# of the #building# at least 15 feet along a #narrow street#, except such dimensions may include the depth of any permitted recesses in the #street wall#. Above such required setback, any portion of a #building# on the #zoning lot# shall be considered a "tower."

(d) Tower Regulations

Each #story# of a tower above the required setback shall not exceed a maximum #lot coverage# of 40 percent of the #lot area# of a #zoning lot# or, for #zoning lots# of less than 20,000 square feet, the percent set forth in Section 43-451 (Towers on small lots).

(e) Maximum #building# height

No height limit shall apply to towers.

**121-40**

**SPECIAL BULK REGULATIONS WITHIN SUBDISTRICT A-2**

The following special #bulk# regulations shall apply within Subdistrict A-2, as shown on the map in Appendix A of this Chapter.

**121-41**

**Maximum Permitted Floor Area Within Subdistrict A-2**

The basic maximum #floor area ratio# of a #zoning lot# containing non-#residential buildings# shall be 10.0 and may be increased to a maximum #floor area ratio# of 12.0 pursuant to Section 93-31 (District Improvement Fund Bonus). Such #zoning lot# may also contain #residences# within #buildings# existing on January 19, 2005, provided that such #buildings# are not #enlarged# after such date. For #zoning lots# containing #residences# within a #building# that is #developed# or #enlarged# on or after January 19, 2005, the basic maximum #floor area ratio# shall be 6.5. The #floor area ratio# of any such #zoning lot# may be increased from 6.5 as follows:

- (a) The #residential# #floor area# may be increased to a maximum of 12.0 where the following are met:

- (1) an amount of #floor area# equal to at least 20 percent of the total #residential# #floor area# is allocated to #qualifying affordable housing# or #qualifying senior housing#; and
- (2) a #floor area# increase or transfer equal to a #floor area ratio# of 2.5 has been earned pursuant to Section 93-31 or 93-32 (Floor Area Regulations in the Phase 2 Hudson Boulevard and Park).

- (b) For the #conversion# to #dwelling units# of non-#residential buildings#, or portions thereof, where the total #floor area# on the #zoning lot# to be #converted# to #residential use# exceeds a #floor area ratio# of 12.0, such excess #floor area# shall be permitted only pursuant to Section 93-31.

For #developments# or #enlargements# on #qualifying transit improvement sites#, a #floor area# bonus for #mass transit station# improvements may be granted by the City Planning Commission pursuant to the provisions of Section 66-51 (Additional Floor Area for Mass Transit Station Improvements). As a pre-condition to applying for such #floor area# bonus, the applicant shall demonstrate that a #floor area ratio# of no less than 0.1 of the maximum #floor area ratio# pursuant to Section 93-31 or the provisions of paragraph (a) of this Section, has been achieved prior to, or in conjunction with, the application. For the purposes of this paragraph, defined terms additionally include those in Section 66-11 (Definitions).

**121-42**

**Height of Street Walls and Maximum Building Height Within Subdistrict A-2**

(a) Height of #street walls#

The #street wall# location provisions of paragraph (a) of Section 35-631 shall apply, except that the #street wall# shall extend to a minimum base height of 80 feet and a maximum base height of 90 feet before setback. However, if the height of an adjacent #street wall# fronting on the same #street line# is higher than 90 feet before setback, the #street wall# of the new or #enlarged# #building# may rise without setback to the height of such adjacent #street wall#, up to a maximum height of 120 feet.

For #zoning lots#, or portions thereof, with #street# frontage of 25 feet or less and existing on June 29, 2010, a minimum base height lower than 80 feet shall be permitted along such #street# frontage in accordance with the following provisions:

- (1) where the height of an adjacent #street wall# fronting on the same #street line# is at least 60 feet and less than 80 feet, the #street wall# of the new or #enlarged# #building# may rise without setback to the height of such adjacent #street wall#; or
- (2) where the height of an adjacent #street wall# fronting on the same #street line# is less than 60 feet, the #street wall# of the new or #enlarged# #building# may rise without setback to a minimum #street wall# height of 60 feet.

The #street wall# of any #building# may rise to a height less than the minimum base height required pursuant to this paragraph (a), provided that no #building# on the #zoning lot# exceeds such height, except where such #building# is located on a #zoning lot# with multiple #buildings#, one or more of which is #developed#, #enlarged# or altered after February 2, 2011, to a height exceeding the minimum base height required pursuant to this paragraph (a).

(b) Maximum #building# height

Above a height of 90 feet or the height of the adjacent #street wall# if higher than 90 feet, no portion of a #building# or other structure# shall penetrate a #sky exposure plane# that begins at a height of 90 feet above the #street line#, or the height of the adjacent #street wall# if higher than 90 feet, and rises over the #zoning lot# at a slope of four feet of vertical distance for each foot of horizontal distance to a maximum height limit of 250 feet, except as provided below:

- (1) any portion of the #building# or other structure# #developed# or #enlarged# pursuant to the tower regulations of Section 33-45 (Tower Regulations) or paragraph (d) of Section 35-632 (Maximum height of buildings and setback regulations), as applicable, may penetrate the #sky exposure plane#, provided no portion of such #building# or other structure# exceeds the height limit of 250 feet; and
- (2) permitted obstructions, as listed in Section 33-42, may penetrate the #sky exposure plane# and the height limit of 250 feet. In addition, a dormer shall be allowed as a permitted obstruction pursuant to paragraph (b) of Section 23-413 (Permitted obstructions in certain districts).

On a #zoning lot# with frontage of at least 200 feet along at least one #street#, up to 20 percent of the #aggregate width of the street wall# facing such #street#, for a maximum width of 50 feet, may be recessed to a maximum depth of 15 feet from the #street line#, provided the recessed area is located a minimum of 20 feet from an adjacent #building# and that a minimum of 60 percent of such area is planted with any combination of grass, ground cover, shrubs, trees or other living plant material in the ground or in planters permanently affixed to the ground.

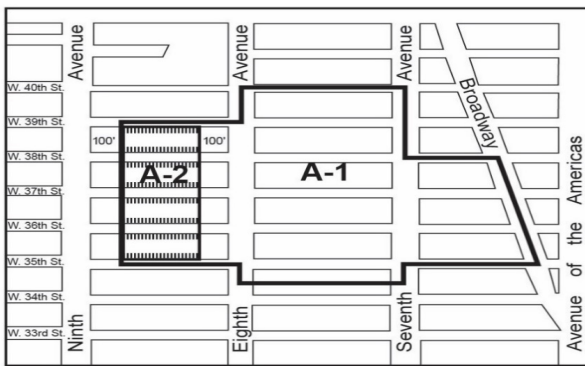
**121-50  
PARKING PROVISIONS FOR SUBDISTRICT A-2**

Within Subdistrict A-2, as shown on the map in Appendix A of this Chapter, the underlying parking provisions shall not apply. In lieu thereof, the parking regulations of the #Special Hudson Yards District#, as set forth in Section 93-80 (OFF-STREET PARKING REGULATIONS) shall apply.

**121-60  
ANTI-HARASSMENT AND DEMOLITION REGULATIONS IN SUBDISTRICT A-2**

In Subdistrict A-2, the provisions of Section 93-90 (HARASSMENT) and Section 93-91 (Demolition), inclusive, shall apply.

**Appendix A  
Special Garment Center District and Subdistricts**



- #Special Garment Center District#
- A-1 Garment Center Subdistrict A-1
- A-2 Garment Center Subdistrict A-2
- ▬▬▬▬▬▬▬ #Street Wall# required pursuant to 121-42 (a)

**Chapter 1  
Special Midtown South Mixed Use District (MSX)**

[SPECIAL GARMENT CENTER (GC) DISTRICT PROVISIONS BEING DELETED AND BEING REPLACED BY NEW SPECIAL MIDTOWN SOUTH MIXED USE DISTRICT TEXT. GC'S SUBDISTRICT A-2 INCORPORATED INTO SPECIAL HUDSON YARDS DISTRICT'S NEW SUBDISTRICT H]

**121-00  
GENERAL PURPOSES**

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

- (a) to retain adequate wage and job-producing industries within the Midtown South District;
- (b) to preserve a variety of types of space for a diversity of businesses that service the Midtown South District and the city;
- (c) to establish an appropriate urban scale and visual character within the Midtown South District;
- (d) to provide opportunities for housing growth through office to residential conversions and new development; and
- (e) to promote the most desirable use of land within the district, to conserve the value of land and buildings, and thereby protect the City's tax revenues.

**121-01  
General Provisions**

The provisions of this Chapter shall apply within the #Special Midtown South Mixed Use District. The regulations of all other Chapters of

this Resolution are applicable, except as superseded, supplemented or modified by the provisions of this Chapter. In the event of a conflict between the provisions of this Chapter and other regulations of this Resolution, the provisions of this Chapter shall control. However, for #transit-adjacent sites# or #qualifying transit improvement sites#, as defined in Section 66-11 (Definitions), in the event of a conflict between the provisions of this Chapter and the provisions of Article VI, Chapter 6 (Special Regulations Applying Around Mass Transit Stations), the provisions of Article VI, Chapter 6 shall control.

**121-02  
Definitions**

For the purposes of this Chapter, matter in italics is defined in Sections 12-10 (Definitions) or 32-301 (Definitions).

**121-03  
District Plan**

The regulations of this Chapter are designed to implement the #Special Midtown South Mixed Use District# Plan. The District Plan includes the following map:

*Special Midtown South Mixed Use District*

The map is located in Appendix A of this Chapter and is hereby incorporated and made an integral part of this Resolution. It is incorporated for the purpose of specifying locations where special regulations and requirements set forth in the text of this Chapter apply.

**121-04  
Applicability of the Mandatory Inclusionary Housing Program**

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

For #conversions# in #buildings# existing prior to [Date of Adoption], that are not otherwise subject to paragraph (a)(3)(v) of Section 27-131 (Mandatory Inclusionary Housing), the Board of Standards and Appeals may permit a contribution to the #affordable housing fund#, pursuant to the provisions of Section 73-624 (Modification of Affordable Housing Fund payment options in the SoHo NoHo Mixed Use District and the Special Midtown South Mixed Use District).

**121-05  
Applicability of Article XII, Chapter 3**

In the #Special Midtown South Mixed Use District#, M1 Districts are paired with a #Residence District#. In paired districts, the special #use#, #bulk#, and parking and loading provisions of Article XII, Chapter 3 (Special Mixed Use District) shall apply, except where modified by the provisions of this Chapter.

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

**121-10  
SPECIAL USE REGULATIONS**

Within the #Special Midtown South Mixed Use District# the #use# provisions of Article XII, Chapter 3 are modified by the provisions of this Section, inclusive.

**121-11  
Regulations for Use Group VI**

In addition to all #uses# permitted in the designated M1A District, all #uses# listed under Use Group VI shall be permitted, and where such #uses# have a size limitation, as denoted with an "S" in the use group tables set forth in Section 42-16 (Use Group VI - Retail and Services), such size limitation shall not apply.

**121-12  
Streetscape Regulations**

The underlying #ground floor level# streetscape provisions set forth in Section 32-30 (STREETSCAPE REGULATIONS), inclusive, shall apply, except that #ground floor level# #street# frontages along #streets#, or portions thereof, designated on Map 1 in the Appendix to this Chapter shall be considered #Tier C street frontages#.

**121-20  
SIGN REGULATIONS**

All #signs# shall be subject to the regulations applicable in C6-4 Districts, as set forth in Section 32-60 (SIGN REGULATIONS). However, #flashing signs# shall not be permitted.

**121-30  
SPECIAL BULK REGULATIONS**

Within the #Special Midtown South Mixed Use District# the #bulk# provisions of Article XII, Chapter 3 are modified by the provisions of this Section, inclusive.

**121-31  
Floor Area Exemption for Public Schools**

On #zoning lots# above 20,000 square feet in #lot area#, up to 150,000 square feet of #floor area# within a public #school#, constructed in whole or in part pursuant to agreement with the New York City School Construction Authority and subject to the jurisdiction of the New York City Department of Education, shall be exempt from the definition of #floor area# for the purposes of calculating the permitted #floor area ratio# for #community facility# #uses# and the maximum #floor area ratio# of the #zoning lot#.

**121-32  
Yard and Open Area Regulations**

**121-321  
Rear yard equivalent**

Where the designated #Residence District# is an R6 through R12 District without a letter suffix, for #buildings#, or portions thereof, containing #residential uses#, the alternative location allowances set forth in paragraph (c)(2) of Section 23-344 (Rear yard equivalent requirements) shall not apply.

**121-322  
Minimum distance between buildings**

On any single #zoning lot#, if two or more #buildings# or portions of #buildings# are detached from one another at any level, such #buildings# or portions of #buildings# shall at no point be less than eight feet apart.

**121-33  
Height and Setback Regulations**

All #zoning lots# shall follow the underlying height and setback regulations.

**121-331  
Street wall regulations**

For all #buildings#, 100 percent of the width of #street walls# along a #street# frontage at the #ground floor level# shall be located within eight feet of the #street line#. For any #story# above the #ground floor level#, at least 70 percent of the width of #street walls# shall be located within eight feet of the #street line# and extend to at least a minimum base height of 60 feet, or the height of the #building#, whichever is less; or as modified by Section 121-332 (Base Height Regulations). Up to 30 percent of the #aggregate width of street walls# above the ground floor may be recessed beyond eight feet of the #street line#, provided that any such recesses deeper than 10 feet along a #wide street# or 15 feet along a #narrow street# are located within an #outer court#. In addition, the #street wall# location provision of this paragraph shall not apply along such #street line# occupied by a #public plaza# as set forth in Section 37-70 (PUBLIC PLAZAS).

**121-332  
Base height regulations**

The maximum base height of a #street wall# may vary between the applicable maximum set forth in the underlying regulations, inclusive, and the height of the #street wall# of adjacent #building# before setback, if such height is higher than the maximum base height.

**121-34  
Additional Bulk Modifications**

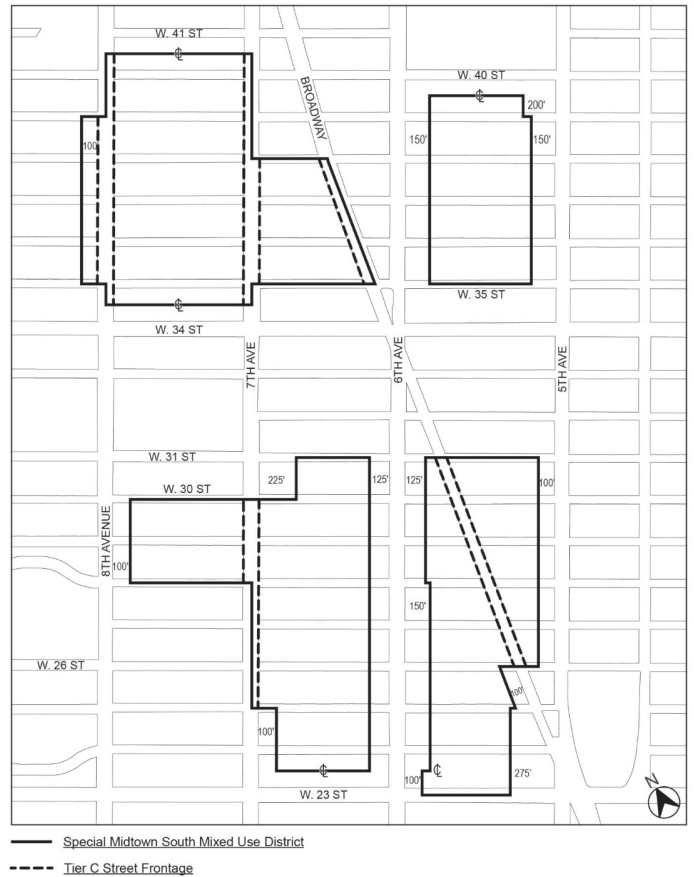
**121-341  
Transfer of development rights from landmarks**

For #zoning lots# existing on [date of enactment] containing landmark #buildings# or other structures#, where more than 50 percent of the #lot area# is located within the #Special Midtown South Mixed Use District#, the provisions of Section 77-22 (Floor Area Ratio) shall be modified to permit the distribution of #floor area# anywhere on the #zoning lot#, regardless of the district boundary.

**Appendix A  
Special Midtown South Mixed Use District**

[PROPOSED MAP]

Map 1. Special Midtown South Mixed Use District



\* \* \*

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

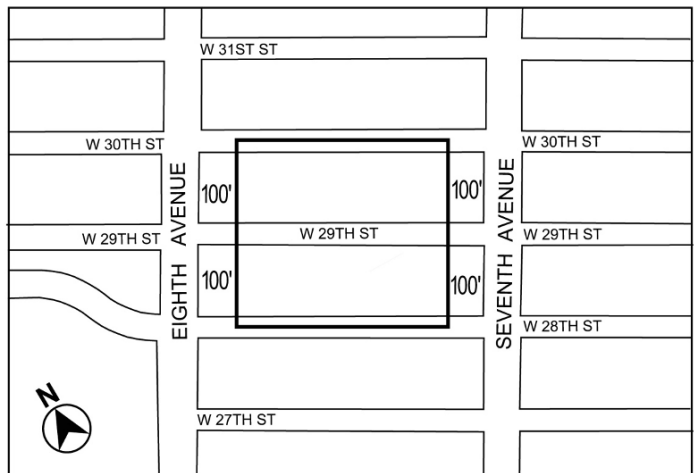
**MANHATTAN**

\* \* \*

**Manhattan Community District 5**

Map 1 – (9/21/11)

[EXISTING MAP]

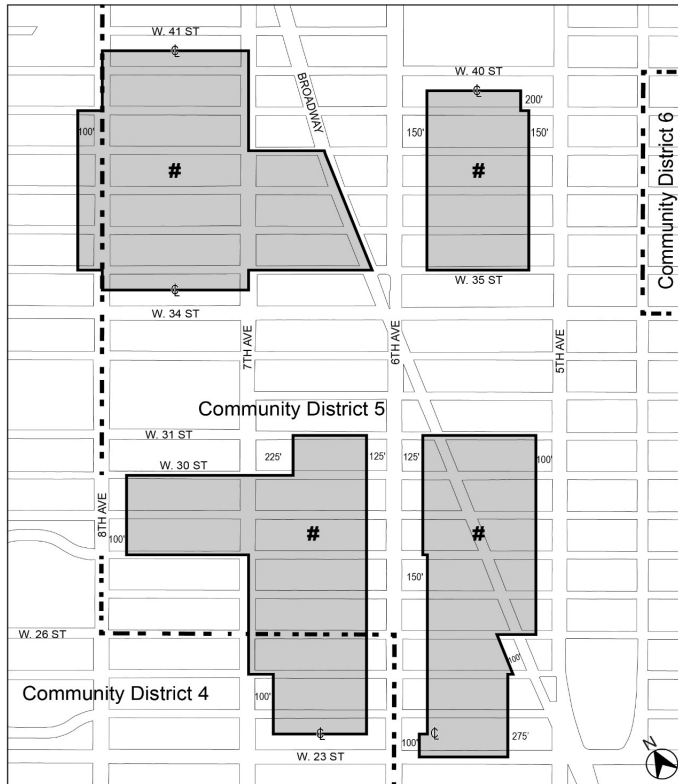


Portion of Community District 5, Manhattan

**Manhattan Community Districts 4 and 5**

Map 1 – [date of adoption]

[PROPOSED MAP]



--- Community District boundary  
 # Mandatory Inclusionary Housing area  
 Area # – [date of adoption] MIH Option 1, Option 2 and Option 3

Portions of Community Districts 4 and 5, Manhattan

NOTICE

On Wednesday, May 7, 2025, a public hearing is being held by the City Planning Commission (CPC), accessible in-person and remotely, in conjunction with the above ULURP hearing to receive comments related to a Draft Environmental Impact Statement (DEIS) concerning an application by The City of New York. The City of New York, acting through the Department of City Planning (DCP), is proposing a series of land use actions - including zoning map and zoning text amendments - to implement land use and zoning recommendations in the Midtown South neighborhood of Manhattan. The area subject to the Proposed Actions (the Affected Area) is an approximately 42-block area in Midtown South, Community Districts 4 and 5, and is generally bounded by 40th Street to the north, Fifth Avenue to the east, 23rd Street to the south, and Ninth Avenue to the west. The Affected Area is comprised of Subdistrict A-2 in the Special Garment Center District, and the "Rezoning Area". The Rezoning Area consists of four noncontiguous manufacturing-zoned areas roughly bounded by 40th Street to the north, Fifth Avenue to the east, 23rd Street to the south, and Eighth Avenue to the west. Subdistrict A-2 of the Special Garment Center District (GC) encompasses approximately four blocks, bounded by a line 100 feet east of 9th Avenue to the west, 35th Street to the south, a line 100 feet west of 8th Avenue to the east, and 39th Street to the north. Overall, the Proposed Actions are expected to facilitate development on 61 projected development sites, as well as 1,093,808 gross-square-feet (gsf) of non-residential floor area likely to be converted to residential uses within the Affected Area. On these projected development sites and in the eligible conversion area, the Proposed Actions are expected to result in a net (incremental) increase of approximately 9,786,389 gsf residential floor area (9,676 dwelling units (DUs)); 462,129 gsf of projected retail space (local retail), 81,755 gsf of community facility use, and a decrease of 732,619 gsf of commercial office space (651,316 zsf), 69,782 gsf of industrial/warehouse space, and 1,093,808 gsf non-residential floor area modeled for conversion to residential uses. It is expected that

the projected development included in the Reasonable Worst Case Development Scenario (RWCDS) would be built by 2034, following approval of the proposed actions.

Written comments on the DEIS are requested and will be received and considered by the Lead Agency through 5pm on Tuesday, May 19, 2025.

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

This hearing is being held pursuant to the State Environmental Quality Review Act (SEQRA) and City Environmental Quality Review (CEQR), CEQR No. 24DCP094M.

Soki Ng, Calendar Officer  
 City Planning Commission  
 120 Broadway, 31<sup>st</sup> Floor, New York, NY 10271  
 Telephone (212) 720-3508

Accessibility questions: (212) 720 3508 // accessibilityinfo@planning.nyc.gov, by: Wednesday, April 30, 2025, 5:00 P.M.



a23-my7

COMMISSION TO STRENGTHEN LOCAL DEMOCRACY

PUBLIC HEARINGS

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

**Tuesday, May 6**  
**5:00-7:00 P.M.**  
**Restoration Plaza, Multi-Purpose Room**  
**1368 Fulton Ave, Brooklyn**

This meeting is open to the public. **In order to testify in person or via zoom you must register** (<https://forms.office.com/g/rJWrvm49c8>). We ask that you register 24 hours prior to the public hearing but will accept registrations up to and during the first 30 minutes of the hearing. Each member of the public will be given three (3) minutes to testify. If possible, **we request written testimony be submitted to [info@thecommission.nyc](mailto:info@thecommission.nyc)**.

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

The public can watch the hearing via Zoom. (<https://us06web.zoom.us/j/87694005517>)

What if I need assistance to observe the meeting?

This location is accessible to individuals using wheelchairs or other mobility devices. With advance notice, American Sign Language interpreters will be available, and members of the public may request induction loop devices and language translation services. Please make induction loop, language translation or additional accessibility requests by Thursday, May 1st at 5:00 P.M. by indicating on your registration or emailing the Commission at [info@thecommission.nyc](mailto:info@thecommission.nyc). All requests will be accommodated to the extent possible.

a30-my6

COMMUNITY BOARDS

PUBLIC HEARINGS

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

BOROUGH OF QUEENS

COMMUNITY BOARD NO. 11 - Monday, May 5, 2025, 7:30 P.M.,  
 Korean Community Services 203-05 32 Avenue, Bayside, NY 11361.

#764-56BZ

An application to the NYC Board of Standards and Appeals for an extension of the term of a previously-granted variance. This request

includes the previously approved enlargement of the building, completed in accordance with Section 11-412 of the NYC Zoning Resolution.

Accessibility questions: Joseph Marziliano, (718) 225-1054, QN11@cb.nyc.gov, by: Monday, May 5, 2025, 3:00 P.M.



a29-my5

## BOARD OF EDUCATION RETIREMENT SYSTEM

### MEETING

Our next Executive Committee Meeting will be held *in-person* at our 55 Water Street office (50th floor) Tuesday, May 6, 2025, from 12:30 P.M. - 3:00 P.M. If you would like to attend this meeting, please reach out to Salil Mehta at smehta8@bers.nyc.gov.

a28-my6

## HOUSING AUTHORITY

### MEETING

The next Audit & Finance Committee Meeting of the New York City Housing Authority is scheduled for Tuesday, May 6, 2025, at 10:00 A.M. in the Ceremonial Room on the 5th Floor of 90 Church Street, New York, New York. Copies of the Agenda will be available on NYCHA's Website or may be picked up at the Department of Internal Audit and Assessment at 90 Church Street, 9th Floor, New York, NY, no earlier than twenty-four (24) hours before the upcoming Audit & Finance Committee Meeting. Copies of the draft Minutes are available on this web page or can be picked up at the Department of Internal Audit and Assessment no earlier than 3:00 P.M. on Tuesday, two weeks after the Audit & Finance Committee Meeting.

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

The meeting will be streamed live on YouTube Channel and on NYCHA's Website, at <https://www1.nyc.gov/site/nycha/about/audit-committee-meetings.page> for public access.

The meeting is open to the public. For those wishing to provide public comment, pre-registration is required, at least 45 minutes before the scheduled Committee Meeting. Comments are limited to the items on the Agenda.

Speaking time will be limited to three minutes. Speakers will provide comments in the order in which the requests to comment are received. The public comment period will conclude upon all speakers being heard or at the expiration of 30 minutes allotted for public comment, whichever occurs first.

Any person requiring a reasonable accommodation in order to participate in the Audit & Finance Committee Meeting should contact the Department of Internal Audit and Assessment by phone at (212) 306-3441 or by e-mail at [audit@nycha.nyc.gov](mailto:audit@nycha.nyc.gov), no later than Tuesday, April 29, 2025 at 5:00 P.M.

For additional information regarding the Audit & Finance Committee Meeting, please visit NYCHA's Website, contact by phone, at (212) 306-3441, or by email, at [audit@nycha.nyc.gov](mailto:audit@nycha.nyc.gov).

Accessibility questions: Kenichi Mitchell (212) 306-3441, by: Tuesday, April 29, 2025, 5:00 P.M.



a23-my6

## LANDMARKS PRESERVATION COMMISSION

### PUBLIC HEARINGS

**NOTICE IS HEREBY GIVEN** that pursuant to the provisions of Title 25, Chapter 3 of the Administrative Code of the City of New York (Sections 25-303, 25-307, 25-308, 25-309, 25-313, 25-318, 25-320) on Tuesday, May 13, 2025, at 9:30 A.M., a public hearing will be held in the public hearing room at 253 Broadway, 2nd Floor, Borough of Manhattan, with respect to the following properties, and then followed by a public meeting. Participation by video conference may be available

as well. Please check the hearing page on LPC's website (<https://www.nyc.gov/site/lpc/hearings/hearings.page>) for updated hearing information. The final order and estimated times for each application will be posted on the Landmarks Preservation Commission website the Friday before the hearing. Please note that the order and estimated times are subject to change. An overflow room is located outside of the primary doors of the public hearing room. Any person requiring reasonable accommodation in order to participate in the hearing or attend the meeting should contact Steven Thomson, Director of Community and Intergovernmental Affairs, at [sthomson@lpc.nyc.gov](mailto:sthomson@lpc.nyc.gov) or 212-669-7923 no later than five (5) business days before the hearing or meeting. Members of the public not attending in person can observe the meeting on LPC's YouTube channel at [www.youtube.com/nyclpc](http://www.youtube.com/nyclpc) and may testify on particular matters by joining the meeting using either the Zoom app or by calling in from any phone. Specific instructions on how to observe and testify, including the meeting ID and password, and the call-in number, will be posted on the agency's website, on the Monday before the public hearing.

### 35 Remsen Street - Brooklyn Heights Historic District

LPC-25-02663 - Block 247 - Lot 12 - Zoning: R6

#### CERTIFICATE OF APPROPRIATENESS

An Anglo-Italianate style house built between 1861-1879. Application is to alter the oriel and remove special windows.

### 310 Malcolm X Boulevard (aka 373 Decatur Street, 310-318 Malcolm X Boulevard)

- Bedford-Stuyvesant/Expanded Stuyvesant

LPC-25-02849 - Block 1676 - Lot 47 - Zoning: R6A

#### CERTIFICATE OF APPROPRIATENESS

An altered Renaissance Revival style flats building designed by Thomas Miller and built in 1881. Application is to install storefront infill, awnings, lighting, mechanical equipment, and signage and to modify masonry openings.

### 92 Prince Street - SoHo-Cast Iron Historic District

LPC-25-09556 - Block 498 - Lot 1 - Zoning: M1-5/R9X

#### CERTIFICATE OF APPROPRIATENESS

A commercial building designed by Allbrook Benic Czajka Architects and built c. 2000 pursuant to Certificate of Appropriateness 00-1382. Application is to re-clad the building, and install storefront infill, signage and banners.

### 430 Lafayette Street - NoHo Historic District

LPC-24-11008 - Block 545 - Lot 39 - Zoning: M1-5/R9A

#### CERTIFICATE OF APPROPRIATENESS

A Greek Revival style townhouse designed by Seth Greer and built in 1832-33. Application is to install a barrier-free access lift.

### 284 Fifth Avenue - Individual Landmark

LPC-25-09203 - Block 832 - Lot 39 - Zoning: C5-2

#### CERTIFICATE OF APPROPRIATENESS

A Romanesque Revival style apartment hotel building designed by D.&J. Jardine and built in 1888-90. Application is to legalize the replacement of display windows without Landmarks Preservation Commission permit(s), modify display windows, replace infill and cladding and install an interior display structure and signage.

### 140 East 74th Street - Upper East Side Historic District

LPC-25-09579 - Block 1408 - Lot 57 - Zoning: C1-8X

#### CERTIFICATE OF APPROPRIATENESS

An Italianate style rowhouse designed by John G. Prague and built in 1871-75. Application is to construct a rooftop bulkhead and install railings.

### 228 Lenox Avenue - Mount Morris Park Historic District

LPC-25-08473 - Block 1720 - Lot 39 - Zoning: R7-2

#### CERTIFICATE OF APPROPRIATENESS

A rowhouse designed by F. Carles Merry and built in 1888-1889. Application is to build a rooftop bulkhead and replace windows installed without Landmarks Preservation Commission Permits(s).

a30-my13

**NOTICE IS HEREBY GIVEN** that pursuant to the provisions of Title 25, Chapter 3 of the Administrative Code of the City of New York (Sections 25-303, 25-307, 25-308, 25-309, 25-313, 25-318, 25-320) on Tuesday, May 6, 2025, at 9:30 A.M., a public hearing will be held in the public hearing room at 253 Broadway, 2nd Floor, Borough of Manhattan, with respect to the following properties, and then followed by a public meeting. Participation by video conference may be available as well. Please check the hearing page on LPC's website (<https://www.nyc.gov/site/lpc/hearings/hearings.page>) for updated hearing information. The final order and estimated times for each application will be posted on the Landmarks Preservation Commission website the Friday before the hearing. Please note that the order and estimated times are subject to change. An overflow room is located outside of the primary doors of the public hearing room. Any person requiring

reasonable accommodation in order to participate in the hearing or attend the meeting should contact Steven Thomson, Director of Community and Intergovernmental Affairs, at sthompson@lpc.nyc.gov or 212-669-7923 no later than five (5) business days before the hearing or meeting. Members of the public not attending in person can observe the meeting on LPC's YouTube channel at www.youtube.com/nyclpc and may testify on particular matters by joining the meeting using either the Zoom app or by calling in from any phone. Specific instructions on how to observe and testify, including the meeting ID and password, and the call-in number, will be posted on the agency's website, on the Monday before the public hearing.

**300 Lafayette Avenue - Clinton Hill Historic District**

**LPC-25-05785** - Block 1947 - Lot 23 - **Zoning:** R6B

**CERTIFICATE OF APPROPRIATENESS**

An Italianate style house-built c. 1873. Application is to legalize repaving the front areaway and constructing a rear yard addition without Landmarks Preservation Commission permit(s).

**956 Park Place - Crown Heights North Historic District II**

**LPC-25-08411** - Block 1242 - Lot 47 - **Zoning:** r6

**CERTIFICATE OF APPROPRIATENESS**

A Romanesque Revival style rowhouse designed by Axel S. Hedman and built c. 1897. Application is to remove a bay window and construct a rear yard addition.

**20 West Drive, Prospect Park - Scenic Landmark**

**LPC-25-08170** - Block 1117 - Lot 1 - **Zoning:** Park

**ADVISORY REPORT**

A primarily naturalistic style park designed by Frederick Law Olmsted and Calvert Vaux in 1866-73. Application is to install signage.

**GOVERNORS ISLAND - Governors Island Historic District**

**LPC-25-09619** - Block 1 - Lot 111 - **Zoning:** R3-2

**BINDING REPORT**

A Victorian Vernacular style Officer's Quarters designed by the Office of the Quartermaster General and built in 1891 and altered in 1902. Application is to modify entrances, and install windows, decks, a barrier-free access ramp, steps, an entry canopy, and site features.

**20 7th Avenue - Greenwich Village Historic District**

**LPC-25-09572** - Block 617 - Lot 55 - **Zoning:** C2-6

**CERTIFICATE OF APPROPRIATENESS**

A contemporary institutional building designed by Arthur A. Schiller and Albert Ledner and built in 1962-63. Application is to install signage in the areaway.

**432 Lafayette Street - NoHo Historic District**

**LPC-25-09295** - Block 545 - Lot 38 - **Zoning:** M1-5/R9A

**CERTIFICATE OF APPROPRIATENESS**

A Greek Revival style townhouse attributed to Seth Greer and built in 1832-33. Application is to install a barrier-free access lift and modify a cellar window opening.

**98 Thompson Street - Sullivan-Thompson Historic District**

**LPC-25-05495** - Block 502 - Lot 6 - **Zoning:** R7-2

**CERTIFICATE OF APPROPRIATENESS**

A Renaissance Revival style tenement building designed by Bernstein & Bernstein and built in 1904. Application is to install decorative floral garlands and legalize the removal of bluestone curbing without Landmarks Preservation Commission permit(s).

**92 Prince Street - SoHo-Cast Iron Historic District**

**LPC-25-09556** - Block 498 - Lot 1 - **Zoning:** M1-5/R9X

**CERTIFICATE OF APPROPRIATENESS**

A commercial building designed by Allanbrook Benic Czajka Architects and built pursuant to Certificate of Appropriateness 00-1382 issued on August 27, 1999. Application is to re clad the building, and install storefront infill, signage and banners.

**83 Horatio Street - Greenwich Village Historic District**

**LPC-25-05585** - Block 643 - Lot 71 - **Zoning:** R6

**CERTIFICATE OF APPROPRIATENESS**

A Greek Revival style rowhouse built in 1852-53. Application is to construct a rooftop addition and excavate the cellar and rear yard.

**11 Bond Street - NoHo Historic District**

**LPC-25-07909** - Block 529 - Lot 15 - **Zoning:** M1-5/R7X, SNX

**CERTIFICATE OF APPROPRIATENESS**

A Colonial Revival style animal hospital building designed by Elisha H. Janes & August W. Cordes and built in 1913. Application is to install signage, mechanical equipment, and a rooftop terrace structure.

**913 Broadway - Ladies' Mile Historic District**

**LPC-25-02912** - Block 849 - Lot 68 - **Zoning:** M1-5M

**CERTIFICATE OF APPROPRIATENESS**

An altered neo-Grec style commercial building designed by Charles

Wright and built in 1874. Application is to construct a rooftop addition.

**1466 Broadway - Individual Landmark**

**LPC-25-08773** - Block 994 - Lot 7502 - **Zoning:** C6-7

**CERTIFICATE OF APPROPRIATENESS**

A Beaux Arts style hotel building designed by Marvin and Davis with Bruce Price, built in 1906 and altered by Charles A. Platt in 1920-1921, with a Romanesque Revival style annex designed by Philip C. Brown and built in 1894. Application is to replace terra cotta with a substitute material.

**157 East 78th Street - Individual Landmark**

**LPC-25-07704** - Block 1413 - Lot 24 - **Zoning:** R8B; C1-8X

**CERTIFICATE OF APPROPRIATENESS**

A vernacular rowhouse with Italianate style influences built in 1861 and later altered. Application is to replace windows, alter the front and rear facades and construct a rear yard addition.

**54 East 66th Street - Upper East Side Historic District**

**LPC-25-05782** - Block 1380 - Lot 45 - **Zoning:** R8B

**CERTIFICATE OF APPROPRIATENESS**

A Neo-Grec style rowhouse designed by J. H. Valentine and built in 1877-78. Application is to construct rear yard and rooftop additions, reconstruct the top floor at the rear façade and raise the roof.

**Central Park - Scenic Landmark**

**LPC-25-07995** - Block 1111 - Lot 1 - **Zoning:** Park

**ADVISORY REPORT**

An English Romantic style public park designed by Frederick Law Olmsted and Calvert Vaux and built in 1857-1858. Application is to remove a masonry plinth in the perimeter wall, install a statue and ironwork, and replace paving.

a22-my5

**PARKS AND RECREATION**

■ PUBLIC HEARINGS

**NOTICE OF A JOINT PUBLIC HEARING** of the Franchise and Concession Review Committee and New York City Department of Parks & Recreation ("Parks") to be held on 5/12/2025, at 22 Reade Street, Spector Hall, in Manhattan commencing at 2:30 P.M. relative to:

**INTENT TO AWARD** as a concession a License Agreement ("License") to Tillary Plaza Concessions, Corp. for the development, operation, and maintenance of a cafe at Cadman Plaza Park, located at Tillary Street and Cadman Plaza West, Brooklyn.

The License will provide for a term of fifteen (15) years.

Compensation to the City will be as follows:

The Greater of Annual Minimum Fee (increasing 5% every 2 years) vs 10 % of Gross Receipts

Year 1	\$ 40,000.00 vs 10% of Gross Receipts
Year 2	\$ 40,000.00 vs 10% of Gross Receipts
Year 3	\$ 42,000.00 vs 10% of Gross Receipts
Year 4	\$ 42,000.00 vs 10% of Gross Receipts
Year 5	\$ 44,100.00 vs 10% of Gross Receipts
Year 6	\$ 44,100.00 vs 10% of Gross Receipts
Year 7	\$ 46,305.00 vs 10% of Gross Receipts
Year 8	\$ 46,305.00 vs 10% of Gross Receipts
Year 9	\$ 48,620.00 vs 10% of Gross Receipts
Year 10	\$ 48,620.00 vs 10% of Gross Receipts
Year 11	\$ 51,051.00 vs 10% of Gross Receipts
Year 12	\$ 51,051.00 vs 10% of Gross Receipts
Year 13	\$ 53,603.00 vs 10% of Gross Receipts
Year 14	\$ 53,603.00 vs 10% of Gross Receipts
Year 15	\$ 56,284.00 vs 10% of Gross Receipts

Written testimony may be submitted in advance of the hearing electronically to fcrcc@mocs.nyc.gov. All written testimony can be submitted up until the close of the public hearing and will be distributed to the FCRC after the hearing.

A draft copy of the agreement may be obtained at no cost by any (or all) of the following ways:

1. Submit a written request to Parks at luigi.almanzar@parks.nyc.gov from 4/25/2025 through 5/12/2025.
2. Submit a written request by mail to NYC Department of Parks and Recreation, Revenue Division, 830 Fifth Avenue, Room 407, New York, NY 10065. Written requests must be received by 5/12/2025. For mail-in requests, please include your name, return address, and B113A-O-SB-2022.



3. Download from Park’s website at <https://www.nycgovparks.org/opportunities/concessions/rfps-rfbs-rfeis> from 4/25/2025 through 5/12/2025.

The agenda and related documentation for the hearing will be posted on the MOCS website at <https://www.nyc.gov/site/mocs/opportunities/franchises-concessions.page>.

For further information on accessibility or to make a request for accommodations, such as sign language interpretation services, please contact the Mayor’s Office of Contract Services (MOCS) via e-mail at [DisabilityAffairs@mocs.nyc.gov](mailto:DisabilityAffairs@mocs.nyc.gov) or via phone at (212) 298-0800. Any person requiring reasonable accommodation for the public hearing should contact MOCS at least five (5) business days in advance of the hearing to ensure availability.

a25-my12

**TRANSPORTATION**

■ PUBLIC HEARINGS

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

The public hearing will be held remotely via Zoom, commencing on 5/29/2025, at 11:00 A.M., on the following petition for revocable consent:

To join the hearing via your browser either click on the following URL link or copy and paste it into your browser’s address bar.  
Join Zoom Meeting: [zoom.us/j/91467302621](https://zoom.us/j/91467302621)  
Meeting ID: 91467302621

To join the hearing only by phone, use the following information to connect:  
Phone: +1-929-205-6099  
Meeting ID: 914 6730 2621

1. SPEAK INTEGRATED CORP. BOCCA DI BACCO to maintain, operate, and use a roadway cafe for a term of four years adjacent to the proposed revocable consent is for a term of four years adjacent to 167 9 AVE in the borough of Manhattan.
2. TIME SQUARE 46 RESTAURANT CORP Sicily to maintain, operate, and use a roadway cafe for a term of four years adjacent to the proposed revocable consent is for a term of four years adjacent to 328 WEST 46 ST in the borough of Manhattan.
3. GRAMERCY FARMER &THE FISH, LLC Isabelle’s Osteria to maintain, operate, and use a roadway cafe for a term of four years adjacent to the proposed revocable consent is for a term of four years adjacent to 245 PARK AVE S in the borough of Manhattan.
4. BREADS BAKERY to maintain, operate, and use a roadway cafe for a term of four years adjacent to the proposed revocable consent is for a term of four years adjacent to 18 EAST 16 ST in the borough of Manhattan.
5. HUTCH & WALDO COFFEE to maintain, operate, and use a roadway cafe for a term of four years adjacent to the proposed revocable consent is for a term of four years adjacent to 247 EAST 81 ST in the borough of Manhattan.
6. La Diagonal to maintain, operate, and use a roadway cafe for a term of four years adjacent to the proposed revocable consent is for a term of four years adjacent to nan in the borough of Manhattan.
7. PUPUSAS RIDGEWOOD CORP. PUPUSAS RIDGEWOOD to maintain, operate, and use a roadway cafe for a term of four years adjacent to the proposed revocable consent is for a term of four years adjacent to 7120 FRESH POND RD in the borough of Queens.
8. PAQUITA NYC LLC PAQUITA to maintain, operate, and use a roadway cafe for a term of four years adjacent to the proposed revocable consent is for a term of four years adjacent to 185 SAINT NICHOLAS AVE in the borough of Manhattan.
9. SNG NEW CAPPUCCINO INC. Ocean View Cafe to maintain, operate, and use a roadway cafe for a term of four years adjacent to the proposed revocable consent is for a term of four years adjacent to 290 BRIGHTON BEACH AVE in the borough of Brooklyn.
10. FRIDA TACOS to maintain, operate, and use a roadway cafe for a term of four years adjacent to the proposed revocable consent is for a term of four years adjacent to 5786 MOSHOLU AVE in the borough of Bronx.
11. THE MANHATTAN OCEAN CLUB ASSOCIATES, L.L.C. Quality Meats to maintain, operate, and use a roadway cafe for a term of four years adjacent to the proposed revocable consent is

- for a term of four years adjacent to 57 WEST 58 STREET in the borough of Manhattan.
12. DISFRUTING TWO LLC Alison St Marks to maintain, operate, and use a roadway cafe for a term of four years adjacent to the proposed revocable consent is for a term of four years adjacent to 110 ST MARKS PLACE in the borough of Manhattan.
13. Fellini to maintain, operate, and use a roadway cafe for a term of four years adjacent to the proposed revocable consent is for a term of four years adjacent to 231 8 AVE in the borough of Manhattan.
14. LEWIS AVENUE FINE FOODS, INC Beso Restaurant to maintain, operate, and use a roadway cafe for a term of four years adjacent to the proposed revocable consent is for a term of four years adjacent to 370 LEWIS AVENUE, BROOKLYN in the borough of Brooklyn.
15. BRINGTON ROAD LLC Caledonia to maintain, operate, and use a roadway cafe for a term of four years adjacent to the proposed revocable consent is for a term of four years adjacent to 424 AMSTERDAM AVENUE in the borough of Manhattan.
16. MACOLETTA LLC (MACOLETTA BRICK OVEN PIZZERIA) to maintain, operate, and use a roadway cafe for a term of four years adjacent to the proposed revocable consent is for a term of four years adjacent to 2815 24TH AVE in the borough of QUEENS.

my2

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Phone: +1-929-205-6099  
Meeting ID: 914 6730 2621

1. AMA LA VITA LLC AMA LA VITA to maintain, operate, and use a roadway cafe for a term of four years adjacent to the proposed revocable consent is for a term of four years adjacent to 121 WEST 19 ST in the borough of Manhattan.
2. MY KISMET LLC Little Rascal Bar to maintain, operate, and use a roadway cafe for a term of four years adjacent to the proposed revocable consent is for a term of four years adjacent to 130 FRANKLIN ST in the borough of Brooklyn.
3. VJUICE INC. VERY JUICE to maintain, operate, and use a roadway cafe for a term of four years adjacent to the proposed revocable consent is for a term of four years adjacent to 1815 AVENUE M in the borough of Brooklyn.
4. MARI VANNA GINZA 2 LLC to maintain, operate, and use a roadway cafe for a term of four years adjacent to the proposed revocable consent is for a term of four years adjacent to 41 EAST 20 ST in the borough of Manhattan.
5. Dim Sum Palace Inc Dim Sum Palace to maintain, operate, and use a roadway cafe for a term of four years adjacent to the proposed revocable consent is for a term of four years adjacent to 334 W 46TH ST in the borough of Manhattan.
6. SBP RESTAURANT CORP TONY’S PIZZA to maintain, operate, and use a roadway cafe for a term of four years adjacent to the proposed revocable consent is for a term of four years adjacent to 443 KNICKERBOCKER AVENUE in the borough of Brooklyn.
7. NJJM INC DENINO’S PIZZERIA & TAVERN to maintain, operate, and use a roadway cafe for a term of four years adjacent to the proposed revocable consent is for a term of four years adjacent to 93 MACDOUGAL ST in the borough of Manhattan.
8. Fonda of Chelsea LLC Fonda of Chelsea to maintain, operate, and use a roadway cafe for a term of four years adjacent to the proposed revocable consent is for a term of four years adjacent to 189 9 AVENUE in the borough of Manhattan.
9. BEYOND PHO CORP 5ive Spice to maintain, operate, and use a roadway cafe for a term of four years adjacent to the proposed revocable consent is for a term of four years adjacent to 52 5 AVENUE in the borough of Brooklyn.
10. BELLA BLU to maintain, operate, and use a roadway cafe for a term of four years adjacent to the proposed revocable consent is for a term of four years adjacent to 967 LEXINGTON AVE in the borough of Manhattan.
11. COFFEEGENYC INC Ubani to maintain, operate, and use a

- roadway cafe for a term of four years adjacent to the proposed revocable consent is for a term of four years adjacent to 37A BEDFORD ST in the borough of Manhattan.
12. WHISKEY TRADER to maintain, operate, and use a roadway cafe for a term of four years adjacent to the proposed revocable consent is for a term of four years adjacent to 71 WEST 55 ST in the borough of Manhattan.
  13. CONNOLLY'S to maintain, operate, and use a roadway cafe for a term of four years adjacent to the proposed revocable consent is for a term of four years adjacent to 121 WEST 45 ST in the borough of Manhattan.
  14. JAVELINA to maintain, operate, and use a roadway cafe for a term of four years adjacent to the proposed revocable consent is for a term of four years adjacent to 119 EAST 18 ST in the borough of Manhattan.
  15. GLACE BY NOGLU to maintain, operate, and use a roadway cafe for a term of four years adjacent to the proposed revocable consent is for a term of four years adjacent to 1266 MADISON AVE in the borough of Manhattan.
  16. THE HUNTERIAN to maintain, operate, and use a roadway cafe for a term of four years adjacent to the proposed revocable consent is for a term of four years adjacent to 413 EAST 70 ST in the borough of Manhattan.
  17. IL VIOLINO to maintain, operate, and use a roadway cafe for a term of four years adjacent to the proposed revocable consent is for a term of four years adjacent to 180 COLUMBUS AVE in the borough of Manhattan.
  18. The Migrant Kitchen to maintain, operate, and use a roadway cafe for a term of four years adjacent to the proposed revocable consent is for a term of four years adjacent to 157 COLUMBUS AVE in the borough of Manhattan.
  19. MISS MADELEINE to maintain, operate, and use a roadway cafe for a term of four years adjacent to the proposed revocable consent is for a term of four years adjacent to 400 EAST 82 ST in the borough of Manhattan.
  20. SEED BRKLYN LLC Seed Brooklyn to maintain, operate, and use a roadway cafe for a term of four years adjacent to the proposed revocable consent is for a term of four years adjacent to 1217 BEDFORD AVENUE in the borough of Brooklyn.
  21. HUNGRY GHOST PARK SLOPE LLC to maintain, operate, and use a roadway cafe for a term of four years adjacent to the proposed revocable consent is for a term of four years adjacent to 156 7 AVENUE in the borough of Brooklyn.
  22. GENNARO RESTAURANT INC to maintain, operate, and use a roadway cafe for a term of four years adjacent to the proposed revocable consent is for a term of four years adjacent to 665 AMSTERDAM AVENUE in the borough of Manhattan.
  23. COFFEEGENYC INC Ubani to maintain, operate, and use a roadway cafe for a term of four years adjacent to the proposed revocable consent is for a term of four years adjacent to 37A BEDFORD STREET in the borough of Manhattan.
  24. AUTOMATIC SLIMS INC. AUTOMATIC SLIMS to maintain, operate, and use a roadway cafe for a term of four years adjacent to the proposed revocable consent is for a term of four years adjacent to 733 WASHINGTON STREET in the borough of Manhattan.
  25. THEBUSINESS OF HOSPITALITY LLC Marlow East to maintain, operate, and use a roadway cafe for a term of four years adjacent to the proposed revocable consent is for a term of four years adjacent to 1022 LEXINGTON AVE in the borough of Manhattan.
  26. JUDY Z'S SPORTS TAVERN & KITCHEN to maintain, operate, and use a roadway cafe for a term of four years adjacent to the proposed revocable consent is for a term of four years adjacent to 1 7 AVENUE S in the borough of Manhattan.
  27. BLANK STREET INC. BLANK STREET to maintain, operate, and use a roadway cafe for a term of four years adjacent to the proposed revocable consent is for a term of four years adjacent to 63 SPRING ST in the borough of Manhattan.
  28. TRAPIZZINO to maintain, operate, and use a roadway cafe for a term of four years adjacent to the proposed revocable consent is for a term of four years adjacent to 144 ORCHARD STREET in the borough of Manhattan.
  29. Green Kitchen to maintain, operate, and use a roadway cafe for a term of four years adjacent to the proposed revocable consent is for a term of four years adjacent to 1619 2 AVE in the borough of Manhattan.
  30. CONNOLLY'S PUB to maintain, operate, and use a roadway cafe for a term of four years adjacent to the proposed revocable consent is for a term of four years adjacent to 14 EAST 47 ST in the borough of Manhattan.
  31. TIKI CHICK to maintain, operate, and use a roadway cafe for a term of four years adjacent to the proposed revocable consent is for a term of four years adjacent to 517 AMSTERDAM AVE in the borough of Manhattan.

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Meeting ID: 91467302621

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

Phone: +1-929-205-6099

Meeting ID: 914 6730 2621

1. The Red Stache, LLC The Red Stache to maintain, operate, and use a roadway cafe for a term of four years adjacent to the proposed revocable consent is for a term of four years adjacent to 401 W 52ND ST in the borough of Manhattan.
2. JEREMYS ALE HOUSE STILL, INC JEREMY'S ALE HOUSE to maintain, operate, and use a roadway cafe for a term of four years adjacent to the proposed revocable consent is for a term of four years adjacent to 228 FRONT STREET in the borough of Manhattan.
3. WOOD FOOT LLC Pokito to maintain, operate, and use a roadway cafe for a term of four years adjacent to the proposed revocable consent is for a term of four years adjacent to 155 SOUTH 4 STREET in the borough of Brooklyn.
4. CLAUDISAL REST CORP THE MALT HOUSE to maintain, operate, and use a roadway cafe for a term of four years adjacent to the proposed revocable consent is for a term of four years adjacent to 206 THOMPSON ST in the borough of Manhattan.
5. TRUFFA PIZZERIA & WINE ROOM CORP Cocina Chente to maintain, operate, and use a roadway cafe for a term of four years adjacent to the proposed revocable consent is for a term of four years adjacent to 3535 RIVERDALE AVE in the borough of Bronx.
6. FONDA NOLITA, LLC TACOMBI AT FONDA NOLITA to maintain, operate, and use a roadway cafe for a term of four years adjacent to the proposed revocable consent is for a term of four years adjacent to 267 ELIZABETH STREET in the borough of Manhattan.
7. LA CORNELIA LLC TACOMBI BLEECKER to maintain, operate, and use a roadway cafe for a term of four years adjacent to the proposed revocable consent is for a term of four years adjacent to 255 BLEECKER STREET in the borough of Manhattan.
8. CAFFE NERO AMERICAS INC Work Cafe to maintain, operate, and use a roadway cafe for a term of four years adjacent to the proposed revocable consent is for a term of four years adjacent to 85 NORTH 6 STREET in the borough of Brooklyn.
9. Island to maintain, operate, and use a roadway cafe for a term of four years adjacent to the proposed revocable consent is for a term of four years adjacent to 1305 MADISON AVE in the borough of Manhattan.
10. New 32 America Inc Afternoon to maintain, operate, and use a roadway cafe for a term of four years adjacent to the proposed revocable consent is for a term of four years adjacent to 33 WEST 32 ST in the borough of Manhattan.
11. MAMOUNS COLUMBUS, LLC MAMOUNS FALAFEL to maintain, operate, and use a roadway cafe for a term of four years adjacent to the proposed revocable consent is for a term of four years adjacent to 508 COLUMBUS AVE in the borough of Manhattan.
12. VITTORIA 196 LLC N/A to maintain, operate, and use a roadway cafe for a term of four years adjacent to the proposed revocable consent is for a term of four years adjacent to 196 SPRING ST in the borough of Manhattan.
13. MAMAN BT LLC BILT NEIGHBORHOOD CAFE to maintain, operate, and use a roadway cafe for a term of four years adjacent to the proposed revocable consent is for a term of four years adjacent to 31 BOND ST in the borough of Manhattan.
14. CKA KA QELLUE to maintain, operate, and use a roadway cafe for a term of four years adjacent to the proposed revocable consent is for a term of four years adjacent to 118 EAST 31 ST in the borough of Manhattan.
15. EL PASO TAQUERIA to maintain, operate, and use a roadway cafe for a term of four years adjacent to the proposed revocable consent is for a term of four years adjacent to 64 EAST 97 ST in the borough of Manhattan.
16. MEZZALUNA to maintain, operate, and use a roadway cafe for a term of four years adjacent to the proposed revocable consent is for a term of four years adjacent to 1295 THIRD AVE in the

- borough of Manhattan.
17. Avoca to maintain, operate, and use a roadway cafe for a term of four years adjacent to the proposed revocable consent is for a term of four years adjacent to 1678 1 AVE in the borough of Manhattan.
  18. VINATERIA to maintain, operate, and use a roadway cafe for a term of four years adjacent to the proposed revocable consent is for a term of four years adjacent to 2211 FREDERICK DOUGLAS BOULEVARD in the borough of Manhattan.
  19. SUGAR BAR to maintain, operate, and use a roadway cafe for a term of four years adjacent to the proposed revocable consent is for a term of four years adjacent to 254 WEST 72 ST in the borough of Manhattan.
  20. FRIEND OF A FARMER to maintain, operate, and use a roadway cafe for a term of four years adjacent to the proposed revocable consent is for a term of four years adjacent to 68 WEST 71 ST in the borough of Manhattan.

☛ my2

## PROCUREMENT

### *“Compete To Win” More Contracts!*

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

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

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

### HHS ACCELERATOR PREQUALIFICATION

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

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

## ADMINISTRATION FOR CHILDREN’S SERVICES

### ADMINISTRATION

#### ■ INTENT TO AWARD

*Services (other than human services)*

**ARMED SECURITY GUARDS** - Negotiated Acquisition - Other - PIN# 06825N0013 - Due 5-16-25 at 7:00 P.M.

The New York City Administration for Children’s Services is entering into a Negotiated Acquisition Extension contract with FJC Security Services Inc. pursuant to Section 3-04(b)(2)(iii) of the Procurement Policy Board Rules. FJC Security Services Inc. will provide the following services for the period of July 1, 2025 through December 31, 2025:

Armed Security Guards - EPIN# 06825N0013001

Providers may express interest in future procurements by enrolling for the appropriate commodity at [www.nyc.gov/pip](http://www.nyc.gov/pip) or by contacting Olga Amelyanchyk, Contracting Officer, at NYC Administration for Children’s Services, Administrative Contracts Unit, 150 William Street, 9th Fl, New York, NY 10038: [olga.amelyanchyk@acs.nyc.gov](mailto:olga.amelyanchyk@acs.nyc.gov) (Tel: 212-676-8811).

Continuity of service with existing provider is needed until new DCAS Citywide Requirements contracts for Security Guard Services are implemented; according to DCAS new contracts should be in place by July 25, 2025.

☛ my2

## CITYWIDE ADMINISTRATIVE SERVICES

### ENERGY MANAGEMENT

#### ■ AWARD

*Goods*

**LAPTOPS AND BAGS NEEDED FOR DEM AND OCP PERSONNEL** - M/WBE Noncompetitive Small Purchase - PIN# 85625W0054001 - AMT: \$99,126.00 - TO: Wingglee LLC, 1043 40th Street, Unit 3, Brooklyn, NY 11219.

☛ my2

## CORRECTION

### CENTRAL WAREHOUSE

#### ■ AWARD

*Services (other than human services)*

**INVENTORY COUNTING SERVICES FOR NYC DOC CWOD** - M/WBE Noncompetitive Small Purchase - PIN# 07225W0037001 - AMT: \$200,000.00 - TO: State to State Lines Inc., PO Box 350372, Brooklyn, NY 11235-0372.

☛ my2

## EMERGENCY MANAGEMENT

#### ■ AWARD

*Human Services/Client Services*

**CONSULTING SERVICES** - Renewal - PIN# 01721P0001023R001 - AMT: \$742,000.00 - TO: L2 Defense Inc., 12 Irondale Street, Suite 126, Middle River, MD 21220.

Preparedness Planning, Program Management, Administrative, and Training & Exercise Services.

☛ my2

**CONSULTANT SERVICES** - Renewal - PIN# 01721P0001009R001 - AMT: \$1,000,000.00 - TO: CohnReznick LLP, 1212 Avenue of the Americas, New York, NY 10036.

Preparedness Planning, Program Management, Administrative, and Training & Exercise Services.

☛ my2

**INFORMATION TECHNOLOGY AND TELECOMMUNICATIONS**

**APPLICATIONS**

■ **AWARD**

*Goods*

**S-DOCS FOR EARRAIGNMENT FY25** - M/WBE Noncompetitive Small Purchase - PIN# 85825W0111001 - AMT: \$139,750.00 - TO: Mougondha Acharya, 39 Van Siclen Avenue, Floral Park, NY 11001-2012.

☛ my2

**NYC HEALTH + HOSPITALS**

**CONTRACT SERVICES**

■ **SOLICITATION**

*Construction / Construction Services*

**NORTH CENTRAL BRONX EARLY DEMO AND ABATEMENT PACKAGE** - Competitive Sealed Bids - PIN# 24202204 - Due 5-27-25 at 11:30 A.M.

North Central Bronx Early Demo and Abatement Package, Bronx, NY.

NYC Health + Hospitals is requiring all vendors and contractors to maintain proof of COVID-19 vaccination for all of their employees who spend time at a NYC Health + Hospitals facility. Proof of COVID-19 vaccination is completion of the vaccination series as outlined by the manufacturer.

Only Bidders who attend one of the mandatory pre-bid meetings will be allowed to bid. At the mandatory pre-bid meetings, you must request the Section "A" Bid Forms be sent to you. Bidders are encouraged to arrive at least 30 minutes before Mandatory Pre-Bid Meetings start time.

All Bids shall be in accordance with the terms of the NYC Health and Hospitals (HHC) Project Labor Agreement.

Technical Questions must be submitted in writing by email, no later than five (5) calendar days after the Mandatory Pre-Bid Meetings to Mclaughc@nychhc.org and Janet.Olivera@nychhc.org.

Mandatory Meetings/site tours are scheduled for 5/12 at 10:30 A.M., and 5/13 at 10:30 A.M., 17th Fl, Room 1718, 3424 Kossuth Ave, Bronx, NY.

Under Article 15A of The State of New York, the Following M/WBE 31% Goal Applies to this project. The Goal Applies to any Bid Submitted of \$500,000 or more. Bidders not complying with these Terms will have their bids declared Non-Responsive.

Required Trade Licensed where applicable. Additionally, make sure you read the minimum bidder's qualification attached.

*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.*

*NYC Health + Hospitals, 55 Water Street, 25th Floor, New York, NY 10038. Clifton McLaughlin (212) 442-3658; clifton.mclaughlin@nychhc.org*



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**PARKS AND RECREATION**

**CAPITAL PROGRAM MANAGEMENT**

■ **AWARD**

*Construction / Construction Services*

**Q038-122M BENNINGER PLAYGROUND RECONSTRUCTION, QUEENS** - Competitive Sealed Bids - PIN# 84624B0114001 - AMT:

\$2,790,807.00 - TO: HTC Landscaping Inc., 44 Meadow Road, Kings Park, NY 11754.

☛ my2

**REVENUE AND CONCESSIONS**

■ **SOLICITATION**

*Goods and Services*

**DEVELOPMENT, OPERATION, AND MAINTENANCE OF AN OUTDOOR CAFE AND OTHER AMENITIES IN WNYC TRANSMITTER PARK, BROOKLYN** - Request for Proposals - PIN# B385-SB-2025 - Due 6-13-25 at 2:00 P.M.

In accordance with Section 1-13 of the Concession Rules of the City of New York, the New York City Department of Parks and Recreation ("Parks") is issuing, as of the date of this notice, a Request for Proposals for the Development, Operation, and Maintenance of an Outdoor Café and Other Amenities in WNYC Transmitter Park, Brooklyn. This concession will include the addition of public restrooms.

All proposals submitted in response to this RFP must be submitted no later than Friday, June 13, 2025, at 2:00 P.M.

Hard copies of the RFP can be obtained, at no cost, commencing on May 2, 2025 through June 13, 2025, by contacting Kat Cognata, Senior Project Manager at (212) 360-3407 or at Katherine.Cognata@parks.nyc.gov.

The RFP is also available for download, commencing on May 2, 2025 through June 13, 2025, on the Parks' website. To download the RFP, visit [www.nyc.gov/parks/businessopportunities](http://www.nyc.gov/parks/businessopportunities), click on the link for "Concessions Opportunities at Parks" and, after logging in, click on the "download" link that appears adjacent to the RFP's description.

For more information, prospective proposers may contact Kat Cognata, Senior Project Manager at (212) 360-3407 or at Katherine.Cognata@parks.nyc.gov.

Deaf, hard-of-hearing, deaf-blind, speech-disabled, or late-deafened people who use text telephones (TTYs) or voice carry-over (VCO) phones can dial 711 to reach a free relay service, where specially trained operators will relay a conversation between a TTY/VCO user and a standard telephone user.

Alternatively, a message can be left on the Telecommunications Device for the Deaf (TDD). The TDD number is 212-New York (212-639-9675).

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

*Parks and Recreation, 830 5th Avenue, Room 407, New York, NY 10065. Katherine Cognata (212) 360-3407; katherine.cognata@parks.nyc.gov*

☛ my2

**SANITATION**

**SUPPORT SERVICES**

■ **AWARD**

*Goods*

**GENUINE REPLACEMENT PARTS FOR VEEDER ROOT TANK MEASURING SYSTEMS** - M/WBE Noncompetitive Small Purchase - PIN# 82725W0027001 - AMT: \$600,000.00 - TO: Franklin Equipment Services Corp., 22-48 119th Street, College Point, NY 11356.

☛ my2

**TRANSPORTATION**

**TRAFFIC OPERATIONS**

■ **AWARD**

*Services (other than human services)*

**STREET LIGHT MAINTENANCE, BRONX AREA #2 RENEWAL #1** - Renewal - PIN# 84123B8027KXLR001 - AMT: \$6,407,657.00 - TO: Welsbach Electric Corp., 111-01 14th Avenue, College Point, NY 11356-0252.

Maintenance of Existing Street Lights and Replacement of Defective Parts

my2

## YOUTH AND COMMUNITY DEVELOPMENT

### WORKFORCE

#### AWARD

*Human Services/Client Services*

**LEARN AND EARN RFP** - Competitive Sealed Proposals/Pre-Qualified List - Other - PIN# 26024P0002011 - AMT: \$2,286,638.00 - TO: Queens Community House, Inc., 108-69 62nd Drive, Forest Hills, NY 11375.

DYCD is seeking qualified vendors to implement Learn & Earn, one of DYCD's federally-funded Workforce Innovation and Opportunity Act (WIOA) programs for in-school youth in New York City. Through this RFP, DYCD aims to fund integrated and holistic program models that will strengthen New York City's (City) workforce development system and help young people gain the support, educational credentials and skills needed to succeed in today's economy.

Special Case Determination is not applicable as per PPB Rule 3-10(a) - procurement is being issued through PASSPort, successor to the HHS Accelerator system.

my2

**LEARN AND EARN RFP** - Competitive Sealed Proposals/Pre-Qualified List - Other - PIN# 26024P0002002 - AMT: \$2,286,638.00 - TO: Children's Arts & Science Workshops Inc., 4320 Broadway, 2nd Floor, New York, NY 10033.

DYCD is seeking qualified vendors to implement Learn & Earn, one of DYCD's federally-funded Workforce Innovation and Opportunity Act (WIOA) programs for in-school youth in New York City. Through this RFP, DYCD aims to fund integrated and holistic program models that will strengthen New York City's (City) workforce development system and help young people gain the support, educational credentials and skills needed to succeed in today's economy.

Special Case Determination is not applicable as per PPB Rule 3-10(a) - procurement is being issued through PASSPort, successor to the HHS Accelerator system.

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## CONTRACT AWARD HEARINGS

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



## FIRE DEPARTMENT

### PUBLIC HEARINGS

**NOTICE IS HEREBY GIVEN** that a Contract Public Hearing will be held on Wednesday, May 14, 2025 at 11:00 A.M. The Public Hearing can be accessed via Teams or Call-in:

Teams Meeting ID: 243 496 726 476, Passcode: JJuveW  
Or Call-in by Phone: 1-646-893-7101, Access Code: 471 296 676#

**IN THE MATTER OF** a Purchase Order between the Fire Department of the City of New York and HMD Construction Group LLC, located at 21 Stagecoach Rd, Millstone, NJ 08510, to provide Tree and Shrub Trimming and Cutting Services, Citywide. The Purchase Order amount

shall be for \$1,000,000.00. The term of the Purchase Order shall be from July 1, 2025 to June 30, 2030. E-PIN #: 05725W0062001.

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

In order to access the Public Hearing and testify, please join no later than 10:55 A.M. via Teams or Call-in by Phone: 1-646-893-7101, Access Code: 471 296 676#; Teams Meeting ID: 243 496 726 476, Passcode: JJuveW. If you need further accommodations, please let us know at least five business days in advance of the Public Hearing via e-mail at: Tetyana.Sydooruk@fdny.nyc.gov or via phone at 1-718-999-2333.

Pursuant to Section 2-11(c)(3) of the Procurement Policy Board Rules, if FDNY does not receive, by May 12, 2025, from any individual, a written request to speak at this hearing, then FDNY need not conduct this hearing. Written notice should be sent to Tetyana Sydooruk FDNY, via email to Tetyana.Sydooruk@fdny.nyc.gov.

my2

## HOMELESS SERVICES

### PUBLIC HEARINGS

**NOTICE IS HEREBY GIVEN** that a Contract Public Hearing will be held on Tuesday, May 13, 2025 at 10:00 A.M. via Conference Call. Call-in #: 1-929-221-0010, ACCESS CODE: 6347.

**IN THE MATTER OF** a proposed contract between the Department of Homeless Services of the City of New York and Vocational Instruction Project Community Services Inc., located at 770 East 176th Street, Bronx, NY 10460, for the Provision of Shelter Facilities for Single Adults at Casa Esperanza. The contract term shall be from June 1, 2025 to June 30, 2030 with one renewal option from July 1, 2030 to June 30, 2034. The contract amount will be \$16,541,845.00. E-PIN: 07122P0012055. CB: 6, Bronx.

The proposed contractor has been selected by means of the Competitive Sealed Proposal method, pursuant to Section 3-03 of the Procurement Policy Board (PPB) Rules.

A draft copy of the proposed contract is available for public inspection at the Human Resources Administration of the City of New York, Office of Contracts, 150 Greenwich Street, 37th Floor, New York, NY 10007, on business days, from May 2, 2025 to May 13, 2025, between the hours of 10:00 A.M. and 5:00 P.M.; excluding Saturdays, Sundays and Holidays.

If you need to schedule an inspection appointment and/or need additional information, please contact Sarah Haas at (929) 221-7305 or via email at haass@dss.nyc.gov.

my2

**NOTICE IS HEREBY GIVEN** that a Contract Public Hearing will be held on Tuesday, May 13, 2025 at 10:00 a.m. via Conference Call. Call-in #: 1-929-221-0010, ACCESS CODE: 6347.

**IN THE MATTER OF** a proposed contract between the Department of Homeless Services of the City of New York and Help Social Service Corporation, located at 115 East 13th Street, New York, NY 10003, for the provision of Shelter Services for Single Adults at Keener Rapid Rehousing Shelter. The contract term shall be from July 1, 2025 to June 30, 2026. The contract amount will be \$12,881,661.00 including Allowance. E-PIN: 07125N0011001. CB:11, Manhattan.

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

A draft copy of the proposed contract will be available for public inspection at the Human Resources Administration of the City of New York, Office of Contracts, 150 Greenwich Street, 37th Floor, New York, NY 10007, on business days, from May 2, 2025 to May 13, 2025, between the hours of 10:00 AM and 5:00 PM., excluding weekends and Holidays.

If you need to schedule an inspection appointment and/or need additional information, please contact Sarah Haas at (929) 221-7305 or via email at haass@dss.nyc.gov.

my2

**NOTICE IS HEREBY GIVEN** that a Contract Public Hearing will be held on Tuesday, May 13, 2025 at 10:00 A.M. via Conference Call. Call-in #: 1-929-221-0010, ACCESS CODE: 6347.

**IN THE MATTER OF** a proposed contract between the Department of Homeless Services of the City of New York and Urban Strategies Inc., located at 294 Sumpter Street, Brooklyn, NY 11233, for the provision of Shelter Services for Families with Children at Dean Street Family Shelter & Fannie Barnes Residences. The contract term shall be from July 1, 2025 to June 30, 2026. The contract amount will be \$4,957,146.00 including allowance. E-PIN #: 07125N0015001. CB: 16, Brooklyn.

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

A draft copy of the proposed contract is available for public inspection at the Human Resources Administration of the City of New York, Office of Contracts, 150 Greenwich Street, 37th Floor, New York, NY 10007, on business days, from May 2, 2025 to May 13, 2025, between the hours of 10:00 A.M. and 5:00 P.M., excluding Saturdays, Sundays and Holidays.

If you need to schedule an inspection appointment and/or need additional information, please contact Sarah Haas at (929) 221-7305 or via email at haass@dss.nyc.gov.

my2

**HUMAN RESOURCES ADMINISTRATION**

**PUBLIC HEARINGS**

**NOTICE IS HEREBY GIVEN** that a Contract Public Hearing will be held on Tuesday, May 13, 2025 at 10:00 A.M. via Conference Call. Call-in #: 1-929-221-0010, ACCESS CODE: 6347.

**IN THE MATTER OF** a proposed contract between the Human Resources Administration of the City of New York and CHHAYA Community Development Corporation, located at 37-43 77th Street, 2nd Floor, Jackson Heights, NY 11372, for the Provision of Legal Services to Immigrants on a Range of Matters. The contract term shall be from July 1, 2024 to June 30, 2027. The contract amount will be \$112,500.00. E-PIN#: 06925L0225001. CB: Citywide.

The proposed contractor is being funded through City Council Discretionary Funds/Line Item Appropriation, pursuant to Section 1-02 (e) of the Procurement Policy Board Rules.

A draft copy of the proposed contract is available for public inspection at the Human Resources Administration of the City of New York, Office of Contracts, 150 Greenwich Street, 37th Floor, New York, NY 10007, on business days, from May 2, 2025 to May 13, 2025, between the hours of 10:00 A.M. and 5:00 P.M., excluding Saturdays, Sundays and Holidays.

If you need to schedule an inspection appointment and/or need additional information, please contact Donna Wilson at (929) 221-6353 or via email at wilsond@dss.nyc.gov.

my2

**NOTICE IS HEREBY GIVEN** that a Contract Public Hearing will be held on Tuesday, May 13, 2025 at 10:00 A.M. via Conference Call. Call-in #: 1-929-221-0010, ACCESS CODE: 6347.

**IN THE MATTER OF** a proposed contract between the Human Resources Administration of the City of New York and Shorefront YM-YWHA of Brighton Manhattan Beach Inc., located at 3300 Coney Island Avenue, Brooklyn, NY 11235, for the Provision of Legal Services to Immigrants on a Range of Matters. The contract term shall be from July 1, 2024 to June 30, 2027. The contract amount will be \$112,500.00. E-PIN#: 06925L0224001. CB: Citywide.

The proposed contractor is being funded through City Council Discretionary Funds/Line Item Appropriation, pursuant to Section 1-02 (e) of the Procurement Policy Board Rules.

A draft copy of the proposed contract is available for public inspection at the Human Resources Administration of the City of New York, Office of Contracts, 150 Greenwich Street, 37th Floor, New York, NY 10007, on business days, from May 2, 2025 to May 13, 2025, between the hours of 10:00 A.M. and 5:00 P.M., excluding Saturdays, Sundays and Holidays.

If you need to schedule an inspection appointment and/or need additional information, please contact Donna Wilson at (929) 221-6353 or via email at wilsond@dss.nyc.gov.

my2

**NOTICE IS HEREBY GIVEN** that a Contract Public Hearing will be held on Tuesday, May 13, 2025 at 10:00 A.M. via Conference Call. Call-in #: 1-929-221-0010, ACCESS CODE: 6347.

**IN THE MATTER OF** a proposed contract between the Human Resources Administration of the City of New York and Little Sisters of the Assumption Family Health Service, located at 333 East 115th Street, New York, NY 10029, for the Provision of Legal Services to Immigrants on a Range of Matters. The contract term shall be from July 1, 2024 to June 30, 2027. The contract amount will be \$112,500.00. E-PIN#: 06925L0228001. CB: Citywide.

The proposed contractor is being funded through City Council Discretionary Funds/Line Item Appropriation, pursuant to Section 1-02 (e) of the Procurement Policy Board Rules.

A draft copy of the proposed contract is available for public inspection at the Human Resources Administration of the City of New York, Office of Contracts, 150 Greenwich Street, 37th Floor, New York, NY 10007, on business days, from May 2, 2025 to May 13, 2025, between the hours of 10:00 A.M. and 5:00 P.M., excluding Saturdays, Sundays and Holidays.

If you need to schedule an inspection appointment and/or need additional information, please contact Donna Wilson at (929) 221-6353 or via email at wilsond@dss.nyc.gov.

my2

**NOTICE IS HEREBY GIVEN** that a Contract Public Hearing will be held on Tuesday, May 13, 2025 at 10:00 A.M. via Conference Call. Call-in #: 1-929-221-0010, ACCESS CODE: 6347.

**IN THE MATTER OF** a proposed contract between the Human Resources Administration of the City of New York and Immigrant Advocates Response Collaborative, located at 157 13th Street, Brooklyn, NY 11215, for the Provision of Legal Technical Mentorship program. The contract term shall be from July 1, 2025 to June 30, 2028 with one option to renew from July 1, 2028 to June 30, 2031. The contract amount will be \$1,500,000.00. E-PIN#: 06925P0003001. CB: Citywide.

The proposed contractor has been selected by Competitive Sealed Proposal, pursuant to Section 3-03 of the Procurement Policy Board Rules.

A draft copy of the proposed contract is available for public inspection at the Human Resources Administration of the City of New York, Office of Contracts, 150 Greenwich Street, 37th Floor, New York, NY 10007, on business days, from May 2, 2025 to May 13, 2025, between the hours of 10:00 A.M. and 5:00 P.M.; excluding Saturdays, Sundays and Holidays.

If you need to schedule an inspection appointment and/or need additional information, please contact Donna Wilson at (929) 221-6353 or via email at wilsond@dss.nyc.gov.

my2

**NOTICE IS HEREBY GIVEN** that a Contract Public Hearing will be held on Tuesday, May 13, 2025 at 10:00 A.M. via Conference Call. Call-in #: 1-929-221-0010, ACCESS CODE: 6347.

**IN THE MATTER OF** a proposed contract between the Human Resources Administration of the City of New York and New York Lawyers for the Public Interest Inc., located at 151 West 30 Street, 11th Floor, New York, NY 10001, for the Provision of Legal Services to Immigrants on a Range of Matters. The contract term shall be from July 1, 2024 to June 30, 2027. The contract amount will be \$206,250.00. E-PIN#: 06925L0227001. CB: Citywide.

The proposed contractor is being funded through City Council Discretionary Funds/Line Item Appropriation, pursuant to Section 1-02 (e) of the Procurement Policy Board Rules.

A draft copy of the proposed contract is available for public inspection at the Human Resources Administration of the City of New York, Office of Contracts, 150 Greenwich Street, 37th Floor, New York, NY 10007, on business days, from May 2, 2025 to May 13, 2025, between the hours of 10:00 A.M. and 5:00 P.M., excluding Saturdays, Sundays and Holidays.

If you need to schedule an inspection appointment and/or need additional information, please contact Donna Wilson at (929) 221-6353 or via email at wilsond@dss.nyc.gov.

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**NOTICE IS HEREBY GIVEN** that a Contract Public Hearing will be held on Tuesday, May 13, 2025 at 10:00 A.M. via Conference Call. Call-in #: 1-929-221-0010, ACCESS CODE: 6347.

**IN THE MATTER OF** a proposed contract between the Human Resources Administration of the City of New York and Under 21 d/b/a Covenant House New York, located at 460 West 41 Street, New York, NY 10036, for the Provision of Legal Services to Immigrants on a Range of Matters. The contract term shall be from July 1, 2024 to June 30, 2027. The contract amount will be \$112,500.00. E-PIN#: 06925L0229001. CB: Citywide.

The proposed contractor is being funded through City Council Discretionary Funds/Line Item Appropriation, pursuant to Section 1-02 (e) of the Procurement Policy Board Rules.

A draft copy of the proposed contract is available for public inspection at the Human Resources Administration of the City of New York, Office of Contracts, 150 Greenwich Street, 37th Floor, New York, NY 10007, on business days, from May 2, 2025 to May 13, 2025, between the hours of 10:00 A.M. and 5:00 P.M., excluding Saturdays, Sundays and Holidays.

If you need to schedule an inspection appointment and/or need additional information, please contact Donna Wilson at (929) 221-6353 or via email at wilsond@dss.nyc.gov.

☛ my2

**NOTICE IS HEREBY GIVEN** that a Public Hearing will be held on Tuesday, May 13, 2025 at 10:00 A.M. via Conference Call Call-in #: 1-929-221-0010, Access Code: 6347 on the following:

**IN THE MATTER OF** a Purchase Order/Contract between the Department of Homeless Services of the City of New York and THE SABAN ENGINEERING GROUP INC, located at 2929 3rd Ave, Bronx, NY 10455, for the Purchase of Air Monitoring & Investigating Services Citywide. The amount of this Contract will be \$250,000.00. The term will be from May 1, 2025 to April 30, 2027. EPIN #: 06925W0030001.

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

A draft copy of the Contract will be available for public inspection at the Human Resources Administration of the City of New York, Office of Contracts, 150 Greenwich Street, 37th Floor, New York, NY 10007, from May 1, 2025 to May 13, 2025, Friday through Tuesday, excluding weekends and Holidays, from 10:00 A.M. to 4:00 P.M.

If you need to schedule an inspection appointment and/or need additional information, please contact Donna Wilson at (929) 221-6353 or via email at wilsond@dss.nyc.gov for HRA.

☛ my2

**NOTICE IS HEREBY GIVEN** that a Contract Public Hearing will be held on Tuesday, May 13th 2025. The Public Hearing will be held via Conference Call, Call in # 929-221-0010, Access code 6347 at 10:00 A.M.

**IN THE MATTER OF** a Purchase Order / Contract between the Human Resources Administration and the Contractor listed below, for Engineering Design Services. The contract term will be from May 1, 2025 to April 30, 2028.

<b>Contractor/Address</b>	<b>PIN #</b>	<b>Amount</b>	<b>Service Area</b>
Sabir, Richardson, & Weisberg Engineering & Architecture PLLC 37 West 39th Street, 2nd Fl. New York, NY 10018	06925W0032001	\$405,730.00	Brooklyn Community Board 18

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

In order to access Public Hearing and testify, please call 929-221-0010, Access code 6347. no later than 9:55 AM.

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**NOTICE IS HEREBY GIVEN** that a Contract Public Hearing will be held on Tuesday, May 13, 2025 at 10:00 A.M. via Conference Call. Call-in #: 1-929-221-0010, ACCESS CODE: 6347.

**IN THE MATTER OF** a proposed contract between the Human Resources Administration of the City of New York and Good Old Lower East Side, Inc., located at 173 Avenue B, New York, NY 10009, for the Provision of SNAP and Emergency Food Assistance to Low-Income New York City Residents. The contract term shall be from July 1, 2023 to June 30, 2026 with no renewal option. The contract amount will be \$187,500.00. E-PIN #: 06924L0116001. CB: Citywide.

The proposed contractor is being funded through City Council Discretionary Funds/Line-Item Appropriation, pursuant to Section 1-02 (e) of the Procurement Policy Board Rules.

A draft copy of the proposed contract is available for public inspection at the Human Resources Administration of the City of New York, Office of Contracts, 150 Greenwich Street, 37th Floor, New York, NY 10007, on business days, from May 2, 2025 to May 13, 2025, between the hours of 10:00 A.M. and 5:00 P.M., excluding Saturdays, Sundays and Holidays.

If you need to schedule an inspection appointment and/or need additional information, please contact Donna Wilson at (929) 221-6353 or via email at wilsond@dss.nyc.gov.

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**NOTICE IS HEREBY GIVEN** that a Contract Public Hearing will be held on Tuesday, May 13, 2025 at 10:00 A.M. via Conference Call. Call-in #: 1-929-221-0010, ACCESS CODE: 6347.

**IN THE MATTER OF** a proposed contract between the Human Resources Administration of the City of New York and Regional Aid for Interim Needs, Inc., located at 811 Morris Park Avenue, Bronx, NY 10462, for the Provision of Senior Affordable Housing Services. The contract term shall be from October 1, 2025 to September 30, 2030 with one four-year renewal option from October 1, 2030 to June 30, 2034. The contract amount will be \$1,125,000.00. E-PIN#: 06918P0003026. CB: 9, Bronx.

The proposed contractor has been selected by Competitive Sealed Proposal Method, pursuant to Section 3-03 of the Procurement Policy Board Rules.

A draft copy of the proposed contract is available for public inspection at the Human Resources Administration of the City of New York, Office of Contracts, 150 Greenwich Street, 37th Floor, New York, NY 10007, on business days, from May 2, 2025 to May 13, 2025, between the hours of 10:00 A.M. and 5:00 P.M., excluding Saturdays, Sundays and Holidays.

If you need to schedule an inspection appointment and/or need additional information, please contact Donna Wilson at (929) 221-6353 or via email at wilsond@dss.nyc.gov.

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## POLICE DEPARTMENT

### ■ PUBLIC HEARINGS

**NOTICE IS HEREBY GIVEN** that a Public Hearing will be held on Wednesday, May 14, 2025 commencing at 11:00 A.M. via a call-in telephone conference. The dial-in phone number is 866-500-7470 and access code is 34817009.

**IN THE MATTER OF** a proposed Purchase Order/Contract between the Police Department of the City of New York and Ready Data Inc., located at 140 West End Avenue, Apt. 14C, New York, New York 10023 for the provision of Cellebrite Premium Licenses for the NYPD. The Purchase Order/Contract amount will be \$139,314.03. The Purchase Order/Contract term will be for one year, from notice to proceed. Citywide (EPIN: 05625W0012001).

The Vendor has been selected pursuant to Section 3-08 (c)(1)(iv) of the Procurement Policy Board Rules.

In order to access the Public Hearing and testify, please call 866-500-7470, Access code is 34817009, no later than 10:55 A.M. If you require further accommodations, please send an email to contracts@nypd.org no later than five business days before the hearing date.

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# AGENCY RULES

## BUSINESS INTEGRITY COMMISSION

### ■ NOTICE

### CAPA REGULATORY AGENDA FY 2026 BUSINESS INTEGRITY COMMISSION

Pursuant to section 1042 of the Charter, the City of New York Business Integrity Commission sets forth below its regulatory agenda for the City's fiscal year of 2026:

1. **SUBJECT:** Updating Rules for Trade Waste Broker Registrants
  - A. **Reason:** BIC is contemplating amendments to the trade waste broker rules relating to regulatory reporting requirements, agreements and contracts with customers, service to customers, and the penalty schedule for violations of the rules by brokers. The potential proposed amendments would allow the agency to more effectively regulate broker registrants and ensure the rights of customers are protected.
  - B. **Anticipated Contents:** Amendments to 17 RCNY Sections 6-02, 6-03, 6-04, 6-06, and Appendix A.
  - C. **Objectives:** To increase transparency in billing and contracts for customers when dealing with trade waste brokers and to bring the penalty schedule for brokers in line with violation fines for licensees and trade waste class-2 exempt registrants.
  - D. **Legal basis:** Sections 1043(a) and 2101(b) of the New York City Charter.
  - E. **Types of Individuals and entities likely to be affected:** Trade waste broker registrants.
  - F. **Other relevant laws:** None.
  - G. **Approximate schedule:** Estimated Second or Third Quarter of FY 2026.

Agency Contacts: Nicole Mathias  
(212) 437-0523

Olga Statz  
(212) 437-0510

2. **SUBJECT:** Financial Reporting for Trade Waste Class-2 Exempt Registrants
  - A. **Reason:** BIC is contemplating rulemaking to introduce a financial reporting requirement for class-2 exempt registrants that haul construction and demolition debris. The requirement would require, on a consistent and reoccurring basis, the submission of certain basic business financial information in a format prescribed by the Commission.
  - B. **Anticipated Contents:** Amendments to Subchapter G of 17 RCNY
  - C. **Objectives:** More effectively establish and enforce standards for service and conduct of these registrants regarding billing forms and procedures and maintenance and inspection of records to ensure the registrants are operating lawfully and not infringing on customer or worker rights.
  - D. **Legal basis:** Sections 1043(a) and 2101(b) of the New York City Charter.
  - E. **Types of individuals and entities likely to be affected:** Trade waste class-2 exempt registrants.
  - F. **Other relevant laws:** Subsection (d) of section 16-504 and section 16-520.1 of Title 16-A of the New York City Administrative Code.
  - G. **Approximate schedule:** Estimated Second or Third Quarter of FY 2026.

Agency Contacts: Nicole Mathias  
(212) 437-0523

Olga Statz  
(212) 437-0510

3. **SUBJECT:** Amending Language to Update and Clarify Various Rules
  - A. **Reason:** BIC plans to amend certain rules to make sure the language is clear, free of typographical errors, and reflects modern processes.
  - B. **Anticipated Contents:** Various sections of 17 RCNY.
  - C. **Objectives:** To clarify, update, and eliminate language in certain rules that is obsolete or in need of modernization.
  - H. **Legal basis:** Sections 1043(a) and 2101(b) of the New York City Charter.
  - D. **Types of Individuals and entities likely to be affected:** Trade waste industry.
  - E. **Other relevant laws:** None.
  - F. **Approximate schedule:** First or Second Quarter of FY 2026.

Agency Contacts: Nicole Mathias  
(212) 437-0523

Olga Statz  
(212) 437-0510

4. **SUBJECT:** Rate Cap
  - A. **Reason:** Pursuant to 17 RCNY Section 5-02, BIC is required to hold a public hearing on the topic of adjusting the maximum rates (commonly referred to as the "rate cap") permitted to be charged by licensees for the collection, removal, disposal, or recycling of trade waste, by no later than October 31<sup>st</sup> of every odd-numbered year. BIC will hold the next such hearing by October 31, 2025, to collect feedback from the public on the topic of the rate cap, after which BIC may determine that an adjustment to the rate cap is warranted in FY 2026, which would apply to licensees operating outside of fully implemented commercial waste zones.
  - B. **Anticipated Contents:** Amend 17 RCNY Section 5-02.
  - C. **Objectives:** Potential adjustment to the current maximum rates allowed for the collection, removal, disposal or recycling of trade waste in accordance with the standards set forth in Title 16-A of the New York City Administrative Code Section 16-519.
  - D. **Legal basis:** Section 2101(b) of the New York City Charter.
  - E. **Types of Individuals and entities likely to be affected:** Trade waste licensees and their customers.
  - F. **Other relevant laws:** Administrative Code Section 16-519.
  - G. **Approximate schedule:** Potentially Third or Fourth Quarter of FY 2026.

Agency Contacts: Nicole Mathias  
(212) 437-0523

Olga Statz  
(212) 437-0510

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## CONFLICTS OF INTEREST BOARD

### ■ NOTICE

### CAPA REGULATORY AGENDA FY 2026

Pursuant to Section 1042 of the New York City Charter, the New York City Conflicts of Interest Board (the "Board") sets forth below its regulatory agenda for the City's fiscal year 2026.

1. **SUBJECT:** Post-Employment
  - A. **Reasons:** To update Board Rules Section 1-07 for clarity, to reflect recent changes to Charter Section 2604(d), and to define the term "pending in the agency served" for purposes of the litigation exception in Charter Section 2604(d)(3).



- B. **Anticipated Contents:** (a) clarify Board Rules Section 1-07(b) regarding the date of termination of City service; (b) update references in Board Rules Section 1-07 to reflect recent changes to Charter Section 2604(d)(2) that extend the restriction to two years for elected officials and certain high-level appointed officials; and (c) define “pending in the agency served” for purposes of the litigation exception in Charter Section 2604(d)(3).
- C. **Objectives:** (a) clarify Board Rules Section 1-07(b) regarding the date of termination of City service; (b) update references in Board Rules Section 1-07 to reflect recent changes to Charter Section 2604(d)(2) that extend the restriction to two years for elected officials and certain high-level appointed officials; and (c) define “pending in the agency served” for purposes of the litigation exception in Charter Section 2604(d)(3).
- D. **Legal Basis for the Proposed Rule:** Sections 1043 and 2603(a) of the New York City Charter.
- E. **Types of Individuals and Entities Likely to be Affected:** Public servants and former public servants.
- F. **Other Relevant Law:** Chapter 68 of the New York City Charter.
- G. **Approximate Schedule:** FY 2026.

Agency Contact: Christopher M. Hammer  
(212) 437-0721

2. **SUBJECT:** Ownership Interest Inflation Adjustment

- A. **Reason:** To adjust for inflation the dollar value that defines “ownership interest” pursuant to Charter Section 2601(16).
- B. **Anticipated Contents:** A new calculation of the dollar value that defines “ownership interest” based on the change in the consumer price index for the New York-New Jersey region over the past four years.
- C. **Objectives:** To fulfill the requirement of Charter Section 2603(a) to adjust for inflation the dollar value that defines “ownership interest” pursuant to Charter Section 2601(16).
- D. **Legal Basis for the Proposed Rule:** Sections 1043 and 2603(a) of the New York City Charter.
- E. **Types of Individuals and Entities Likely to be Affected:** Public servants and their spouses, domestic partners, and unemancipated children.
- F. **Other Relevant Law:** Chapter 68 of the New York City Charter.
- G. **Approximate Schedule:** FY 2026.

Agency Contact: Christopher M. Hammer  
(212) 437-0721

3. **SUBJECT:** Reporting of Donations and Gifts to the City

- A. **Reason:** To provide consistency and transparency in the reporting of donations and gifts to the City, including travel-related expenses paid by third parties.
- B. **Anticipated Contents:** (a) consolidate the requirements for reporting donations and gifts to the City into a separate section of the Board Rules; (b) add new reporting requirement for the acceptance of travel-related expenses; (c) provide conforming and technical edits to the rules governing the acceptance of travel-related expenses and the reporting of donations and gifts to the City.
- C. **Objectives:** (a) consolidate the requirements for reporting donations and gifts to the City into a separate section of the Board Rules; (b) add new reporting requirement for the acceptance of travel-related expenses; (c) provide conforming and technical edits to the rules governing the acceptance of travel-related expenses and the reporting of donations and gifts to the City.
- D. **Legal Basis for the Proposed Rule:** Sections 1043, 2603(a), and 2604(b)(5) of the New York City Charter.
- E. **Types of Individuals and Entities Likely to be Affected:** Public servants.
- F. **Other Relevant Law:** Chapter 68 of the New York City Charter.
- G. **Approximate Schedule:** FY 2026.

Agency Contact: Christopher M. Hammer  
(212) 437-0721

- 4. **SUBJECT:** Procedures for the Enforcement of Penalties Against Late Filers of Annual Disclosure Reports
- A. **Reason:** To update the procedural rules for the enforcement of penalties against late filers of annual disclosure reports based on the Board’s experience implementing the existing rules.
- B. **Anticipated Contents:** Procedural rules regarding the enforcement of penalties under Section 12-110(g) of the New York City Administrative Code.
- C. **Objectives:** To streamline and improve the Board’s procedures.
- D. **Legal Basis for the Proposed Rule:** Sections 1043 and 2603(a) of the New York City Charter and Section 12-110 of the New York City Administrative Code.
- E. **Types of Individuals and Entities Likely to be Affected:** Individuals required to file an annual disclosure report pursuant to Section 12-110(b) of the New York City Administrative Code.
- F. **Other Relevant Law:** Chapter 68 of the New York City Charter.
- G. **Approximate Schedule:** FY 2026.

Agency Contact: Christopher M. Hammer  
(212) 437-0721

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**CONSUMER AND WORKER PROTECTION**

■ NOTICE

**Notice of Adoption**

Notice of Adoption to add rules implementing Local Law 104 of 2024, which requires that hotel operators obtain a license to operate a hotel in the City of New York.

NOTICE IS HEREBY GIVEN PURSUANT TO THE AUTHORITY VESTED IN the Commissioner of the Department of Consumer and Worker Protection by sections 1043 and 2203(c) of the New York City Charter, and section 20-104 of the New York City Administrative Code, and in accordance with the requirements of section 1043 of the New York City Charter, that the Department amends Title 6 of the Rules of the City of New York.

This rule was proposed and published on January 3, 2025. A public hearing was held on February 3, 2025. On April 1, 2025, the comment period was extended to April 8, 2025. It was extended again on April 16, 2025 to April 30, 2025.

**Statement of Basis and Purpose of Rule**

The Department of Consumer and Worker Protection (“DCWP” or “Department”) is adding rules implementing Local Law 104 of 2024, which requires that hotel operators obtain a license to operate a hotel in the City of New York.

The rules designate the expiration date for hotel licenses, set forth license application requirements for hotels, specify the records that hotels must maintain for inspection by the Department, and explain the requirements for transfers of a hotel license. Finally, the rules create a penalty schedule for violations of the hotel licensing law and rules.

In response to its Notice of Proposed Rulemaking and Amended Notice of Proposed Rulemaking, DCWP received comments from representatives of the hotel industry and the hotel workers’ trade union. Additionally, DCWP met directly with some of those representatives. DCWP has reviewed and considered this feedback and made updates to certain sections of these rules.

Specifically, these changes:

- Provide, in sections 2-481 and 2-483, that a hotel operator that submits a collective bargaining agreement (“CBA”) that incorporates the requirements of Local Law 104 as part of its license application is not required to submit other documents to demonstrate compliance with the requirements of Local Law 104 as part of that application or to resubmit such CBA at license renewal for the duration of the agreement or 10 years, whichever is longer, provided that such hotel operator must notify the Department of any changes to such provisions;

- List, in section 2-482, examples of the types of records that may be used to demonstrate compliance with Local Law 104, as part of the Department’s recordkeeping requirements;
- Remove the explicit criteria for revocation, suspension or non-renewal of hotel licenses, as the Department has authority for such actions under Administrative Code section 20-104; and
- Clarify, in section 6-88, that violations of the same provision of Local Law 104 or the rules on a different day or against a different individual will be counted separately, and that each instance in which a hotel operator violates Administrative Code sections 20-565.5, 20-565.6 or 20-565.7 constitutes a separate and distinct offense.

Additional comments suggested that the Department require hotel license applicants that do not submit a CBA incorporating the requirements of Local Law 104 to instead submit detailed records establishing compliance with the requirements of Local Law 104 as part of the application process. The Department has considered this suggestion and declines to make the proposed changes. Local Law 104 requires that all applicants demonstrate adequate procedures and safeguards to ensure compliance with its requirements, regardless of whether they are party to a CBA that expressly incorporates those requirements. The Department has determined that requiring a self-certification at the time of application is the most efficient means of achieving the goals of the Local Law because it will allow for a streamlined process for review of applications. Moreover, requiring applicants that are not party to such a CBA to provide extensive documentation would unfairly place a burden only on those applicants. Finally, the most effective means of ensuring compliance with the Law will be to investigate reports of non-compliance with the Law by licensees and issue penalties for any such violations.

Sections 1043 and 2203(c) of the New York City Charter and section 20-104 of the New York City Administrative Code authorize the Department of Consumer and Worker Protection to make these rules.

New material is underlined.

[Deleted material is in brackets.]

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

Section 1. Subdivision a of section 1-02 of chapter 1 of Title 6 of the Rules of the City of New York is amended by adding the following entry in alphabetical order to read as follows:

Hotel	September 30 of Even Years
-------	----------------------------

§ 2. Chapter 2 of Title 6 of the Rules of the City of New York is amended by adding a new Subchapter MM to read as follows:

**Subchapter MM: Hotels**

**§ 2-481 License application requirements.**

- (a) A hotel license expires on September 30th of even numbered years.
- (b) An application for a hotel license must include the Department’s basic license application, the hotel license application supplement, and any other documents or information the Department requires. Such other documents may include documents that demonstrate compliance with the requirements of Administrative Code Title 20, Chapter 2, Subchapter 38. Where an applicant provides a collective bargaining agreement that demonstrates compliance with the requirements of Administrative Code Title 20, Chapter 2, Subchapter 38, the Department will not request additional documents demonstrating compliance with Administrative Code Title 20, Chapter 2, Subchapter 38.
- (c) A hotel operator must obtain a separate license for each premises where it operates a hotel in the City of New York, notwithstanding common ownership or operation of multiple hotels. The hotel license issued by the Department shall include the address of the licensed hotel.
- (d) A hotel operator that has submitted a collective bargaining agreement that demonstrates compliance with the requirements of Administrative Code Title 20, Chapter 2, Subchapter 38 as part of its hotel license application does not need to resubmit such agreement at license renewal for the duration of the agreement or ten years from the date the hotel operator submitted such license application, whichever is longer, provided that the hotel operator must notify the Department if such agreement is modified to remove the provisions that demonstrate such compliance.

**§ 2-482 Records.**

- (a) A hotel operator shall maintain the following records in an electronic format for a period of at least three years:
  - (1) Any agreement between such hotel operator and an owner of a hotel in the City of New York regarding day-to-day operations

- of such hotel, including employment of natural persons who work at such hotel;
- (2) Records demonstrating compliance with the requirements of Administrative Code section 20-565.4, which may include, but are not limited to: (a) work schedules and related employee attendance records for front desk and security guard employees, (b) room status reports (records showing each guest room and whether it is vacant, stayover, or a checkout), daily room assignment reports (documents showing which room attendant is assigned to each room), room attendant work schedules, and room attendant attendance records, and (c) logs of room cleaning schedules and statuses;
- (3) Records demonstrating compliance with the requirements of Administrative Code section 20-565.5, which may include, but are not limited to: (a) any documents showing that core employees are employed directly (e.g., payroll records), and (b) copies of human trafficking recognition training materials and proof of employees’ completion of human trafficking recognition trainings;
- (4) Records demonstrating compliance with the requirements of Administrative Code section 20-565.6, which may include, but are not limited to: invoices, receipts, or other proofs of purchase, upkeep and distribution of panic buttons;
- (5) Records demonstrating compliance with the requirements of Administrative Code section 20-851, which may include, but are not limited to, notices about hotel service disruptions and proof that such notices were sent to guests and third-party vendors.
- (b) All records required by this section shall be made available to the Department electronically upon request, consistent with applicable law and in accordance with rules promulgated hereunder and with appropriate notice.
- (c) A hotel operator’s failure to maintain, retain, or produce a record that is required to be maintained under this section that is relevant to a material fact alleged by the Department in a summons, petition, or other notice of hearing creates a presumption that such fact is true.

**§ 2-483 Transfer of license; change in ownership or partnership.**

- (a) A successor hotel operator must notify the Department that it has taken over operation of a hotel from a licensed predecessor operator in accordance with Administrative Code section 20-565.2(c) no more than 10 days after assuming operation of such hotel, and before the expiration of the predecessor’s hotel license. Failure to provide such notice shall render the hotel license void.
- (b) A successor hotel operator must complete the Department’s basic license application and the hotel license application supplement, and provide any other documents and information requested by the Department. Where a successor hotel operator provides a collective bargaining agreement that demonstrates compliance with the requirements of Administrative Code Title 20, Chapter 2, Subchapter 38, the Department will not request additional documents for such application to demonstrate compliance with Administrative Code Title 20, Chapter 2, Subchapter 38.
- (c) A hotel licensee must notify the Department of a change in its own corporate ownership or partnership in accordance with Administrative Code sections 20-110 and 20-111.

§ 3. Subchapter B of chapter 6 of Title 6 of the Rules of the City of New York is amended by adding a new section 6-88, to read follows:

**§ 6-88 Hotel Licensing Penalty Schedule.**

All citations are to Title 20 of the Administrative Code of the City of New York.  
 Unless otherwise specified, the penalties set forth for each section of law or rule shall also apply to all subdivisions, paragraphs, subparagraphs, clauses, items, or any other provision contained therein. Each subdivision, paragraph, subparagraph, clause, item, or other provision charged in the Notice of Violation shall constitute a separate violation of the law or rule.  
 Unless otherwise specified by law, a second or third or subsequent violation means a violation by the same respondent, whether by admitting to the violation, being found in violation in a decision, or entering into a settlement agreement for violating the same provision of law or rule on a different day or against a different person within two years of the prior violation.  
 Each instance in which a core employee is employed in a manner other than direct employment in violation of Administrative Code section 20-565.5 constitutes a separate and distinct offense.  
 Each instance in which a hotel operator failed to provide a panic button to an employee in violation of Administrative Code section 20-565.6 constitutes a separate and distinct offense.  
 Each instance in which a hotel operator retaliates against an employee in violation of Administrative Code section 20-565.7 constitutes a separate and distinct offense.

Citation	Violation Description	First Violation	First Default	Second Violation	Second Default	Third Violation	Third Default	Fourth and Subsequent Violation	Fourth and Subsequent Default
Admin. Code § 20-565.1	Operating a hotel without a license	\$100 per day	\$100 per day	\$100 per day	\$100 per day	\$100 per day	\$100 per day	\$100 per day	\$100 per day
Admin. Code § 20-565.3	Failure to conspicuously display hotel license	\$500	\$500	\$1,000	\$1,000	\$2,500	\$2,500	\$5,000	\$5,000
Admin. Code § 20-565.4	Failure to comply with hotel service requirements and prohibitions	\$500	\$500	\$1,000	\$1,000	\$2,500	\$2,500	\$5,000	\$5,000
Admin. Code § 20-565.5	Failure to comply with direct employment requirement at hotel	\$500	\$500	\$1,000	\$1,000	\$2,500	\$2,500	\$5,000	\$5,000
Admin. Code § 20-565.6	Failure to provide a panic button to employee	\$500	\$500	\$1,000	\$1,000	\$2,500	\$2,500	\$5,000	\$5,000
Admin. Code § 20-565.7	Improper retaliation against hotel employee	\$500	\$500	\$1,000	\$1,000	\$2,500	\$2,500	\$5,000	\$5,000
6 RCNY § 2-482	Failure to maintain or produce records	\$500	\$500	\$1,000	\$1,000	\$2,500	\$2,500	\$5,000	\$5,000

**Required Finding of Substantial Need Pursuant to New York City Charter Section 1043(f)(1)(d)**

It is hereby certified that there is substantial need for this rule to take effect immediately without waiting for 30 days to elapse after publication in the City Record. This rule implements Local Law 104 of 2024, which becomes effective May 3, 2025. The rule clarifies the hotel license application process, substantive requirements for hotel licensees, and penalties for non-compliance. Therefore, the rule must take effect at the same time as the law.

The need for this rule to take effect immediately is substantial because hotel operators need clarity on the license application process and on-going license requirements, and because DCWP needs the ability to hold non-compliant businesses accountable. Delaying the effective date of this rule until after the effective date of the law would lead to widespread confusion and non-compliance with the law, cause economic harm to the hotel industry, and prevent DCWP from enforcing the law's consumer and worker protections.

IT IS HEREBY CERTIFIED that there is substantial need for this rule to take effect immediately upon publication in the City Record to ensure that the Department of Consumer and Worker Protection can process license applications as soon as possible while enforcing the requirements of Local Law 104 of 2024.

Date: May 1, 2025 Vilda Vera Mayuga  
 /s/ Vilda Vera Mayuga  
 Commissioner, Department of  
 Consumer and Worker Protection  
 Approved:  
Eric Adams  
 /s/ Eric Adams  
 Mayor, New York City

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**HOUSING PRESERVATION AND DEVELOPMENT**

■ NOTICE

**CAPA REGULATORY AGENDA FY 2026  
 DEPARTMENT OF HOUSING PRESERVATION AND  
 DEVELOPMENT**

Pursuant to section 1042 of the Charter, the New York City Department of Housing Preservation and Development sets forth below its regulatory agenda for the City's fiscal year 2026:

1. **SUBJECT:** §421-a Program

- A. **Reason:** To amend rules governing the 421-a Program and implement legislation.
  - B. **Anticipated contents:** Amendments to change and clarify existing rules and implement legislation.
  - C. **Objectives:** Change and clarify existing rules and implement legislation.
  - D. **Legal basis:** Real Property Tax Law ("RPTL"), Charter, and Administrative Code.
  - E. **Other relevant laws:** RPTL §421-a and Administrative Code.
  - F. **Types of individuals and entities likely to be affected:** Sponsors of projects eligible for exemption.
  - G. **Approximate schedule:** On or before June 30, 2026.
- Agency Contact: Tricia Dietz, Housing Incentives  
 (212) 863-8673, dietzm@hpd.nyc.gov
2. **SUBJECT:** §485-x Program
- A. **Reason:** To amend rules governing the 485-x (Affordable Neighborhoods for New Yorkers or ANNY) tax benefits program and implement legislation.
  - B. **Anticipated contents:** Amendments to change and clarify existing rules and implement legislation.
  - C. **Objectives:** Change and clarify existing rules and implement legislation.
  - D. **Legal basis:** Real Property Tax Law ("RPTL") and Charter.
  - E. **Other relevant laws:** RPTL §485-x.
  - F. **Types of individuals and entities likely to be affected:** Sponsors of projects eligible for exemption.
  - G. **Approximate schedule:** On or before June 30, 2026.
- Agency Contact: Tricia Dietz, Housing Incentives  
 (212) 863-8673, dietzm@hpd.nyc.gov
3. **SUBJECT:** J-51 Program
- A. **Reason:** To amend rules governing the J-51 Program and implement legislation.
  - B. **Anticipated contents:** Amendments to change and clarify existing rules and implement new legislation.
  - C. **Objectives:** Change and clarify existing rules and implement legislation.
  - D. **Legal basis:** RPTL, Charter, and Administrative Code.
  - E. **Other relevant laws:** RPTL §489 and Administrative Code.
  - F. **Types of individuals and entities likely to be affected:** Sponsors of projects eligible for tax benefits.
  - G. **Approximate schedule:** On or before June 30, 2026.

Agency Contact: Tricia Dietz, Housing Incentives  
(212) 863-8673, dietzm@hpd.nyc.gov

**4. SUBJECT:** J-51 R Program

- A. Reason: To promulgate rules implementing a new tax incentive program for the rehabilitation of multiple dwellings.
- B. Anticipated contents: A new chapter of rules that would govern a new tax incentive program established by new legislation.
- C. Objectives: Establish rules to implement new legislation.
- D. Legal basis: RPTL, Charter, and Administrative Code.
- E. Other relevant laws: RPTL §489 and Administrative Code.
- F. Types of individuals and entities likely to be affected: Sponsors of projects eligible for tax benefits.
- G. Approximate schedule: This rulemaking was not anticipated in the FY 2025 Regulatory Agenda, but proposed rules were published on February 18, 2025, and final rules are expected to be adopted Fourth Quarter of FY 2025 or First Quarter of FY 2026.

Agency Contact: Tricia Dietz, Housing Incentives  
(212) 863-8673, dietzm@hpd.nyc.gov

**5. SUBJECT:** §467-m Program

- A. Reason: To amend rules governing the 467-m (Affordable Housing from Commercial Conversions or AHCC) tax benefits program and to implement legislation.
- B. Anticipated contents: Amendments to change and clarify existing rules and implement new legislation.
- C. Objectives: Change and clarify existing rules and implement new legislation.
- D. Legal basis: Real Property Tax Law ("RPTL") and Charter.
- E. Other relevant laws: RPTL §467-m.
- F. Types of individuals and entities likely to be affected: Sponsors of projects eligible for exemption.
- G. Approximate schedule: On or before June 30, 2026.

Agency Contact: Tricia Dietz, Housing Incentives  
(212) 863-8673, dietzm@hpd.nyc.gov

**6. SUBJECT:** §420-c Program

- A. Reason: To amend rules governing the 420-c Program and implement legislation.
- B. Anticipated contents: Amendments to change and clarify existing rules and implement legislation.
- C. Objectives: Change and clarify existing rules and implement legislation.
- D. Legal basis: RPTL and Charter.
- E. Other relevant laws: RPTL §420-c.
- F. Types of individuals and entities likely to be affected: Sponsors of projects eligible for exemption.
- G. Approximate schedule: On or before June 30, 2026.

Agency Contact: Tricia Dietz, Housing Incentives  
(212) 863-8673, dietzm@hpd.nyc.gov

**7. SUBJECT:** Mitchell-Lama Program

- A. Reason: To amend rules governing the Mitchell-Lama Program and implement legislation.
- B. Anticipated contents: Amendments to change and clarify existing rules and implement legislation.
- C. Objectives: Change and clarify existing rules and implement legislation.
- D. Legal basis: Private Housing Finance Law ("PHFL") and Charter.
- E. Other relevant laws: PHFL Article II.
- F. Types of individuals and entities likely to be affected: Owners and residents of Mitchell-Lama projects.
- G. Approximate schedule: On or before June 30, 2026.

Agency Contact: Julie C. Walpert, Housing Supervision  
(212) 863-6500, walpj@hpd.nyc.gov

**8. SUBJECT:** Inclusionary Housing and Universal Affordability Preference Programs

- A. Reason: To amend rules governing the voluntary and mandatory inclusionary housing programs and establish rules for the universal affordability preference program.
- B. Anticipated contents: Rules for administering the voluntary and mandatory inclusionary housing programs and the universal affordability preference program.
- C. Objectives: To change and clarify existing rules and procedures, as well as to establish rules called for in the Zoning Resolution for the general administration of the inclusionary housing programs and the universal affordability preference program.
- D. Legal basis: Zoning Resolution and Charter.
- E. Other relevant laws: Zoning Resolution.
- F. Types of individuals and entities likely to be affected: Developers and renters/purchasers of inclusionary housing and universal affordability preference affordable housing units.
- G. Approximate schedule: On or before June 30, 2026.

Agency Contact: Tricia Dietz, Housing Incentives  
(212) 863-8673, dietzm@hpd.nyc.gov

**9. SUBJECT:** Zoning Resolution Affordable Housing Enforcement

- A. Reason: To establish rules governing enforcement of affordable housing provisions contained in the Zoning Resolution.
- B. Anticipated contents: A new chapter of rules that would implement legislation establishing affordable housing enforcement provisions.
- C. Objectives: Establish rules to implement legislation.
- D. Legal basis: Charter.
- E. Other relevant laws: Administrative Code and Zoning Resolution.
- F. Types of individuals and entities likely to be affected: Developers and renters/purchasers of affordable housing units created pursuant to affordable housing programs established by the Zoning Resolution.
- G. Approximate schedule: On or before June 30, 2026.

Agency Contact: Kamilla Sjödin, Housing Incentives Compliance and Enforcement  
(212) 863-8483, sjodink@hpd.nyc.gov

**10. SUBJECT:** Rent Restructuring Rules

- A. Reason: Codify the process by which legal rent limits are altered for dwelling units under the Rent Stabilization Laws after completion of HPD-funded building rehabilitation projects.
- B. Anticipated contents: Rules governing the rent restructuring process.
- C. Objectives: Formalize and standardize existing processes.
- D. Legal basis: Charter and Administrative Code.
- E. Other relevant laws: Articles VIII, XI, and XV of the Private Housing Finance Law and Article XVI of the General Municipal Law.
- F. Types of individuals and entities likely to be affected: Owners and tenants of multiple dwellings.
- G. Approximate schedule: On or before December 30, 2026.

Agency Contact: Shakti M. Rhys, Office of Legal Affairs  
(212) 863-8345, rhyss@hpd.nyc.gov

**11. SUBJECT:** Lead Based Paint

- A. Reason: To amend the rules to allow building owners to challenge HPD violations that have been issued based on a positive reading of an XRF test during an inspection. The mechanism for challenging the results of the XRF test will be the results of a paint chip sample that has been properly collected and tested by the owner who is challenging the violation.
- B. Anticipated contents: Clarifications for programmatic changes.
- C. Objectives: To provide guidance to the regulated public and implement legal requirements.

- D. Legal basis: Administrative Code.
- E. Other relevant laws: Administrative Code and Health Code; Federal lead paint rules.
- F. Types of individuals and entities likely to be affected: Owners and occupants of residential buildings and companies related to lead paint work.
- G. Approximate schedule: On or before June 30, 2026.

Agency Contact: Andrew Wallace, Legal Affairs  
(212) 863-8340, wallaca@hpd.nyc.gov

**12. SUBJECT:** Digital Sign Option for Signs required per Housing Maintenance Code.

- A. Reason: To amend rules governing the placement of required signs to allow owners the option to use a digital sign rather than a paper sign.
- B. Anticipated contents: Amendments to existing rules that will describe the digital option and the required specifications for a digital sign.
- C. Objectives: Response to industry inquiry to permit an option which may be more effective in advising residents and easier to maintain for management.
- D. Legal basis: Charter and Administrative Code.
- E. Other relevant laws: None.

- F. Types of individuals and entities likely to be affected: Building owners and managers.
- G. Approximate schedule: On or before June 30, 2026.

Agency Contact: Andrew Wallace, Legal Affairs  
(212) 863-8340, wallaca@hpd.nyc.gov

**13. SUBJECT:** Natural Gas Detection Device Installation

- A. Reason: To amend existing rules to cover the new requirement regarding the installation of natural gas detecting devices.
- B. Anticipated contents: Amendments covering owner's requirements regarding notice, installation, maintenance and replacement of natural gas detecting devices.
- C. Objectives: Change and clarify existing rules.
- D. Legal basis: Charter and Administrative Code.
- E. Other relevant laws: Local Law 157 of 2016 and Administrative Code.
- F. Types of individuals and entities likely to be affected: Owners of multiple dwellings and owners of private dwellings.
- G. Approximate schedule: On or before June 30, 2026.

Agency Contact: Andrew Wallace, Legal Affairs  
(212) 863-8340, wallaca@hpd.nyc.gov

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## SPECIAL MATERIALS

### CITYWIDE ADMINISTRATIVE SERVICES

■ NOTICE

OFFICIAL FUEL PRICE (\$) SCHEDULE NO. 9580  
FUEL OIL AND KEROSENE

CONTR. NO.	ITEM NO.	FUEL/OIL TYPE	DELIVERY	VENDOR	CHANGE (\$)	PRICE (\$) EFF 04/28/2025
4287148	1	#2DULS	CITYWIDE BY TW	GLOBAL MONTELLO	0.0006 GAL.	2.3843 GAL.
4287148	2	#2DULS	RACK PICK-UP	GLOBAL MONTELLO	0.0006 GAL.	2.2673 GAL.
4287148	3	#2DULS	CITYWIDE BY TW	GLOBAL MONTELLO	0.0006 GAL.	2.4225 GAL.
4287148	4	#2DULS	RACK PICK-UP	GLOBAL MONTELLO	0.0006 GAL.	2.3055 GAL.
4287149	5	#2DULS	CITYWIDE BY TW	SPRAGUE	0.0006 GAL.	2.6689 GAL.
4287149	6	#2DULS	CITYWIDE BY TW	SPRAGUE	0.0006 GAL.	2.8819 GAL.
4287149	7	B100	CITYWIDE BY TW	SPRAGUE	0.0899 GAL.	4.4242 GAL.
4287149	8	#2DULS	RACK PICK-UP	SPRAGUE	0.0006 GAL.	2.5189 GAL.
4287149	9	#2DULS	RACK PICK-UP	SPRAGUE	0.0006 GAL.	2.7319 GAL.
4287149	10	B100	RACK PICK-UP	SPRAGUE	0.0899 GAL.	4.2742 GAL.
4287149	11	#1DULS	CITYWIDE BY TW	SPRAGUE	0.0211 GAL.	3.1539 GAL.
4287149	12	B100	CITYWIDE BY TW	SPRAGUE	0.0899 GAL.	4.4482 GAL.
4287149	13	#1DULS	RACK PICK-UP	SPRAGUE	0.0211 GAL.	3.0039 GAL.
4287149	14	B100	RACK PICK-UP	SPRAGUE	0.0899 GAL.	4.2981 GAL.
4287149	15	#2DULS	BARGE DELIVERY	SPRAGUE	0.0006 GAL.	2.4183 GAL.
4287149	16	#2DULS	BARGE DELIVERY	SPRAGUE	0.0006 GAL.	2.4843 GAL.
4287149	17	#2DULSB50	CITYWIDE BY TW	SPRAGUE	0.0006 GAL.	3.2931 GAL.
4287149	18	#2DULSB50	CITY WIDE BY TW	SPRAGUE	0.0899 GAL.	4.0384 GAL.
4287149	19	#2DULSB50	RACK PICK-UP	SPRAGUE	0.0006 GAL.	3.1431 GAL.
4287149	20	#2DULSB50	RACK PICK-UP	SPRAGUE	0.0899 GAL.	3.8883 GAL.
4287126	1	JET	FLOYD BENNETT	SPRAGUE	-0.0099 GAL.	3.3406 GAL.
Non-Winterized						
4287149		#2DULSB5	Apr 1 - Oct 31 95% ITEM 5.0	CITYWIDE BY TW	SPRAGUE	0.0051 GAL.
			5% ITEM 7.0			
4287149		#2DULSB10	90% ITEM 5.0	CITYWIDE BY TW	SPRAGUE	0.0095 GAL.
			10% ITEM 7.0			
4287149		#2DULSB20	80% ITEM 5.0	CITYWIDE BY TW	SPRAGUE	0.0185 GAL.
			20% ITEM 7.0			
4287149		#2DULSB5	95% ITEM 8.0	RACK PICK-UP	SPRAGUE	0.0051 GAL.
			5% ITEM 10.0			
4287149		#2DULSB10	90% ITEM 8.0	RACK PICK-UP	SPRAGUE	0.0095 GAL.
			10% ITEM 10.0			

4287149	#2DULSB20	80% ITEM 8.0 20% ITEM 10.0	RACK PICK-UP	SPRAGUE	0.0185 GAL.	2.8700 GAL.
4287149	#2DULSB50	50% ITEM 17.0 50% ITEM 18.0	CITYWIDE BY TW	SPRAGUE	0.0452 GAL.	3.6657 GAL.
4287149	#2DULSB50	50% ITEM 19.0 50% ITEM 20.0	RACK PICK-UP	SPRAGUE	0.0452 GAL.	3.5157 GAL.
4387376	1	HDRD100 (BARGE)	BARGE DELIVERY	SPRAGUE	-0.0341 GAL.	3.5602 GAL.
Winterized						
4287149	#2DULSB5	Nov 1 - Mar 31 95% ITEM 6.0 5% ITEM 7.0	CITYWIDE BY TW	SPRAGUE	0.0051 GAL.	2.9590 GAL.
4287149	#2DULSB10	90% ITEM 6.0 10% ITEM 7.0	CITYWIDE BY TW	SPRAGUE	0.0095 GAL.	3.0361 GAL.
4287149	#2DULSB20	80% ITEM 6.0 20% ITEM 7.0	CITYWIDE BY TW	SPRAGUE	0.0185 GAL.	3.1904 GAL.
4287149	#2DULSB5	95% ITEM 9.0 5% ITEM 10.0	RACK PICK-UP	SPRAGUE	0.0051 GAL.	2.8090 GAL.
4287149	#2DULSB10	90% ITEM 9.0 10% ITEM 10.0	RACK PICK-UP	SPRAGUE	0.0095 GAL.	2.8861 GAL.
4287149	#2DULSB20	80% ITEM 9.0 20% ITEM 10.0	RACK PICK-UP	SPRAGUE	0.0185 GAL.	3.0404 GAL.
4387181	HDRD W1	HDRD 95%+B100 5% (TW)	CITYWIDE BY TW	APPROVED OIL CO	0.0000 GAL.	4.0930 GAL.
4387181	HDRD W2	HDRD 95%+B100 5% (P/U)	RACK PICK-UP	APPROVED OIL CO	0.0000 GAL.	3.9430 GAL.
Non-Winterized/ Winterized						
4287149	#1DULSB20	Year-Round 80% ITEM 11.0 20% ITEM 12.0	CITYWIDE BY TW	SPRAGUE	0.0348 GAL.	3.4127 GAL.
4287149	#1DULSB20	80% ITEM 13.0 20% ITEM 14.0	RACK PICK-UP	SPRAGUE	0.0348 GAL.	3.2627 GAL.
4287149	#1DULSB5	95% ITEM 11.0 5% ITEM 12.0	CITYWIDE BY TW	SPRAGUE	0.0245 GAL.	3.2186 GAL.
4287149	#1DULSB5	95% ITEM 13.0 5% ITEM 14.0	RACK PICK-UP	SPRAGUE	0.0245 GAL.	3.0686 GAL.

OFFICIAL FUEL PRICE (\$) SCHEDULE NO. 9581  
FUEL OIL, PRIME AND START

CONTR. NO.	ITEM NO.	FUEL/OIL TYPE	DELIVERY	VENDOR	CHANGE (\$)	PRICE (\$) EFF. 04/28/2025
4287030	1	#4B5	MANHATTAN	UNITED METRO	0.0064 GAL.	2.2883 GAL.
4287030	2	#4B5	BRONX	UNITED METRO	0.0064 GAL.	2.3083 GAL.
4287030	3	#4B5	BROOKLYN	UNITED METRO	0.0064 GAL.	2.2483 GAL.
4287030	4	#4B5	QUEENS	UNITED METRO	0.0064 GAL.	2.2783 GAL.
4287031	5	#4B5	RICHMOND	APPROVED OIL CO	0.0064 GAL.	2.4683 GAL.
4187014	1	#2B5	MANHATTAN	SPRAGUE	0.0051 GAL.	2.4636 GAL.
4187014	3	#2B5	BRONX	SPRAGUE	0.0051 GAL.	2.4156 GAL.
4187014	5	#2B5	BROOKLYN	SPRAGUE	0.0051 GAL.	2.4286 GAL.
4187014	7	#2B5	QUEENS	SPRAGUE	0.0051 GAL.	2.4366 GAL.
4187014	9	#2B5	STATEN ISLAND	SPRAGUE	0.0051 GAL.	2.5156 GAL.
4187014	11	#2B10	CITYWIDE BY TW	SPRAGUE	0.0095 GAL.	2.4754 GAL.
4187014	12	#2B20	CITYWIDE BY TW	SPRAGUE	0.0184 GAL.	2.5534 GAL.
4187015	2	#2B5	MANHATTAN (RACK PICK-UP)	APPROVED OIL CO	0.0051 GAL.	2.2289 GAL.
4187015	4	#2B5	BRONX (RACK PICK-UP)	APPROVED OIL CO	0.0051 GAL.	2.2289 GAL.
4187015	6	#2B5	BROOKLYN (RACK PICK-UP)	APPROVED OIL CO	0.0051 GAL.	2.2289 GAL.
4187015	8	#2B5	QUEENS (RACK PICK-UP)	APPROVED OIL CO	0.0051 GAL.	2.2289 GAL.
4187015	10	#2B5	STATEN ISLAND (RACK PICK-UP)	APPROVED OIL CO	0.0051 GAL.	2.2289 GAL.

OFFICIAL FUEL PRICE (\$) SCHEDULE NO. 9582  
FUEL OIL AND REPAIRS

CONTR. NO.	ITEM NO.	FUEL/OIL TYPE	DELIVERY	VENDOR	CHANGE (\$)	PRICE (\$) EFF. 04/28/2025
20258800919	1	#2B5	All Boroughs - Delivery	APPROVED OIL CO	0.0051 GAL	2.4084 GAL.
20258800919	2	#4B5	All Boroughs - Delivery	APPROVED OIL CO	0.0064 GAL	2.2984 GAL.
20258800919	3	#2B10	All Boroughs - Delivery	APPROVED OIL CO	0.0095 GAL	2.4486 GAL
20258800919	4	#2B20	All Boroughs - Delivery	APPROVED OIL CO	0.0185 GAL	2.5232 GAL

OFFICIAL FUEL PRICE (\$) SCHEDULE NO. 9583  
GASOLINE

CONTR. NO.	ITEM NO.	FUEL/OIL TYPE	DELIVERY	VENDOR	CHANGE (\$)	PRICE (\$) EFF. 04/28/2025
4387063	1.0	Reg UL	CITYWIDE BY TW	GLOBAL MONTELLO	0.0784 GAL	2.2215 GAL.
4387063	2.0	Prem UL	CITYWIDE BY TW	GLOBAL MONTELLO	0.1088 GAL	2.5137 GAL.
4387063	3.0	Reg UL	RACK PICK-UP	GLOBAL MONTELLO	0.0784 GAL	2.1193 GAL.
4387063	4.0	Prem UL	RACK PICK-UP	GLOBAL MONTELLO	0.1088 GAL	2.4165 GAL.

NOTE:

1. Biodiesel tax credit expired on 12/31/2024. New invoices will not reflect the credit.
2. Federal excise taxes are imposed on taxable fuels, (i.e., gasoline, kerosene, and diesel), when removed from a taxable fuel terminal. This fuel excise tax does not include Leaking Underground Storage Tank (LUST) tax. LUST tax applies to motor fuels for both diesel and gasoline invoices. Going forward, LUST Tax will appear as an additional fee at the rate of \$0.001 per gallon and will be shown as a separate line item

- on your invoice.
- 3. The National Oil Heat Research Alliance (NORA) has been extended until February 6, 2029. A related assessment of \$.002 per gallon has been added to the posted weekly fuel prices and will appear as a separate line item on invoices. This fee applies to heating oil only and since 2015 has included #4 heating oil. All other terms and conditions remain unchanged.
- 4. Federal Superfund Tax is included in the DCAS weekly pricing schedule, and it should not show as an additional fee.

**REMINDER FOR ALL AGENCIES:**

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

- April 1<sup>st</sup> – October 31<sup>st</sup> transition to Non-Winter fuel.
- November 1<sup>st</sup> – March 31<sup>st</sup> transition to winter fuel.
- HDRD Fuel (Barge Deliveries) contract is now registered. Refer to Contract # 4387376.

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**MANAGEMENT AND BUDGET**

■ NOTICE

**OFFICE OF THE MAYOR  
COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM  
NOTICE OF PROPOSED CDBG ALLOCATIONS FOR THE 2025  
CONSOLIDATED PLAN  
NOTICE OF AVAILABILITY OF THE PROPOSED CITY FISCAL  
YEAR 2026  
COMMUNITY DEVELOPMENT BLOCK GRANT -  
ENTITLEMENT  
PROGRAM DESCRIPTIONS & BUDGET**

TO ALL AGENCIES, COMMUNITY BOARDS, GROUPS, AND PERSONS:

Modification to the Community Development Block Grant Program (CD)

The Community Development Block Grant (CD or CDBG) is one of four formula Entitlement grants the City of New York receives annually Avifrom the U.S. Department of Housing and Urban Development (HUD). Prior to receiving these funds, the City must release for public comment a plan that outlines how it will use the CDBG grant.

Pursuant to Section 91.105(b) of HUD’s Consolidated Plan Regulations, the City is notifying the public of its proposed programs and budget allocations for the 2025 Consolidated Plan/Fifty-First Community Development Program Year (CD 51). The programs and budget allocations are identified in the “Proposed City Fiscal Year 2026 Community Development Program.” This document contains the Proposed City Fiscal Year 2026 CDBG Entitlement budget, the Proposed Revised CD Year 51 budget (which will be incorporated into the Calendar Year 2025 Consolidated Plan), and the Proposed CD 52 / Calendar Year 2026 budget.

The “Proposed City Fiscal Year 2026 Community Development Program” document will be available by close of business on May 1, 2025 from the City’s Consolidated Plan website: [www.nyc.gov/consolidatedplan](http://www.nyc.gov/consolidatedplan). Please email any comments on the proposed budget to [ConPlanNYC@cityhall.nyc.gov](mailto:ConPlanNYC@cityhall.nyc.gov) by 11:59 P.M. on May 31, 2025.

City of New York: Eric Adams, Mayor

Jacques Jiha, Ph.D., Director, Mayor’s Office of Management and Budget

Date: April 28, 2025

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**MAYOR’S OFFICE OF CONTRACT SERVICES**

■ NOTICE

Notice of Intent to Renew or Amend Contract(s) Not Included in FY25 Annual Contracting Plan and Schedule

**NOTICE IS HEREBY GIVEN** that the Mayor will be entering into the following renewal(s)/amendment(s) of (a) contract(s) not included in the FY 2025 Annual Contracting Plan and Schedule that is published pursuant to New York City Charter § 312(a):

Agency: Department of Design and Construction  
Vendor: Michael Baker Engineering Inc  
Description of Services to be Provided: Requirements Contract for Engineering Design and Related Services for Large Infrastructure

Projects, Citywide  
Anticipated Procurement Method: Amendment  
Anticipated New Start Date: 12/1/2024  
Anticipated New End Date: 11/30/2026  
Anticipated Modifications to Scope: None  
Reason for Renewal/Extension: Continued Services  
Job Titles: Administrative Architect, Administrative Architect NM, Administrative City Planner NM, Administrative Construction Project Manager, Administrative Engineer, Administrative Engineer NM, Administrative Landscape Architect, Administrative Landscape Architect NM, Administrative Project Manager, Administrative Project Manager NM, Architect, Assistant Architect, Assistant Civil Engineer, Assistant Electrical Engineer, Assistant Landscape Architect, Assistant Mechanical Engineer, Assistant Urban Designer, Associate Project Manager, Associate Urban Designer, City Planner, Civil Engineer, Civil Engineer Intern, Electrical Engineer, Highways and Sewers Inspector, Landscape Architect, Mechanical Engineer, Mechanical Engineering Intern, Project Manager, Project Manager Intern  
Headcounts: 514

Agency: Department of Design and Construction  
Vendor: AECOM USA INC  
Description of Services to be Provided: Requirements Contract for Engineering Design and Related Services for Large Infrastructure Projects, Citywide  
Anticipated Procurement Method: Amendment  
Anticipated New Start Date: 12/1/2024  
Anticipated New End Date: 11/30/2026  
Anticipated Modifications to Scope: None  
Reason for Renewal/Extension: Continued Services  
Job Titles: Administrative Architect, Administrative Architect NM, Administrative City Planner NM, Administrative Construction Project Manager, Administrative Engineer, Administrative Engineer NM, Administrative Landscape Architect, Administrative Landscape Architect NM, Administrative Project Manager, Administrative Project Manager NM, Architect, Assistant Architect, Assistant Civil Engineer, Assistant Electrical Engineer, Assistant Landscape Architect, Assistant Mechanical Engineer, Assistant Urban Designer, Associate Project Manager, Associate Urban Designer, City Planner, Civil Engineer, Civil Engineer Intern, Electrical Engineer, Highways and Sewers Inspector, Landscape Architect, Mechanical Engineer, Mechanical Engineering Intern, Project Manager, Project Manager Intern  
Headcounts: 514

Agency: Department of Design and Construction  
Vendor: NV5 New York-Engineers Architects Landscape Architects And Surveyors  
Description of Services to be Provided: Requirements Contract for Engineering Design and Related Services for Large Infrastructure Projects, Citywide  
Anticipated Procurement Method: Amendment  
Anticipated New Start Date: 12/1/2024  
Anticipated New End Date: 11/30/2026  
Anticipated Modifications to Scope: None  
Reason for Renewal/Extension: Continued Services  
Job Titles: Administrative Architect, Administrative Architect NM, Administrative City Planner NM, Administrative Construction Project Manager, Administrative Engineer, Administrative Engineer NM, Administrative Landscape Architect, Administrative Landscape Architect NM, Administrative Project Manager, Administrative Project Manager NM, Architect, Assistant Architect, Assistant Civil Engineer, Assistant Electrical Engineer, Assistant Landscape Architect, Assistant Mechanical Engineer, Assistant Urban Designer, Associate Project Manager, Associate Urban Designer, City Planner, Civil Engineer, Civil Engineer Intern, Electrical Engineer, Highways and Sewers Inspector, Landscape Architect, Mechanical Engineer, Mechanical Engineering Intern, Project Manager, Project Manager Intern  
Headcounts: 514

Agency: Department of Design and Construction





Reason for Renewal/Extension: Continued Services  
 Job Titles: Administrative Architect, Administrative Architect NM, Admin Community Relations Specialist NM, Administrative Community Relations Specialist, Administrative Construction Project Manager, Administrative Engineer, Administrative Engineer NM, Administrative Landscape Architect, Administrative Landscape Architect NM, Architect, Assistant Architect, Assistant Civil Engineer, Assistant Electrical Engineer, Assistant Environmental Engineer, Assistant Mechanical Engineer, Assistant Landscape Architect, Associate Project Manager, Civil Engineer, Civil Engineering Intern, Construction Project Manager, Electrical Engineer, Estimator (General Construction), Industrial Hygienist, Landscape Architect, Highways and Sewers Inspector, Mechanical Engineer, Mechanical Engineering Intern, Project Manager, Project Manager Intern, Surveyor  
 Headcounts: 663

Agency: Department of Design and Construction  
 Vendor: Thornton Tomasetti  
 Description of Services to be Provided: A&E Services- Capacity Increase - Task Order PV467WFAC 041AS001  
 Anticipated Procurement Method: Amendment  
 Anticipated New Start Date: 12/10/2014  
 Anticipated New End Date: 12/8/2017  
 Anticipated Modifications to Scope: None

Reason for Renewal/Extension: Continued Services  
 Job Titles: Administrative Architect, Administrative Architect NM, Admin Community Relations Specialist NM, Administrative Community Relations Specialist, Administrative Construction Project Manager, Administrative Engineer, Administrative Engineer NM, Administrative Landscape Architect, Administrative Landscape Architect NM, Architect, Assistant Architect, Assistant Civil Engineer, Assistant Electrical Engineer, Assistant Environmental Engineer, Assistant Mechanical Engineer, Assistant Landscape Architect, Associate Project Manager, Civil Engineer, Civil Engineering Intern, Construction Project Manager, Electrical Engineer, Estimator (General Construction), Industrial Hygienist, Landscape Architect, Highways and Sewers Inspector, Mechanical Engineer, Mechanical Engineering Intern, Project Manager, Project Manager Intern, Surveyor  
 Headcounts: 663

Agency: Department of Design and Construction  
 Vendor: Gedeon Engineering PC  
 Description of Services to be Provided: Infra Design Svcs-Non-Standard Ped Ramp Installs - Bklyn & SI  
 Anticipated Procurement Method: Amendment  
 Anticipated New Start Date: 5/5/2021  
 Anticipated New End Date: 10/31/2025  
 Anticipated Modifications to Scope: None

Reason for Renewal/Extension: Continued Services  
 Job Titles: Administrative Architect, Administrative Architect NM, Administrative City Planner NM, Administrative Construction Project Manager, Administrative Engineer, Administrative Engineer NM, Administrative Landscape Architect, Administrative Landscape Architect NM, Administrative Project Manager, Administrative Project Manager NM, Architect, Assistant Architect, Assistant Civil Engineer, Assistant Electrical Engineer, Assistant Landscape Architect, Assistant Mechanical Engineer, Assistant Urban Designer, Associate Project Manager, Associate Urban Designer, City Planner, Civil Engineer, Civil Engineer Intern, Electrical Engineer, Highways and Sewers Inspector, Landscape Architect, Mechanical Engineer, Mechanical Engineering Intern, Project Manager, Project Manager Intern  
 Headcounts: 514

Agency: Department of Design and Construction  
 Vendor: NV5 NY Engineers Architects  
 Description of Services to be Provided: Infra Design Services- Swr & WM work 71st Queens  
 Anticipated Procurement Method: Amendment  
 Anticipated New Start Date: 1/23/2023  
 Anticipated New End Date: 3/2/2027  
 Anticipated Modifications to Scope: None

Reason for Renewal/Extension: Continued Services  
 Job Titles: Administrative Architect, Administrative Architect NM, Administrative City Planner NM, Administrative Construction Project Manager, Administrative Engineer, Administrative Engineer NM, Administrative Landscape Architect, Administrative Landscape Architect NM, Administrative Project Manager, Administrative Project Manager NM, Architect, Assistant Architect, Assistant Civil Engineer, Assistant Electrical Engineer, Assistant Landscape Architect, Assistant Mechanical Engineer, Assistant Urban Designer, Associate Project Manager, Associate Urban Designer, City Planner, Civil Engineer, Civil Engineer Intern, Electrical Engineer, Highways and Sewers Inspector, Landscape Architect, Mechanical Engineer, Mechanical Engineering Intern, Project Manager, Project Manager Intern  
 Headcounts: 514

Agency: Department of Design and Construction  
 Vendor: AECOM USA INC

Description of Services to be Provided: Design Services- 42nd Street Pedestrian Security Measures  
 Anticipated Procurement Method: Amendment  
 Anticipated New Start Date: 7/25/2022  
 Anticipated New End Date: 2/24/2026  
 Anticipated Modifications to Scope: None  
 Reason for Renewal/Extension: Continued Services  
 Job Titles: Administrative Architect, Administrative Architect NM, Administrative City Planner NM, Administrative Construction Project Manager, Administrative Engineer, Administrative Engineer NM, Administrative Landscape Architect, Administrative Landscape Architect NM, Administrative Project Manager, Administrative Project Manager NM, Architect, Assistant Architect, Assistant Civil Engineer, Assistant Electrical Engineer, Assistant Landscape Architect, Assistant Mechanical Engineer, Assistant Urban Designer, Associate Project Manager, Associate Urban Designer, City Planner, Civil Engineer, Civil Engineer Intern, Electrical Engineer, Highways and Sewers Inspector, Landscape Architect, Mechanical Engineer, Mechanical Engineering Intern, Project Manager, Project Manager Intern  
 Headcounts: 514

Agency: Department of Design and Construction  
 Vendor: Dewberryengineers Inc  
 Description of Services to be Provided: Infra Design- - Storm & Sanitary Sewer Replacement/Ext. 146 Ave  
 Anticipated Procurement Method: Amendment  
 Anticipated New Start Date: 5/9/2018  
 Anticipated New End Date: 12/23/2025  
 Anticipated Modifications to Scope: None  
 Reason for Renewal/Extension: Continued Services  
 Job Titles: Administrative Architect, Administrative Architect NM, Administrative City Planner NM, Administrative Construction Project Manager, Administrative Engineer, Administrative Engineer NM, Administrative Landscape Architect, Administrative Landscape Architect NM, Administrative Project Manager, Administrative Project Manager NM, Architect, Assistant Architect, Assistant Civil Engineer, Assistant Electrical Engineer, Assistant Landscape Architect, Assistant Mechanical Engineer, Assistant Urban Designer, Associate Project Manager, Associate Urban Designer, City Planner, Civil Engineer, Civil Engineer Intern, Electrical Engineer, Highways and Sewers Inspector, Landscape Architect, Mechanical Engineer, Mechanical Engineering Intern, Project Manager, Project Manager Intern  
 Headcounts: 514

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**MAYOR'S OFFICE OF ENVIRONMENTAL COORDINATION**

■ NOTICE

**Notice for Environmental Review Notifications of Commencement**

Lead Agency Letter

Project Name	CEQR	Date	Borough	CD
105 Unit Single Adult Transitional Residence	25DHS005K	02/03/2025	Brooklyn	BK10
1546 East New York Avenue	20HPD052K	02/05/2025	Brooklyn	BK16
18-15 Francis Lewis Boulevard Commercial Overlay	25DCP050Q	01/02/2025	Queens	QN07
184-17 Horace Harding Expressway	25BSA014Q	03/21/2025	Queens	QN11
280 East 161st Street	25HPD053X	01/23/2025	Bronx	BX04
350 Park Avenue	25DCP055M	02/05/2025	Manhattan	MN05
3540 Nostrand Avenue	25BSA012K	02/12/2025	Brooklyn	BK15
3660 East Tremont Avenue	25BSA011X	02/03/2025	Bronx	BX10
74 Bogart Street Rezoning	25DCP029K	01/02/2025	Brooklyn	BK01
82-Unit Families with Children Transitional Residence	25DHS007K	03/04/2025	Brooklyn	BK12

Broadway Junction Transit Police Relocation and Plaza Project	25NYP001K	03/21/2025	Brooklyn	BK16	
Citywide Natural Area Vegetation Management Plan	25DPR011Y	03/05/2025	Citywide		
DEP BPS 7th Precinct	25DEP010U	01/07/2025	Upstate		
DSNY Proposes To Amend Its Collection Rule	25DOS004Y	03/06/2025	Citywide		
DSNY Rules Relating to infrequent Generators of Commercial Waste and Waste Surveys	25DOS005Y	03/27/2025	Citywide		
Grand Street Bridge over Newtown Creek Project	25DOT011Y	03/28/2025	Citywide	BK01	QN05
Last-Mile Facility Text Amendment	25DCP067Y	03/28/2025	Citywide		
Metropolitan Museum of Art - Tang Wing	25DPR0Av07M	02/25/2025	Manhattan	MN08	
Monitor Point	25DCP068K	03/21/2025	Brooklyn	BK01	
New Croton Lake Gatehouse, Croton Dam and Arcady Road	25DEP020U	03/28/2025	Upstate		
Newtown Creek CSO Tunnel	24DEP053Y	02/05/2025	Citywide		
Schoharie Roads and Culverts Project	25DEP019U	03/28/2025	Upstate		
Shokan S1 Storage Building Construction	25DEP011U	01/21/2025	Upstate		

Determinations of Significance

Negative Declaration

Project Name	CEQR	Date	Borough	CD
100 East 111th Street - Carmen Villages	24HPD010M	01/08/2025	Manhattan	MN11
105 Unit Single Adult Transitional Residence	25DHS005K	02/04/2025	Brooklyn	BK10
236 Gold Street Rezoning	24DCP136K	02/03/2025	Brooklyn	BK02
347 Flushing Avenue	24DCP111K	02/03/2025	Brooklyn	BK01
350 Park Avenue	25DCP055M	03/17/2025	Manhattan	MN05
42-11 30th Avenue Rezoning	24DCP070Q	02/18/2025	Queens	QN01
47 Hall Street Rezoning	25DCP009K	01/21/2025	Brooklyn	BK02
Ashokan Roads and Culverts	24DEP042U	03/17/2025	Upstate	
Claremont House	23HPD093X	03/26/2025	Bronx	BX04
Conveyance of Block 3355, Lot 2 to The City of New York, Richmond County	25DOT007R	02/11/2025	Staten Island	SI02
DSNY Proposes To Amend Its Collection Rule	25DOS004Y	03/06/2025	Citywide	
DSNY Rules Relating to infrequent Generators of Commercial Waste and Waste Surveys	25DOS005Y	03/27/2025	Citywide	
Dunwoodie Field Operations Building	24DEP029U	01/31/2025	Upstate	

North 7th Street Rezoning	21DCP177K	01/06/2025	Brooklyn	BK01
Shokan S1 Storage Building Construction	25DEP011U	03/05/2025	Upstate	
UPS 1806 Anthony Avenue	24HPD071X	02/05/2025	Bronx	BX05
<b>Negative Declaration (Revised)</b>				
<b>Project Name</b>	<b>CEQR</b>	<b>Date</b>	<b>Borough</b>	<b>CD</b>
100 East 111th Street - Carmen Villages	24HPD010M	03/18/2025	Manhattan	MN11
<b>Positive Declaration</b>				
<b>Project Name</b>	<b>CEQR</b>	<b>Date</b>	<b>Borough</b>	<b>CD</b>
Kingsbridge Armory Project	25DME006X	01/10/2025	Bronx	BX07
Last-Mile Facility Text Amendment	25DCP067Y	03/28/2025	Citywide	
Metropolitan Museum of Art - Tang Wing	25DPR007M	02/25/2025	Manhattan	MN08
Monitor Point	25DCP068K	03/21/2025	Brooklyn	BK01
Newtown Creek CSO Tunnel	24DEP053Y	02/05/2025	Citywide	
<b>Scoping</b>				
<b>Draft Scope of Work</b>				
<b>Project Name</b>	<b>CEQR</b>	<b>Date</b>	<b>Borough</b>	<b>CD</b>
Kingsbridge Armory Project	25DME006X	01/10/2025	Bronx	BX07
Last-Mile Facility Text Amendment	25DCP067Y	03/28/2025	Citywide	
Metropolitan Museum of Art - Tang Wing	25DPR007M	02/25/2025	Manhattan	MN08
Monitor Point	25DCP068K	03/21/2025	Brooklyn	BK01
Newtown Creek CSO Tunnel	24DEP053Y	02/05/2025	Citywide	
<b>Final Scope of Work</b>				
<b>Project Name</b>	<b>CEQR</b>	<b>Date</b>	<b>Borough</b>	<b>CD</b>
Bally's Bronx	24DME011X	01/17/2025	Bronx	BX10
Jamaica Neighborhood Plan	24DCP132Q	03/14/2025	Queens	QN08 QN12
Lenox Hill Hospital	23DCP079M	01/31/2025	Manhattan	MN08
Midtown South Mixed-Use Plan (MSMX)	24DCP094M	01/17/2025	Manhattan	MN04 MN05
<b>Environmental Impact Statement</b>				
<b>DEIS &amp; Notice of Completion</b>				
<b>Project Name</b>	<b>CEQR</b>	<b>Date</b>	<b>Borough</b>	<b>CD</b>
Bally's Bronx	24DME011X	01/17/2025	Bronx	BX10
Jamaica Neighborhood Plan	24DCP132Q	03/14/2025	Queens	QN08 QN12
Lenox Hill Hospital	23DCP079M	01/31/2025	Manhattan	MN08
Midtown South Mixed-Use Plan (MSMX)	24DCP094M	01/17/2025	Manhattan	MN04 MN05
<b>FEIS &amp; Notice of Completion</b>				
<b>Project Name</b>	<b>CEQR</b>	<b>Date</b>	<b>Borough</b>	<b>CD</b>
Atlantic Avenue Mixed-Use Plan	24DCP019K	03/07/2025	Brooklyn	BK03 BK08
Queens Future	23DME006Q	02/07/2025	Queens	QN07
Western Rail Yard Modifications	24DCP091M	03/28/2025	Manhattan	MN04

a30-my2

CHANGES IN PERSONNEL

POLICE DEPARTMENT FOR PERIOD ENDING 03/14/25						
NAME	TITLE	NUM	SALARY	ACTION	PROV	EFF DATE AGENCY
CHALEN	JOHNNY	E 70210	\$109352.0000	DEMOTED	NO	02/20/25 056
CHARLES	RONDA	L 10124	\$69355.0000	PROMOTED	NO	02/24/25 056
CHEN	LIANGYU	71651	\$46726.0000	RESIGNED	NO	02/23/25 056
CHOWDHURY	RAFAT	A 71651	\$47835.0000	RESIGNED	NO	02/23/25 056

Table with columns: NAME, TITLE, NUM, SALARY, ACTION, PROV, EFF DATE, AGENCY. Rows include CLARKE, COLBERT, COLEMAN, COLON JR., COX, CROSS, DALY, DAVIS, DAWES, DELACRUZ, DELGRECO, DELUCA.

Table with columns: NAME, TITLE, NUM, SALARY, ACTION, PROV, EFF DATE, AGENCY. Rows include LOPEZ, LOPEZ MACIAS, LUGO DAMIAN, LUM, LUTCHMAN, MAHON, MALIK, MALIK, MAPSON, MARCIAL, MARIC, MARSCHIEDER, MARTELLA, MARTINEZ, MARZULLO, MATRUH, MAZIARZ, MCDONALD, MCKEONER, MCMILLIAN, MCPHERSON, MERCADO PEREZ, MERCED-JOHNSON, MITCHEL-EL, MOHAMED.

POLICE DEPARTMENT FOR PERIOD ENDING 03/14/25

Table with columns: NAME, TITLE, NUM, SALARY, ACTION, PROV, EFF DATE, AGENCY. Rows include DI TROIA, DIMICHELE, DONAHUE, DREPAUL, DUNCAN, DURAN, DURAN, EKE, ENFES, ENRIQUEZ, ESPINAL, ESTRELLA, FANG, FANTAUZZI, FARLEY-VANBEVER, FEDERICO, FERRER, FESTO, FINNEGAN, FLORES SERVELLO, FOLEY, FRAZIER-PENA, GAMBLE, GAO, GARCIA, GARCIA, GILBERT, GOMEZ, GOMEZ, GOODWIN, GORDON, GORMAN, GREEN, GREEN, GRIFFITHS, GUERRERO, HAMIDU-MATGAH, HARDAMAN, HARRIS, HARRISON, HERNANDEZ, HERNANDEZ MORAN, HINES, HOLDER, HOSSAIN, HOWARD II, HUMBERT, IBROCI, IP, IQBAL, ISLAM.

POLICE DEPARTMENT FOR PERIOD ENDING 03/14/25

Table with columns: NAME, TITLE, NUM, SALARY, ACTION, PROV, EFF DATE, AGENCY. Rows include JAMES, JAMES, JEAN, JIANG, JIMENEZ, JINNAH, JOHNSON, JUBRAN, KAJEWSKI, KANG, KANG, KANHOYE, KANOJIA, KEANE, KHAN, KOCHTI, KOCOVIC, KOLASINAC, KOSA, KUTIN, LASCAMO, LASHLEY, LEE, LIU, LLEWELLYN, LLOYD-HALL.

POLICE DEPARTMENT FOR PERIOD ENDING 03/14/25

Table with columns: NAME, TITLE, NUM, SALARY, ACTION, PROV, EFF DATE, AGENCY. Rows include MOHES, MOJICA, MOLINA, MONTESINO, MORALES, MORRISSEY, MUKSITU, MURCOIT, MUSANTE, NAVARRO, NIEVES, NTIM, OCASIO, OLAN, ORTIZ, PABEY, PALAGUACHI, PALMER, PARISI, PATWAY, PEARSON, PENA, PENNIX, PEREZ, PEREZ, PEREZ, PESANTEZ, PHILLIPS, PHILLIPS, PINCHBACK, PINEDA MENJIVAR, PREDESTIN, PRICE, PYLE, QUEEN, RAHMAN, RAHMAN, RAMIREZ, RAMOSMEDINA, RECINOS, REGO, RETOS, RHODES, RICE, RINALDI, RIVAS, RIVERA, ROBERTS, ROBINSON, ROBINSON-WILLIA, ROBLES.

POLICE DEPARTMENT FOR PERIOD ENDING 03/14/25

Table with columns: NAME, TITLE, NUM, SALARY, ACTION, PROV, EFF DATE, AGENCY. Rows include RODRIGUEZ, ROMERO, ROYTER, RUMPH, SAAVEDRA, SANCHEZ, SCHERF, SEALEY, SERPE, SHAH, SHEDY, SIDDIQUE, SIMONE.

