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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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**LOUIS A. MOLINA**

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The City Record.

## PUBLIC HEARINGS AND MEETINGS

See Also: Procurement; Agency Rules

## BOARD MEETINGS

### MEETING

#### City Planning Commission

Meets in NYC City Planning Commission Hearing Room, Lower Concourse, 120 Broadway, New York, NY 10271, twice monthly on Wednesday, at 10:00 A.M., unless otherwise ordered by the Commission.

#### City Council

Meets by Charter twice a month in Councilman's Chamber, City Hall, Manhattan, NY 10007, at 1:30 P.M.

#### Contract Awards Public Hearing

Meets bi-weekly, on Thursday, at 10:00 A.M. In order to access the Public Hearing and testify, please call 1-646-992-2010, Access Code: 715 951 139, no later than 9:55 A.M.

#### Civilian Complaint Review Board

Generally meets at 10:00 A.M. on the second Wednesday of each month at 40 Rector Street, 2nd Floor, New York, NY 10006. Visit <http://www.nyc.gov/html/ccrb/html/meeting.html> for additional information and scheduling changes.

#### Design Commission

Meets at City Hall, Third Floor, New York, NY 10007. For meeting schedule, please visit [nyc.gov/designcommission](http://nyc.gov/designcommission) or call (212) 788-3071.

#### Department of Education

Meets in the Hall of the Board for a monthly business meeting on the Third Wednesday, of each month at 6:00 P.M. The Annual Meeting is held on the first Tuesday of July at 10:00 A.M.

#### Board of Elections

32 Broadway, 7th Floor, New York, NY 10004, on Tuesday, at 1:30 P.M. and at the call of the Commissioner.

#### Environmental Control Board

Meets at 100 Church Street, 12th Floor, Training Room #143, New York, NY 10007 at 9:15 A.M. once a month at the call of the Chairman.

#### Board of Health

Meets at Gotham Center, 42-09 28th Street, Long Island City, NY 11101, at 10:00 A.M., quarterly or at the call of the Chairman.

#### Health Insurance Board

Meets in Room 530, Municipal Building, Manhattan, NY 10007, at the call of the Chairman.

#### Board of Higher Education

Meets at 535 East 80th Street, Manhattan, NY 10021, at 5:30 P.M., on fourth Monday in January, February, March, April, June, September, October, November and December. Annual meeting held on fourth Monday in May.

#### Citywide Administrative Services

Division of Citywide Personnel Services will hold hearings as needed in

Room 2203, 2 Washington Street, New York, NY 10004.

#### **Commission on Human Rights**

Meets on 10th Floor in the Commission's Central Office, 40 Rector Street, New York, NY 10006, on the fourth Wednesday of each month, at 8:00 A.M.

#### **In Rem Foreclosure Release Board**

Meets in Spector Hall, 22 Reade Street, Main Floor, Manhattan, monthly on Tuesdays, commencing 10:00 A.M., and other days, times and location as warranted.

#### **Franchise and Concession Review Committee**

Meets in Spector Hall, 22 Reade Street, Main Floor, and other days, times and location as warranted.

#### **Real Property Acquisitions and Dispositions**

Meets bi-weekly, on Wednesday, at 10:00 A.M. In order to access the Public Hearing and testify, please call 1-646-992-2010, Access Code: 717 876 299, no later than 9:55 A.M.

#### **Landmarks Preservation Commission**

Meets in the Hearing Room, Municipal Building, 9th Floor North, 1 Centre Street in Manhattan on approximately three Tuesday's each month, commencing at 9:30 A.M. unless otherwise noticed by the Commission. For current meeting dates, times and agendas, please visit our website at [www.nyc.gov/landmarks](http://www.nyc.gov/landmarks).

#### **Employees' Retirement System**

Meets in the Boardroom, 22nd Floor, 335 Adams Street, Brooklyn, NY 11201, at 9:30 A.M., on the second Thursday of each month, at the call of the Chairman.

#### **Housing Authority**

Housing Authority Board Meetings of the New York City Housing Authority are scheduled for the last Thursday of each month (except August) at 10:00 A.M. in the Ceremonial Room on the 5th Floor of 90 Church Street, New York, NY 10007 (unless otherwise noted). Any changes to the schedule will be posted here and on NYCHA's website at <https://www1.nyc.gov/site/nycha/about/board-meetings.page> to the extent practicable at a reasonable time before the meeting. For additional information, please visit NYCHA's website or contact (212) 306-6088

#### **Parole Commission**

Meets at its office, 100 Centre Street, Manhattan, NY 10013, on Thursday, at 10:30 A.M.

#### **Board of Revision of Awards**

Meets in Room 603, Municipal Building, Manhattan, NY 10007, at the call of the Chairman.

#### **Board of Standards and Appeals**

Meets at 22 Reade Street, 1st Floor, in Manhattan on Mondays and Tuesdays at 10:00 A.M. Review sessions are customarily held immediately before the public hearing. For changes in the schedule or additional information, please call the Board's office at (212) 386-0009 or consult the Board's website at [www.nyc.gov/bsa](http://www.nyc.gov/bsa).

#### **Tax Commission**

Meets in Room 936, Municipal Building, Manhattan, NY 10007, each month at the call of the President. Manhattan, monthly on Wednesdays, commencing 2:30 P.M.

## **BOROUGH PRESIDENT - BROOKLYN**

### **■ PUBLIC HEARINGS**

**NOTICE IS HEREBY GIVEN** that, pursuant to Section 197-c and Section 201 of the New York City Charter, the Brooklyn Borough President will hold a ULURP hearing on the 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:

#### **1. 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.

#### **2. 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 sq ft of residential floor area (53 DUs, 100% affordable senior housing) and approx. 2,292 sq ft 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](mailto:corina.lozada@brooklynbp.nyc.gov), by: Friday, May 2, 2025, 6:00 P.M.



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## **CITY PLANNING**

### **■ PUBLIC HEARINGS**

### **NOTICE OF PUBLIC HEARING ON THE DRAFT ENVIRONMENTAL IMPACT STATEMENT**

(CEQR No. 23DCP079M)

#### **Lenox Hill Hospital**

#### **Project Identification**

CEQR No. 23DCP079M  
ULURP Nos. N250152ZRM,  
C250153ZSM, N250155ZCM  
N250154ZAM, C250151ZMM  
SEQRA Classification: Type I

#### **Lead Agency**

City Planning Commission  
120 Broadway, 31st Floor  
New York, New York 10271

#### **Contact Person**

Stephanie Shellooe, AICP, Director, 212-720-3328  
Environmental Assessment and Review Division  
New York City Department of City Planning

The City Planning Commission (CPC), acting as lead agency, issued a Notice of Completion on January 31, 2025 for a Draft Environmental Impact Statement (DEIS) for the Lenox Hill Hospital proposal in accordance with Article 8 of the Environmental Conservation Law. **A public hearing on the DEIS will be held on Wednesday, May 21, 2025, at 10:00 A.M. at the City Planning Commission Hearing Room, located at 120 Broadway, Lower Concourse, New York, New York 10271, in conjunction with the CPC's public hearing pursuant to ULURP. To continue to allow for broad public participation, the Department of City Planning (DCP) will hold the public hearing accessible both in-person and remotely via the teleconferencing application Zoom. Comments are requested on the DEIS and will be accepted through 5:00 P.M., Monday, June 2, 2025.**

To join the meeting and comment remotely, please visit the NYC Engage site, <https://www.nyc.gov/engage>

If you would like to register to testify remotely via phone, need assistance with technical issues, or have any questions about participation you may call any of the phone numbers listed below, then enter the following Meeting ID.

(877) 853-5247 (Toll-free)

(888) 788-0099 (Toll-free)

(213) 338-8477 (Toll)

(253) 215-8782 (Toll)

Then enter the following meeting ID and password when prompted.

Meeting ID: 618 237 7396

Password: 1

[The Participant ID can be skipped by pressing #]

Instructions on how to participate remotely, as well as materials relating to the hearing, will be posted on the NYC Engage site on the day of the Public Hearing, no later than 1 hour prior to the hearing. To help the meeting host effectively manage members of the public who sign up to comment, those who do not intend to actively participate are invited to watch the livestream or the recording that will be posted after the meeting. The Public Hearing livestream can be found in the above referenced NYC Engage site and will be made available on the day of the Public Hearing.

Comments are requested on the DEIS and will be accepted through 5:00 P.M., Monday, June 2, 2025. They can be submitted via email to [23DCP079M\\_DL@planning.nyc.gov](mailto:23DCP079M_DL@planning.nyc.gov) or mailed to Stephanie Shellooe, AICP, Director, Environmental Assessment and Review Division, New York City Department of City Planning, 120 Broadway, 31st Floor, New York, New York 10271.

Copies of the DEIS may also be obtained by contacting the Environmental Assessment and Review Division, New York City Department of City Planning, 120 Broadway, 31st Floor, New York, New York 10271, Stephanie Shellooe, AICP, Director, by calling (212) 720-3328 or by emailing [sshellooe@planning.nyc.gov](mailto:sshellooe@planning.nyc.gov).

In addition, the DEIS and Final Scope of Work are available for download on the project ZAP page: <https://zap.planning.nyc.gov/projects/P2017M0299>. To view the Lenox Hill Hospital Final Scope of Work, DEIS Notice of Completion and full DEIS and Appendix, navigate to the Lenox Hill Hospital project page in ZAP and select Public Documents, then "Final Scope of Work," "DEIS Notice of Completion" and "DEIS\_23DCP079M".

Please inform DCP if you need a reasonable accommodation, such as a sign language interpreter, in order to participate in the meeting. Requests for a reasonable accommodation or foreign language assistance during the meeting should be emailed to [AccessibilityInfo@planning.nyc.gov](mailto:AccessibilityInfo@planning.nyc.gov) or by calling (212) 720-3508. Requests must be submitted at least ten business days before the meeting.

The Applicant, Lenox Hill Hospital (LHH), is requesting a series of discretionary actions from the City Planning Commission (CPC), including a zoning map amendment to rezone from a C1-8X to a C1-9 zoning district, and from an R8B to a C1-8 zoning district; zoning text amendments; special permits; and a zoning authorization (collectively, the "Proposed Actions"). The Proposed Actions would facilitate the enlargement and modernization of the existing LHH complex located on the 1.9-acre block bounded by Park and Lexington Avenues and East 76th and East 77th Streets (Block 1411, Lots 1 and 113; "Projected Development Site 1") in the Upper East Side neighborhood of Manhattan Community District 8. Two building envelopes are proposed in the Applicant's land use application, each of which would accommodate the Proposed Project's program. Envelope 1 would include a new approximately 771,000 gross square foot (gsf), 436-foot-tall, 26-story building on Lexington Avenue and 56,000 gsf of additions to the existing hospital; Envelope 2 would include a new approximately 867,000 gsf, 395-foot-tall, 21-story building and 8,000 gsf of additions to the existing hospital. The Proposed Project also includes renovations to the existing hospital to accommodate connections to the new hospital building; improvements to the new internal loading docks (East 76th Street); off-street parking for ambulances (East 77th Street); new entrance and lobby for the Mother-Baby Hospital on Park Avenue; a new emergency stairway on the Park Avenue frontage; and improvements to the Lexington Avenue 77th Street subway station which would provide for 725 sf of new open area at street level. With the existing buildings to remain, development of the Proposed Project would result in a state-of-the-art, approximately 1.4 million gsf (12.5 FAR) hospital complex that would include 475 single-bedded patient rooms, 30 operating suites, and a right-sized emergency department.

The Reasonable Worst Case Development Scenario (RWCDs) for the EIS also considers the as-of-right development of 111-115 East 77th Street between Lexington and Park Avenues (Block 1412, Lots 9, 10, and 11; "Projected Development Site 1a") as part of the Proposed Project. Projected Development Site 1a would be redeveloped with an approximately 46,000-gsf, six-story, 75-foot-tall building to house hospital support functions, and would be connected to Projected Development Site 1 by a utility tunnel under East 77th Street. The analysis year for the Proposed Project is 2036.

The Applicant is seeking approval of the following discretionary actions from the CPC:

#### Zoning Map Amendments

- Rezone the Lexington Avenue frontage of Projected Development Site 1 from a C1-8X district to a C1-9 (R10 equivalent) district; and
- Rezone the midblock portion of Projected Development Site 1 from an R8B district to a C1-8 (R9 equivalent) district.

#### Zoning Text Amendments

- Map a Mandatory Inclusionary Housing area over the rezoned portions of Projected Development Site 1;
- Modify Zoning Resolution (ZR) Section 66-513(a)(2) to allow a floor area bonus for transit improvements in combination with other floor area bonuses where explicitly permitted by a CPC special permit.
- Modify the Special Park Improvement District regulations (ZR Section 92-21) to allow for a community facility bonus pursuant to ZR Section 74-904.
- Create a new special permit under ZR Section 74-904 to allow:
  - A floor area increase of up to 12.0 floor area ratio (FAR) for a project predominantly dedicated to Use Group III(B) hospital use;
  - A further floor area increase in connection with an authorization or special permit pursuant to ZR Section 66-51 for transit improvements, and
  - Modifications of applicable bulk regulations.

#### Special Permits

Obtain a special permit pursuant to new ZR Section 74-904 to facilitate the proposed redevelopment by:

- Permitting a floor area bonus of 2.0 FAR for a community facility project;
- Incorporating a further floor area bonus of 0.5 FAR in connection with an authorization pursuant to ZR Section 66-511 for transit improvements; and
- Modifying street wall, height, and setback and other bulk regulations.

#### Authorization

Obtain an authorization pursuant to ZR Section 66-511 to allow a floor area bonus of 0.5 FAR in connection with a major improvement to a mass transit station.

In addition, the Applicant would seek a Chairperson's certification of a transit easement volume pursuant to ZR Section 66-21, a non-discretionary, ministerial action through the CPC. The Applicant would request a revocable consent from the New York City Department of Transportation (DOT) and any other permits required for the proposed tunnel under East 77th Street. The Applicant would also seek a Certificate of Need from the New York State Department of Health (NYSDOH) and may seek tax-exempt financing of project costs through the Dormitory Authority of the State of New York.

In order to assess the potential effects of the Proposed Actions, a RWCDs for both the "future No Action" (No Action) and "future with the Proposed Actions" (With Action) conditions was established for the 2036 analysis year. The incremental difference between the No Action and With Action conditions serve as the basis for the impact analysis of the DEIS.

Compared to the future No Action condition, the Proposed Actions would result in an incremental increase of approximately 631,300 gsf (Envelope 2) to 639,300 gsf (Envelope 1) of hospital/community facility uses and 25 additional hospital beds. The Proposed Actions would result in an incremental increase of 17 patients, 45 visitors, and 339 workers. This net increment represents the basis for environmental analyses in the DEIS.

The DEIS assesses whether development resulting from the Proposed Actions could result in significant adverse environmental impacts. The DEIS identifies potential significant adverse impacts related to shadows, and construction (noise). Potential mitigation measures are being explored and will be refined between the DEIS and Final Environmental Impact Statement (FEIS).

The Proposed Project would cause significant adverse shadow impacts to the trees and plantings in the publicly accessible Eighth Church of Christ, Scientist garden located on the north side of East 77th Street across the street from Projected Development Site 1 and abutting Projected Development Site 1a, in the spring, summer, and fall, causing significant adverse impacts to the vegetation of the garden. An alternative to reduce the shadow impact has been considered; however, the analysis concluded that virtually any development on Projected Development Sites 1 or 1a that would be taller than the existing buildings would cause significant adverse shadow impacts on the March 21/September 21 analysis day. Therefore, the significant adverse shadow impacts to the church garden would be unavoidable. Potential mitigation measures are being explored and will be refined between the DEIS and FEIS. If no feasible and practicable mitigation can be identified, the impacts would remain an unavoidable significant adverse impact of the Proposed Actions.

The Proposed Project's construction activities under both Envelope 1 and Envelope 2 would result in temporary significant adverse noise impacts. The construction noise analysis predicted noise levels from construction of Envelope 1 could exceed the impact criteria at 16

receptors surrounding the construction work area. Noise levels due to construction with Envelope 2 could exceed the impact criteria at 14 receptors, most but not all of which are the same receptors as with Envelope 1. While the greatest levels of construction noise would not persist throughout construction, these locations would experience construction noise levels whose magnitude and duration could constitute temporary significant adverse impacts. To the extent practicable, mitigation has been proposed for the identified significant adverse impacts. However, because no practicable mitigation has been identified to fully mitigate the temporary construction noise impacts, the significant adverse impact will remain unmitigated.

Two potential alternatives to the Proposed Project were studied in the DEIS: a No Action Alternative, and a No Unmitigated Significant Adverse Impact Alternative. Neither of these alternatives would meet the primary objectives of the Proposed Actions, and no feasible alternatives are available that would result in no unmitigated impacts and meet the Proposed Actions' goals.

Accessibility questions: (212) 720-3508, AccessibilityInfo@planning.nyc.gov, by: Wednesday, May 7, 2025, 5:00 P.M.



my5

## 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](https://www.nyc.gov/site/nycengage/events/city-planning-commission-public-meeting/481476/1) 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

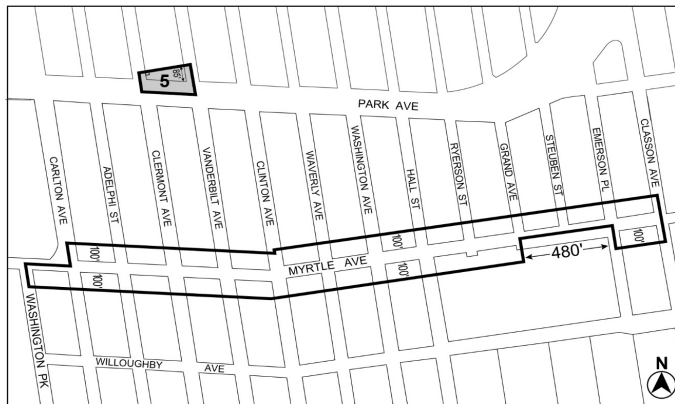
\* \* \*

#### 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**

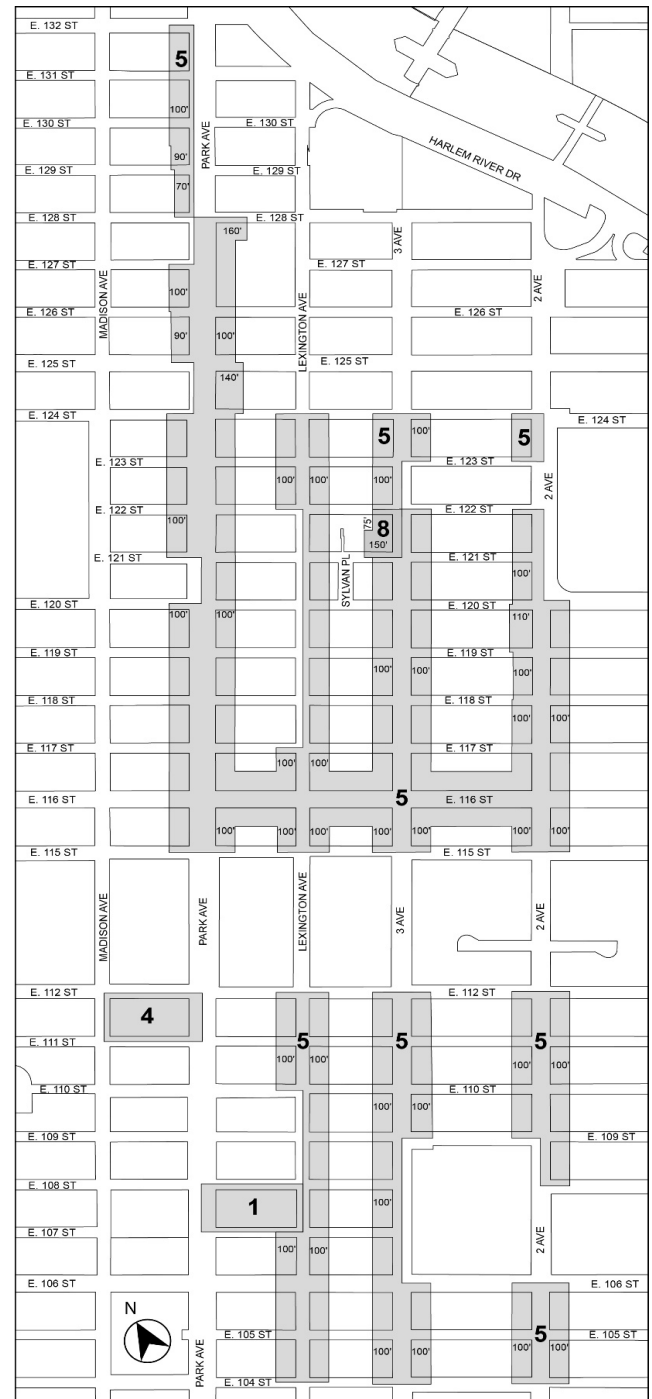
\* \* \*

**Manhattan Community District 11**

\* \* \*

Map 5 – [date of adoption]

[EXISTING MAP]



Mandatory Inclusionary Housing Program Area see Section 23-154(d)(3)

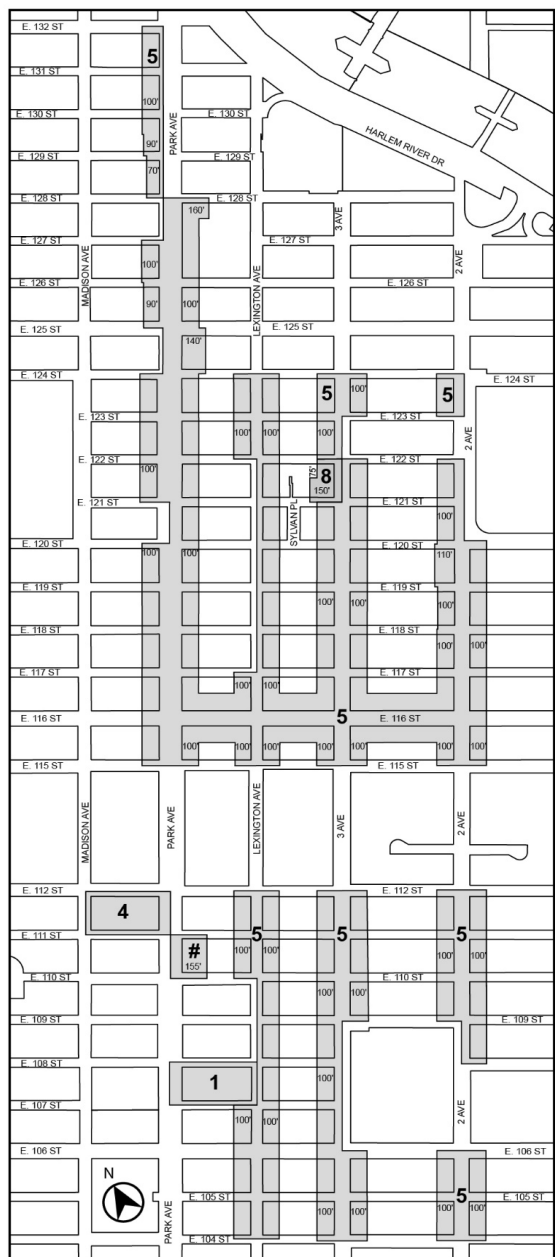
Area 1 – 11/29/16 MIH Program Option 1

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 &amp; 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 southwest 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 Eighth 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 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;
  - 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
  - West 31<sup>st</sup> Street, a line 100 feet westerly of Fifth Avenue, West 26<sup>th</sup> Street, a line 100 feet southwesterly 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 height of such front wall or other portion of a #building or other structure#, except as otherwise set forth in this Section, shall not exceed the maximum height above #curb level# set forth in the table. Above such maximum height and beyond the #initial setback distance#, the #building or other structure# shall not penetrate the #sky exposure plane# set forth in the table.

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, and the height above the #street line# shall be 35 feet, and in M1-4 Districts, for #community facility buildings#, the maximum height of a front wall shall be 60 feet or six #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#. The #street wall# of a #building# shall be located on the #street line# and extend along the entire #street# frontage of the #zoning lot# up to a minimum height of 125 feet or the height of the #building#, whichever is less, and a maximum height of 150 feet. Above a height of 150 feet, no portion of a #building# may penetrate a #sky exposure plane# except for towers, pursuant to Section 43-45. The #sky exposure plane# shall begin at a height of 150 feet above the #street line# and rise over the #zoning lot# at a slope of 5.6 feet of vertical distance for each foot of horizontal distance on a #wide street#, and at a slope of 2.7 feet of vertical distance for each foot of horizontal distance on a #narrow street#. The provisions of Section 43-44 shall not apply. 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#. Above the level of the second #story#, up to 30 percent of the #aggregate width of street walls# may be recessed beyond the #street line#. However, no recesses shall be permitted within 20 feet of an adjacent #building# and within 30 feet of the intersection of two #street lines#.

\* \* \*

## 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#. #Special Midtown South Mixed Use 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

\* \* \*

### 73-624 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, pursuant to the #guidelines# of the Inclusionary Housing Program. Before the Board issues a final determination on any application made pursuant to this Section, the Department of Housing Preservation and Development shall submit comment or appear before the Board regarding this finding;
- (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 ratios# 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**

	Maximum #Floor Area Ratio# (FAR)				
Means for Achieving Permitted FAR Levels on a #Zoning Lot#	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#.

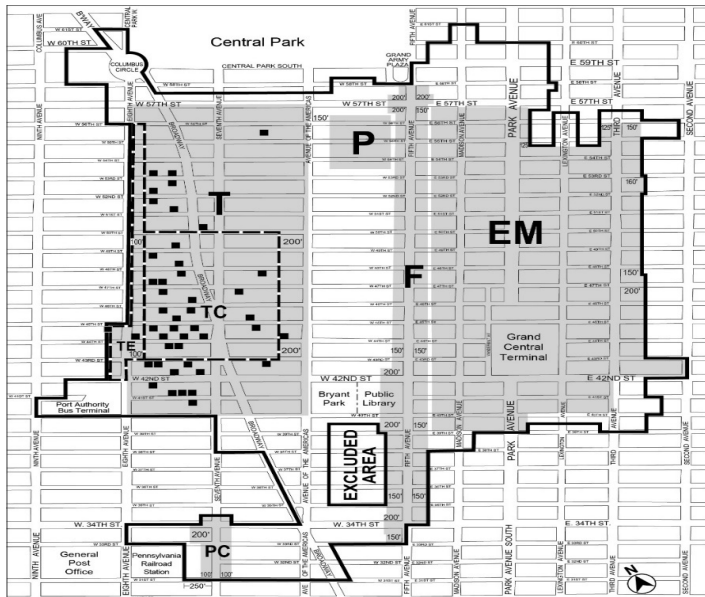
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Appendix A  
Midtown District Plan Maps

[REVISING MAPS 1, 3, AND 4]

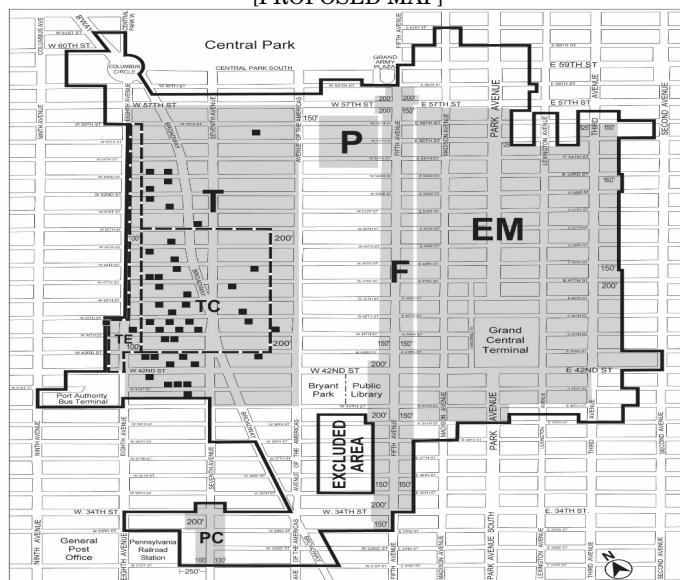
Map 1: Special Midtown District and Subdistricts

[EXISTING MAP]



- |                                    |  |
|------------------------------------|--|
| <b>F</b> Fifth Avenue Subdistrict  | <b>TC</b> Theater Subdistrict Core                   |
| <b>EM</b> East Midtown Subdistrict | <b>TE</b> Theater Subdistrict Eighth Avenue Corridor |
| <b>PC</b> Penn Center Subdistrict  | ■ Listed Theaters                                    |
| <b>P</b> Preservation Subdistrict  | — Special Midtown District                           |
| <b>T</b> Theater Subdistrict       |  |

[PROPOSED MAP]

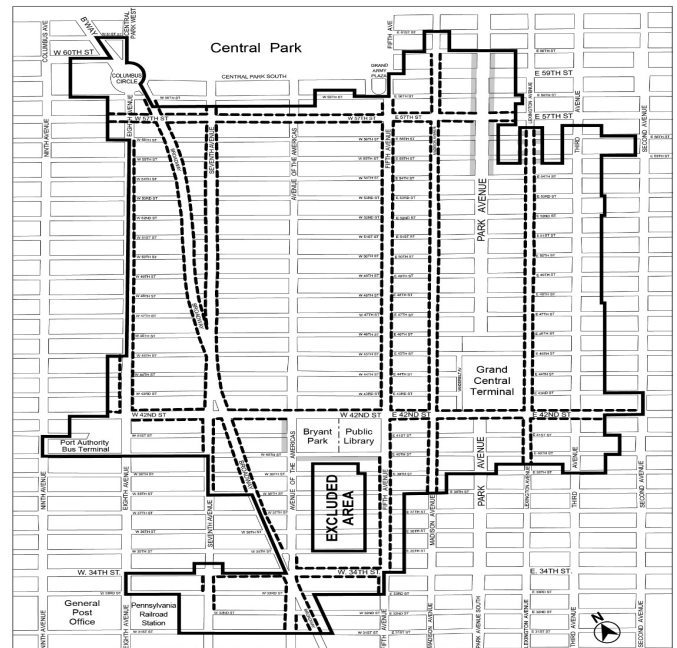


- |                                    |  |
|------------------------------------|--|
| <b>F</b> Fifth Avenue Subdistrict  | <b>TC</b> Theater Subdistrict Core                   |
| <b>EM</b> East Midtown Subdistrict | <b>TE</b> Theater Subdistrict Eighth Avenue Corridor |
| <b>PC</b> Penn Center Subdistrict  | ■ Listed Theaters                                    |
| <b>P</b> Preservation Subdistrict  | — Special Midtown District                           |
| <b>T</b> Theater Subdistrict       |  |

\* \* \*

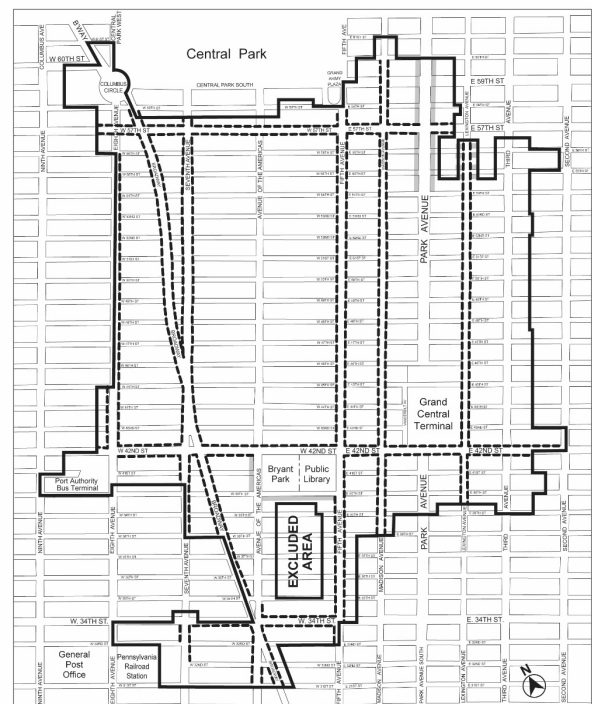
Map 3: Retail and Street Wall Continuity

[EXISTING MAP]



- |  |
|--|
| — Special Midtown District                       |
| - - - Retail and Street Wall Continuity required |
| ■ Only Street Wall Continuity required           |

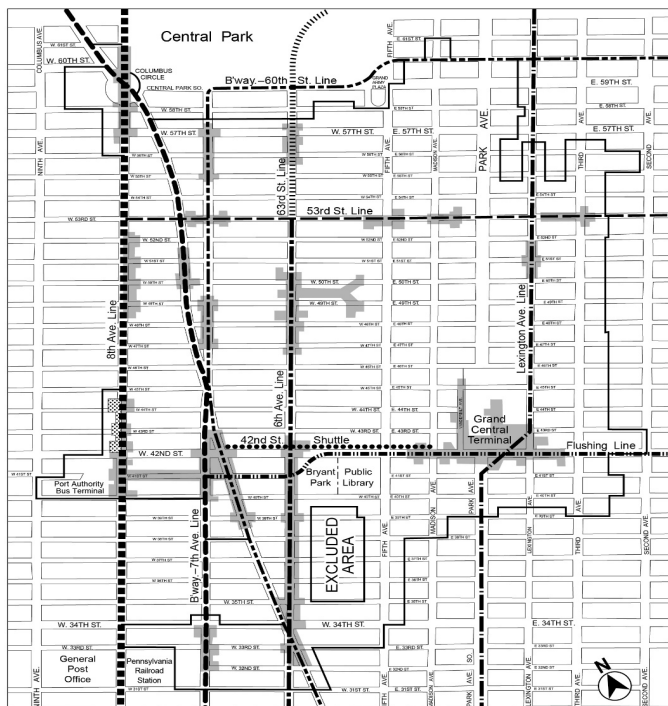
[PROPOSED MAP]



- |  |
|--|
| — Special Midtown District                       |
| - - - Retail and Street Wall Continuity required |
| ■ Only Street Wall Continuity required           |

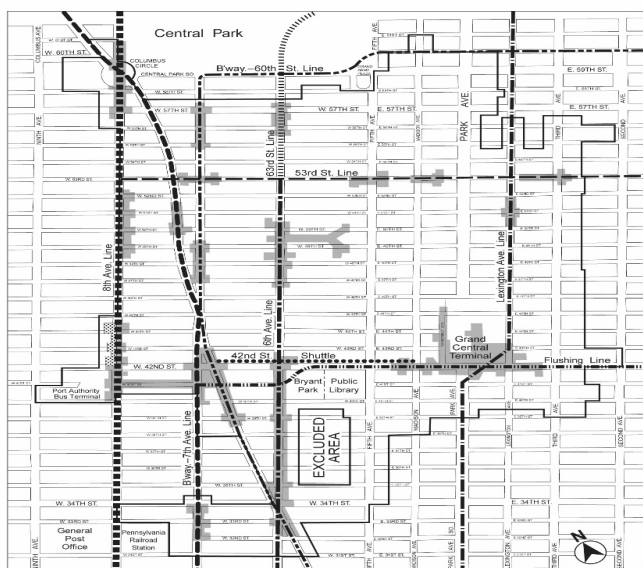
Map 4: Subway Station and Rail Mass Transit Facility Improvement Areas

## [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 DISTRICTSChapter 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.

**93-133****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

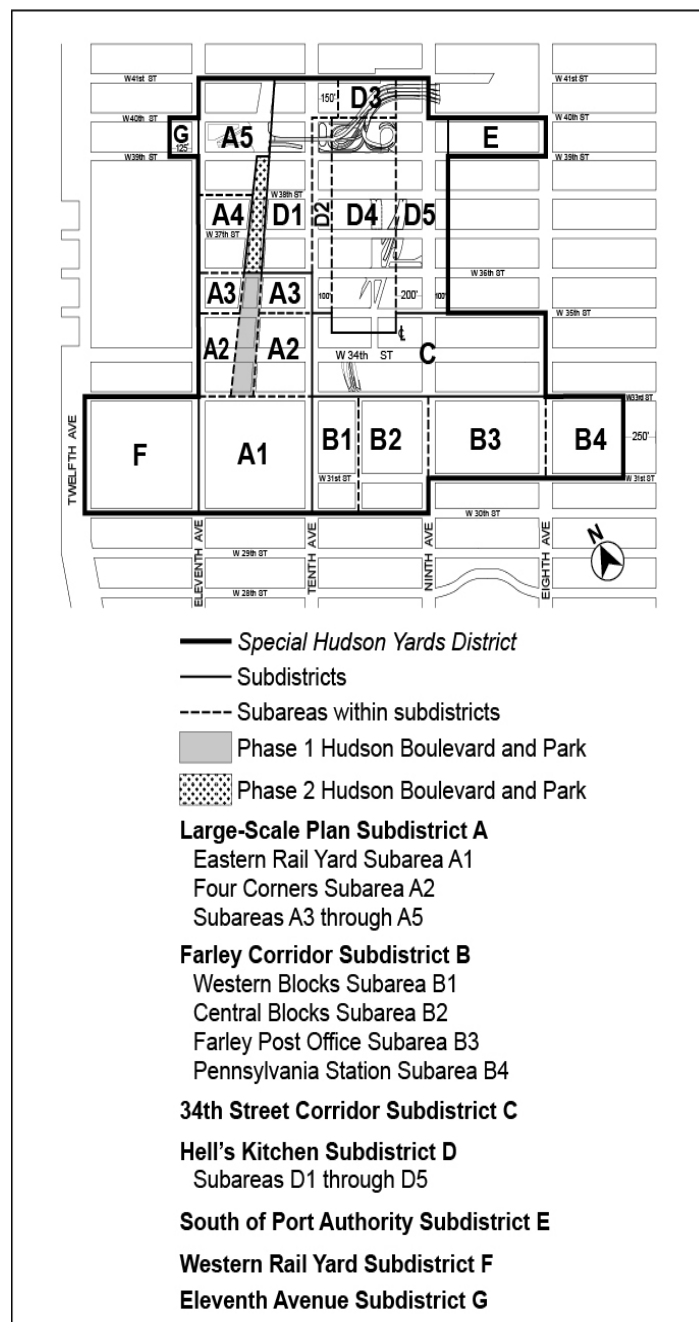
[REMOVING REFERENCE TO SPECIAL GARMENT CENTER DISTRICT AND ADDING MENTION OF SUBDISTRICT H OF SPECIAL HUDSON YARDS DISTRICT]

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:

\* \* \*

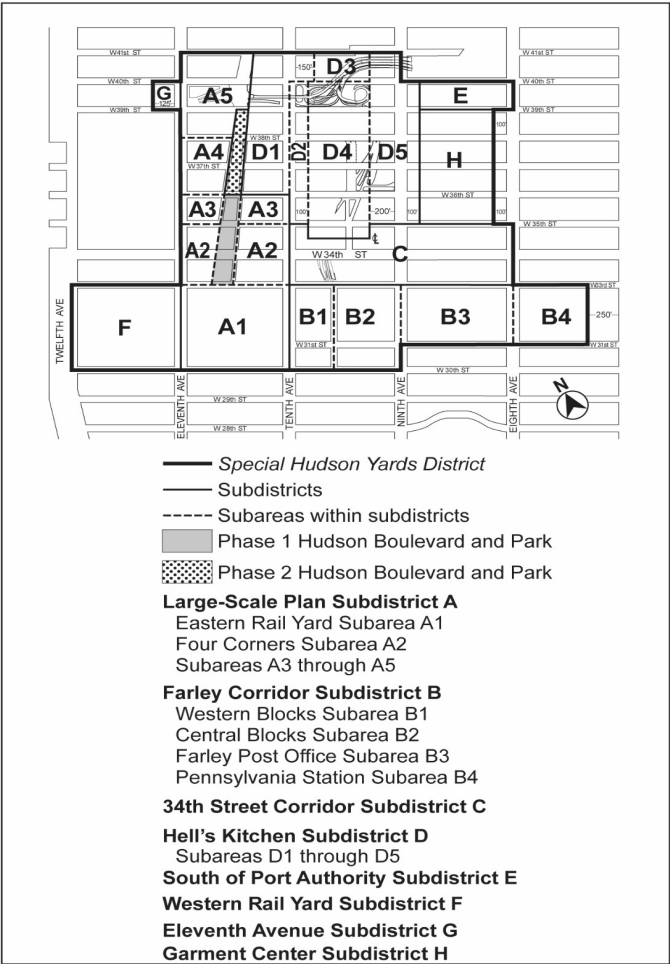
### Appendix A Special Hudson Yards District

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

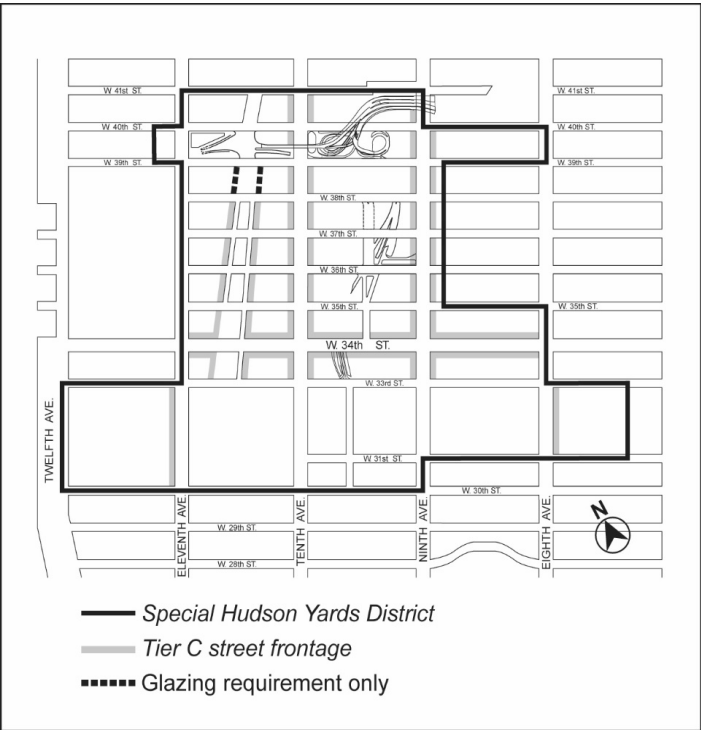




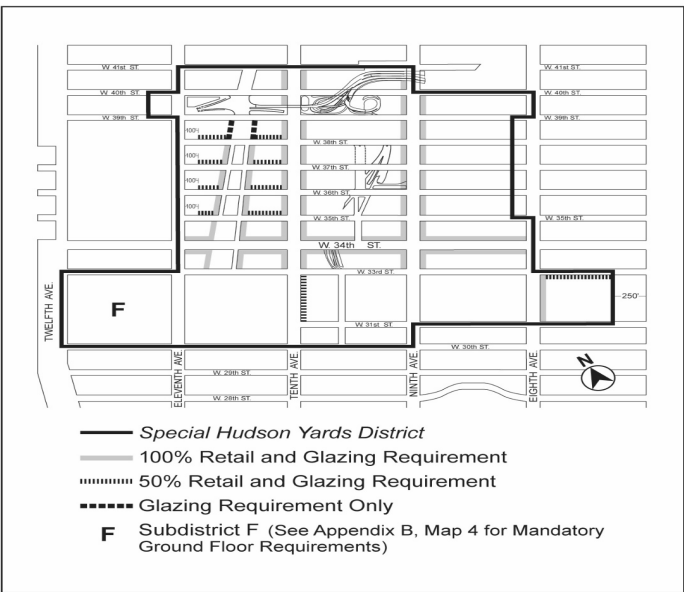
[PROPOSED MAP]



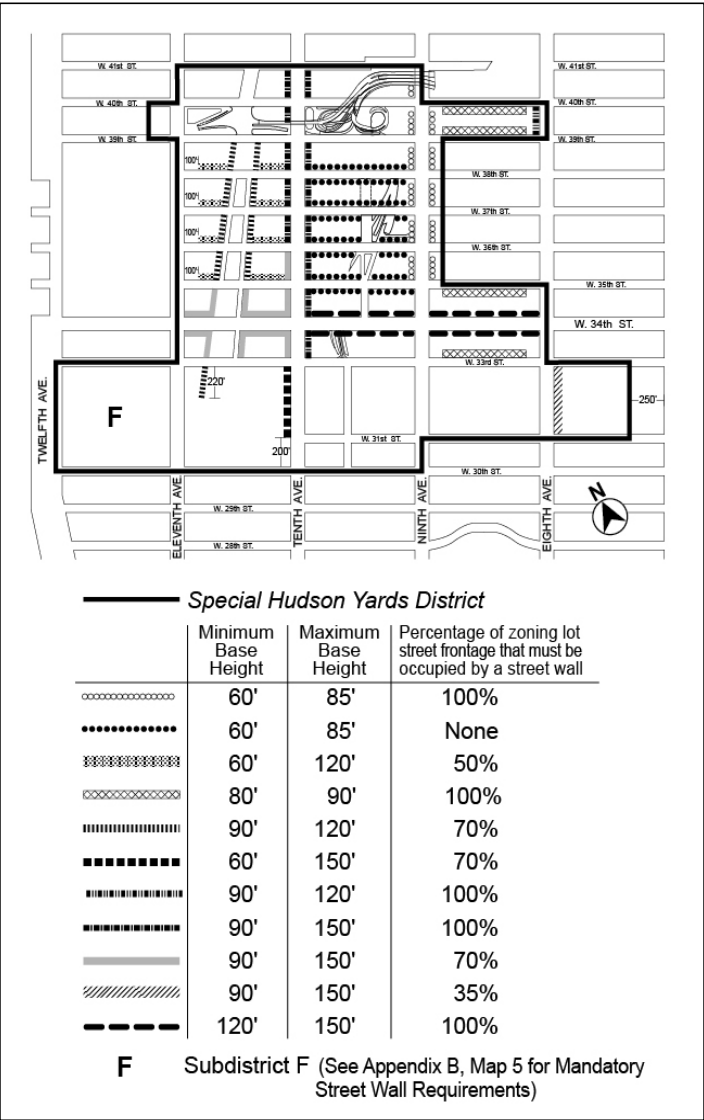
Map 2 — Mandatory Ground Floor Retail  
[EXISTING MAP]



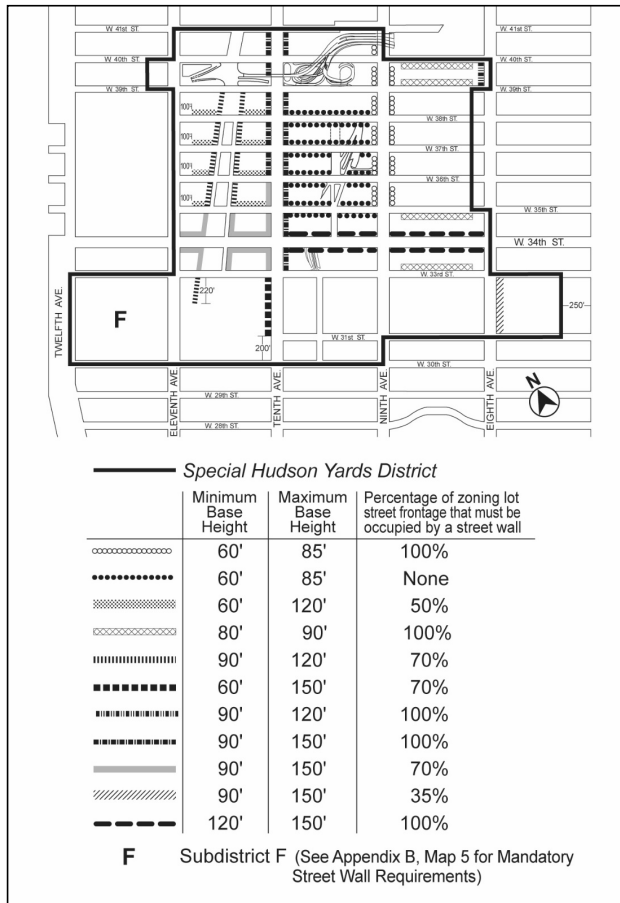
[PROPOSED MAP]



Map 3 — Mandatory Street Wall Requirements  
[EXISTING MAP]

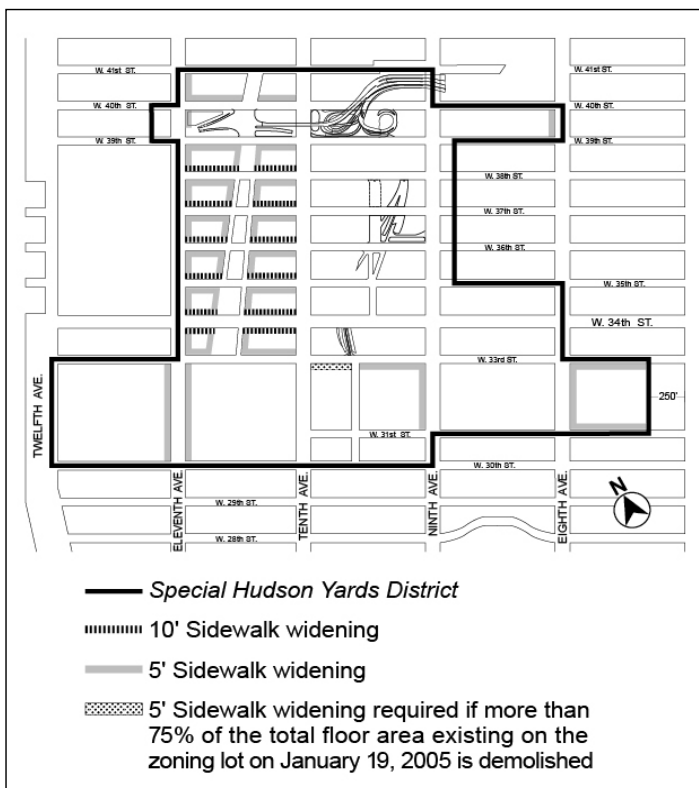


[PROPOSED MAP]

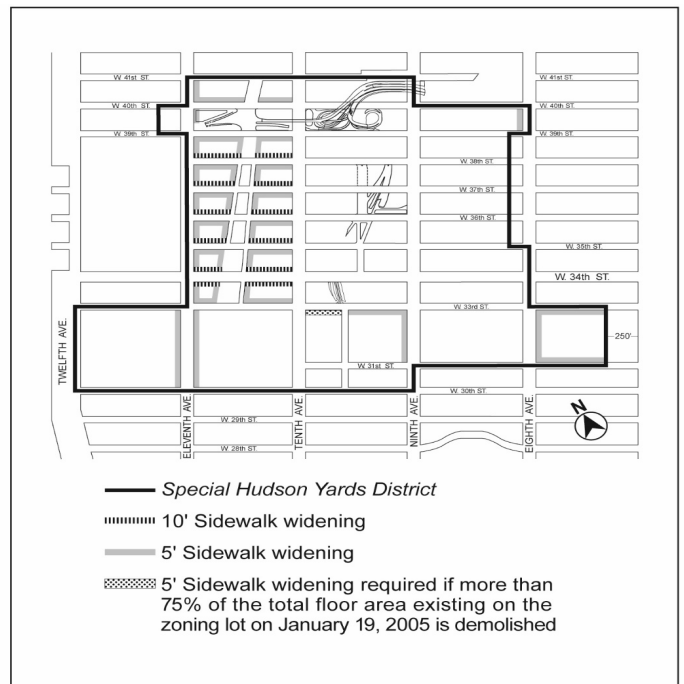


Map 4 — Mandatory Sidewalk Widening

[EXISTING MAP]

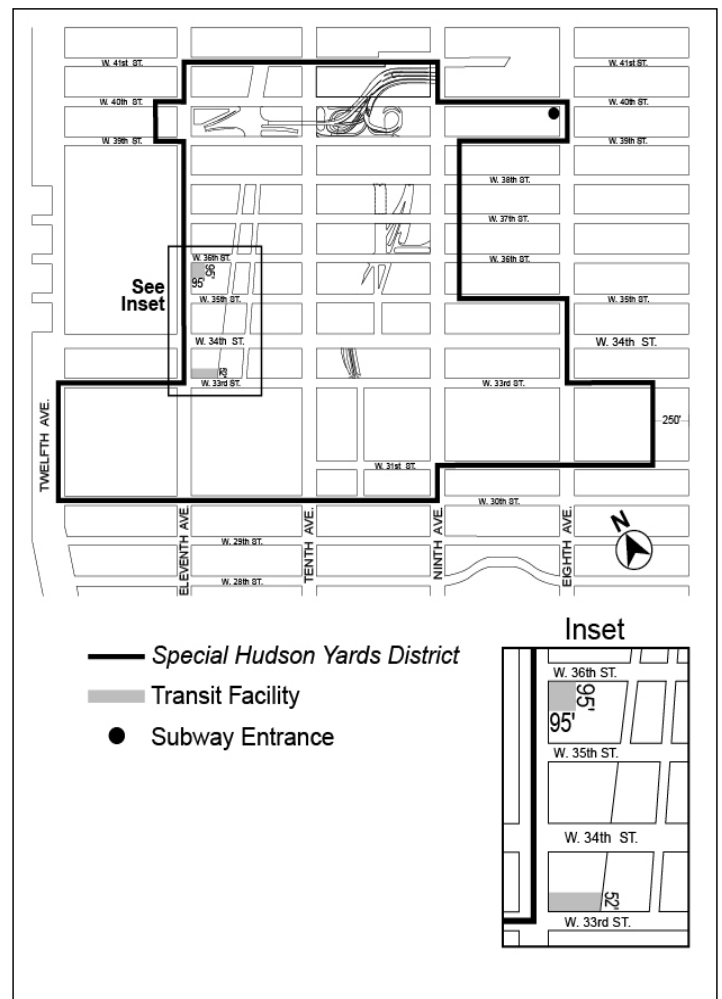


[PROPOSED MAP]

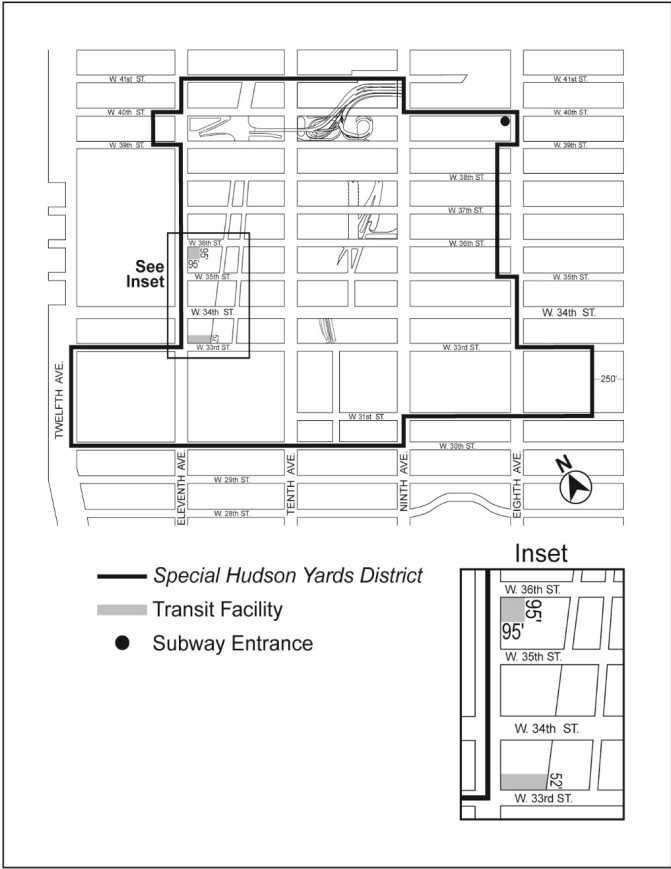


Map 5 — Transit Facilities

[EXISTING MAP]

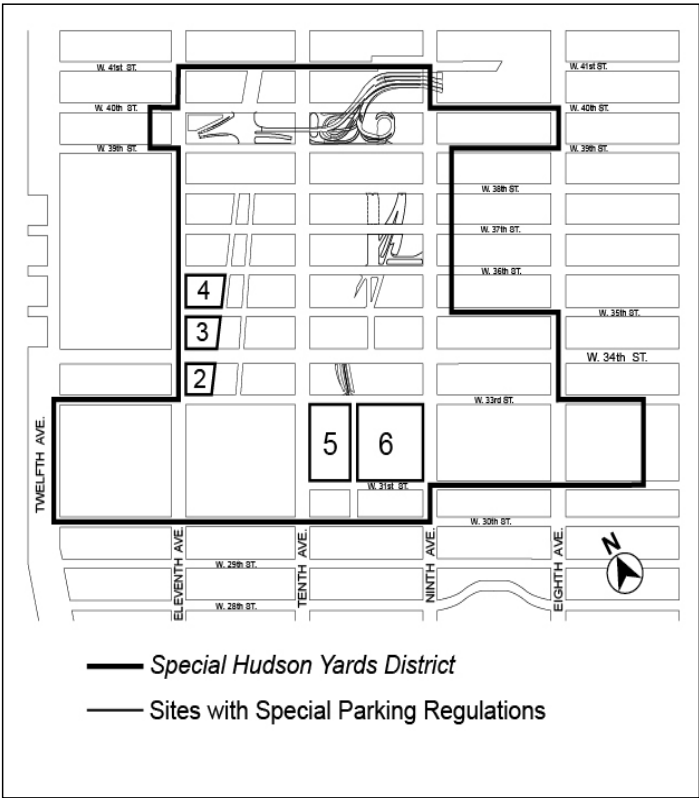


[PROPOSED MAP]

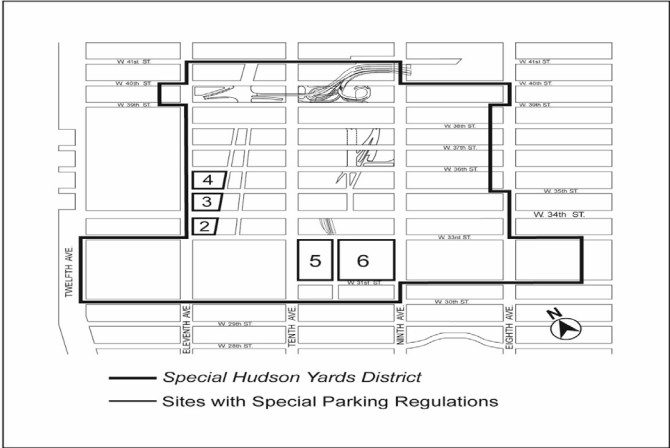


Map 6 — Sites Where Special Parking Regulations Apply

[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:

- to retain adequate wage and job-producing industries within the Garment Center;
- to provide an opportunity for apparel production and showroom space in designated areas of the Garment Center;
- to preserve a variety of types of space for a diversity of businesses that service the Garment Center and the city;
- to recognize the unique character of the western edge of the Special District as integral to the adjacent Special Hudson Yards District;
- to establish an appropriate urban scale and visual character within the Garment Center; and
- 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:

- 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.

- 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:

- #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):

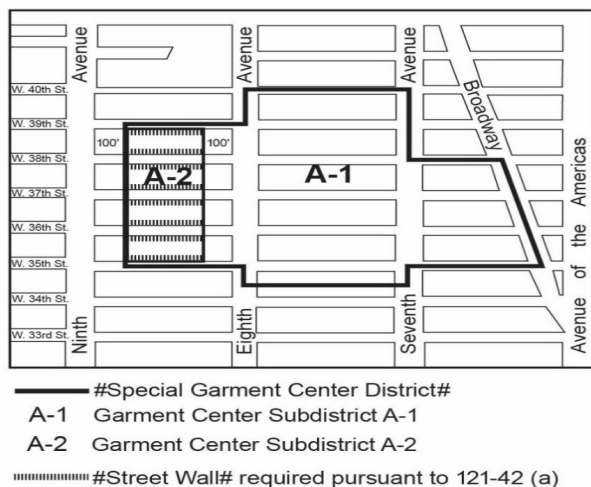
On a #zoning lot# with frontage of at least 200 feet along at least one #street#, up to 20 percent of the #aggregate width of the street wall# facing such #street#, for a maximum width of 50 feet, may be recessed to a maximum depth of 15 feet from the #street line#, provided the recessed area is located 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****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:

- to retain adequate wage and job-producing industries within the Midtown South District;
- to preserve a variety of types of space for a diversity of businesses that service the Midtown South District and the city;
- to establish an appropriate urban scale and visual character within the Midtown South District;
- to provide opportunities for housing growth through office to residential conversions and new development; and
- 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**

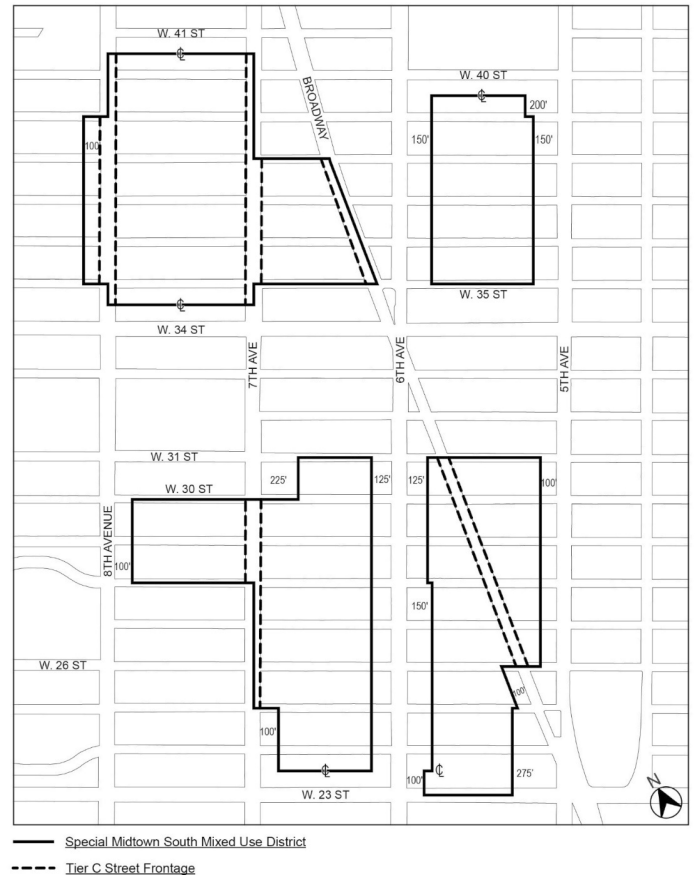
For #zoning lots# existing on [date of enactment] containing landmark #buildings# or other structures#, where more than 50 percent of the #lot area# is located within the #Special Midtown South Mixed Use District#, the provisions of Section 77-22 (Floor Area Ratio) shall be modified to permit the distribution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



\* \* \*

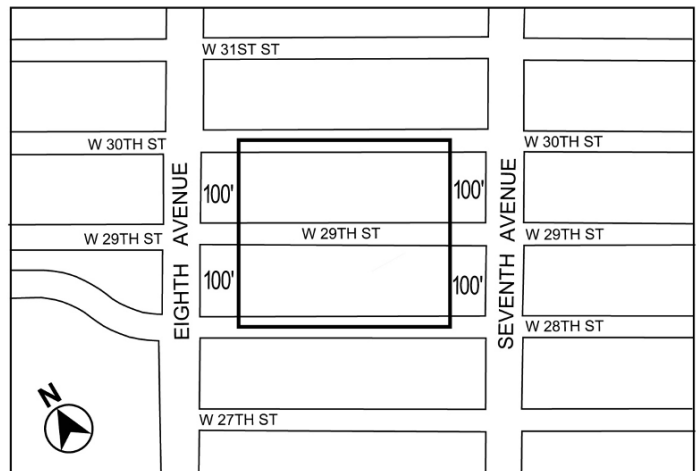
#### APPENDIX F Mandatory Inclusionary Housing Areas and former Inclusionary Housing Designated Areas MANHATTAN

\* \* \*

#### Manhattan Community District 5

Map 1 – (9/21/11)

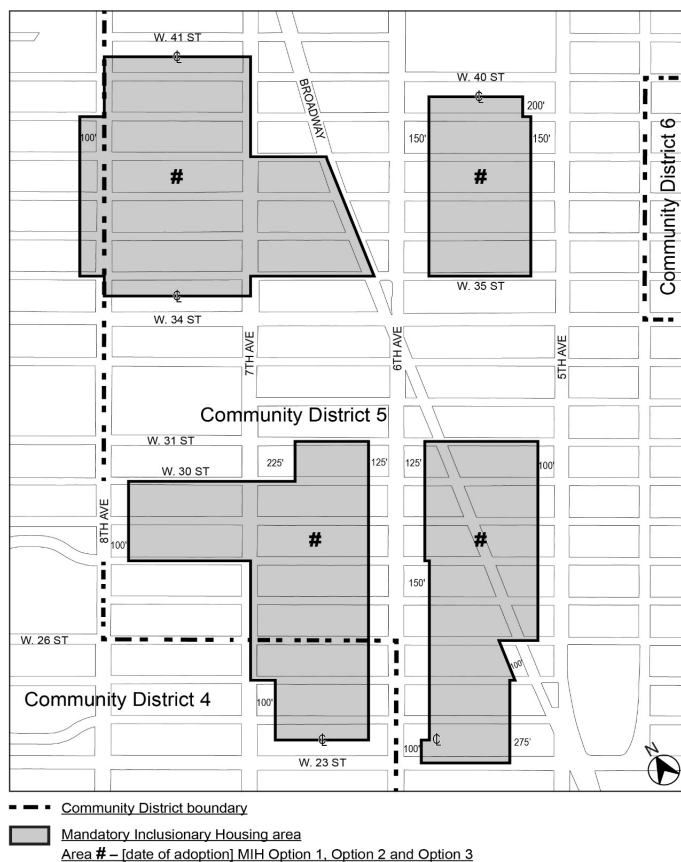
#### [EXISTING MAP]



Portion of Community District 5, Manhattan  
Manhattan Community Districts 4 and 5

Map 1 – [date of adoption]

[PROPOSED MAP]



### 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/rJWrm49c8>). 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 matters have been scheduled for public hearing by Community Board:

### BOROUGH OF BROOKLYN

COMMUNITY BOARD NO. 01 - Tuesday, May 13, 2025, 6:00 P.M., at Swinging Sixties Senior Center, 211 Ainslie Street (Corner of Manhattan Avenue), Brooklyn, NY 11211.



**AGENDA**

535 Morgan Avenue Rezoning Application # 2024K0263 CEQR  
25DCP027K

**IN THE MATTER OF** an application submitted by Hemmer 2 LLC and Me & Morgan LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 13a, by changing from an M1-1 District to a C7-1 District property bounded Brooklyn Queens Expressway - Kosciuszko Bridge, Morgan Avenue, Lombardy Street, and Kingsland Avenue, as shown on a diagram (for illustrative purposes only) dated April 7, 2025.

Accessibility questions: 718-389-0009 or bk01@cb.nyc.gov, by: Friday, May 9, 2025, 3:00 P.M.



my5-13

**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 Audit Committee Meeting will be held in-person at 55 Water Street, 50th Floor on Tuesday, May 13, 2025, from 2:00 P.M. - 3:30 P.M. If you would like to attend this meeting, please reach out to Iyekeze Ezefili at iezeefili@bers.nyc.gov.

my5-13

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

The Board of Education Retirement System Board of Trustees Meeting will be held in-person at our 55 Water Street office, 50th Floor on Tuesday, May 13, 2025 from 4:00 P.M. - 6:00 P.M. If you would like to attend this meeting, please contact BERS Executive Director, Sanford Rich, at Srich4@bers.nyc.gov.

my5-13

**FRANCHISE AND CONCESSION REVIEW COMMITTEE****MEETING****PLEASE BE ADVISED THIS MEETING HAS BEEN CANCELLED**

**PUBLIC NOTICE IS HEREBY GIVEN** that the Franchise and Concession Review Committee, will hold a public meeting, on Wednesday, May 14, 2025, at 2:30 P.M., at 22 Reade Street, Spector Hall, New York, NY 10007.

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) 298-0800. 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.

my5

**HOMELESS SERVICES****PUBLIC HEARINGS****THIS PUBLIC HEARING HAS BEEN CANCELED**

**NOTICE OF A JOINT PUBLIC HEARING** of the Franchise and Concession Review Committee and Department of Homeless Services ("DHS") to be held on Monday, May 12, 2025 at 22 Reade Street, Spector Hall, in the Borough of Manhattan commencing at 2:30 P.M. relative to:

**INTENT TO AWARD** as a concession a Sole Source License Agreement ("License") to the YMCA of Greater New York ("Licensee") for the operation, management and maintenance of the Park Slope Armory indoor athletic facility and community center, located 361 15th Street, Brooklyn, NY 11215.

The License will provide for a ten (10) year initial term, commencing upon notice to proceed, with a renewal option of up to ten (10) additional years.

As compensation to the City, the Licensee will be required to reinvest any revenues into the operation, management, and maintenance of the facility. For any revenues in excess of those costs, the Licensee shall annually deposit the greater of \$50,000 (compounded annually at 5%) or 20% of total operating net revenue, into a separate, interest-bearing account to be used for future operating and capital improvements.

Written testimony may be submitted in advance of the hearing electronically to fcr@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 Vincent Pullo at pullov@dss.nyc.gov from 4/28/2025 through 5/5/2025.
2. Submit a written request by mail to the Department of Social Services, 150 Greenwich Street, New York, NY 10006. Written requests must be received by 5/8/2025. For mail-in requests, please include your name, return address, and Concession ID 07125C001.
3. Download from Department of Homeless Services' website at www.nyc.gov/dhs from 4/28/2025 through 5/9/2025.

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 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.

my5

**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/nyc LPC](https://www.youtube.com/nyc LPC) 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 Allanbrook Benic Czajka Architects and built c. 2000 pursuant to Certificate of Appropriateness 00-1382. Application is to reclad 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. Charles 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 [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/nyc LPC](https://www.youtube.com/nyc LPC) 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 [ferc@mocs.nyc.gov](mailto:ferc@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 [luiggi.almanzar@parks.nyc.gov](mailto:luiggi.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

**PROCUREMENT POLICY BOARD****■ MEETING**

The Procurement Policy Board will hold a public meeting, on Thursday, May 8, 2025, at 4:00 P.M., at 255 Greenwich Street, 9th Floor, NY, NY 10007. For more information, please contact the Mayor's Office of Contract Services at [ppb@mocs.nyc.gov](mailto:ppb@mocs.nyc.gov).

The public may also access and participate in the meeting via Internet or telephone.

To join the public meeting via Internet, please follow the meeting link: [https://teams.microsoft.com/join/19%3ameeting\\_YTBkYjZhNjAtOWNhYS00MDg1LTlINWMTNjY2MGYxMmQ4ZTVm%40thread.v2/0?context=%7b%22id%22%3a%2232f56fc7-5f81-4e22-a95b-15da66513bef%22%2c%22oid%22%3a%2216bb80d0-b04e-477a-80a7-d8f84b9d9e66%22%7d](https://teams.microsoft.com/join/19%3ameeting_YTBkYjZhNjAtOWNhYS00MDg1LTlINWMTNjY2MGYxMmQ4ZTVm%40thread.v2/0?context=%7b%22id%22%3a%2232f56fc7-5f81-4e22-a95b-15da66513bef%22%2c%22oid%22%3a%2216bb80d0-b04e-477a-80a7-d8f84b9d9e66%22%7d)

Meeting Number: 217 073 073 566 0  
 Meeting Password: W6NB9vW6  
 To join the public meeting via telephone, please dial: +1 646-893-7101,,962169099#

**NOTE:** 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) 298-0800. Any person requiring reasonable accommodation for the public meeting should contact MOCS at least two (2) business days in advance of the meeting to ensure availability.

Accessibility questions: (212) 298-0800, DisabilityAffairs@mocs.nyc.gov, by: Tuesday, May 6, 2025, 4:00 P.M.



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## PROPERTY DISPOSITION

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

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

## ENVIRONMENTAL PROTECTION

### ■ NOTICE

**REQUEST FOR BID**  
 Forest Management  
**Project # 5263**  
**"Sugarloaf Ravine"**

### NOTICE OF PROJECT AVAILABILITY

**Project Information/Description:** *Bid Solicitation for the Sale of Timber and Firewood in the Town of Neversink, NY.* The City of New York will sell approximately 46,014 board feet (International ¼" Rule) of sawtimber and 64 cords of hardwood cordwood through Forest Management Project ID #5263. The products included in this sale are on NYCDEP land located on Sugarloaf Road in Neversink, NY.

**Availability of Bid Information:** Bid solicitation information and Bid Packages are available by calling Nathan Hart, DEP Forester, at 845-334-7125, or requesting via e-mail at [nhart@dep.nyc.gov](mailto:nhart@dep.nyc.gov). Bid Packages can also be collected at one of the Bid Showings.

**Show Dates:** Prospective bidders are recommended to attend one of the public showings which will be held on **Wednesday, May 21, 2025 at 1:00 P.M.** and **Thursday, May 22, 2025 at 9:00 A.M.** Participants should park and gather at the Neversink-Denning town line parking area on the east side of Sugarloaf Road.

All prospective attendees must notify the DEP Forester of the representatives they will be sending to the showing at least 24 hours in advance.

### Required Contractor Qualification:

1. The Contractor must maintain the required Workers Compensation and Disability Benefits Coverage.
2. The Contractor shall furnish and maintain Commercial General Liability & Commercial Auto Insurance Policies.
3. The Contractor must have demonstrated experience, ability and equipment to assure removal of timber under terms of the agreement.

**Bid Due Date:** *All bid proposals must be received* by Nathan Hart, P.O. Box 358, Grahamsville, New York 12740 (845-334-7125), **NO LATER THAN Wednesday, June 4, 2025 at 4:00 P.M., local time.**

**Opening of Bids:** Sealed bids will be publicly opened at the DEP Office, 16 Little Hollow Road, Grahamsville, NY, on **Thursday, June 5, 2025 at 9:00 A.M., local time.** The projected date for awarding the bid is on or around Wednesday, June 11, 2025.

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## 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\\_public](https://passport.cityofnewyork.us/page.aspx/en/rfp/request_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>

## ADMINISTRATIVE TRIALS AND HEARINGS

### ■ AWARD

*Services (other than human services)*

**OPTIPLEX SMALL FORM FACTOR & MONITORS WITH WARRANTY** - M/WBE Noncompetitive Small Purchase - PIN# 82025W0007001 - AMT: \$99,754.00 - TO: Ibilola Ogun, 101 Eisenhower Parkway, Suite 300, Roseland, NJ 07068.

Delivery is to be made before June 30, 2025.

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## BUILDINGS

### STRATEGIC PLANNING AND POLICY

#### ■ AWARD

*Goods*

**VERTIV UPS EQUIPMENT AND INSTALLATION - M/WBE**  
Noncompetitive Small Purchase - PIN# 81025W0004001 - AMT:  
\$144,162.00 - TO: Techproc LLC, 250 Pehle Avenue, Suite 200, Saddle  
Brook, NJ 07663.

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## CITYWIDE ADMINISTRATIVE SERVICES

#### ■ AWARD

*Goods*

**BLANKET ORDER TO PURCHASE CONCRETE GOODS AND  
BUILDING MATERIALS FOR CRITICAL REPAIR SERVICES  
TO DCAS BUILDINGS - M/WBE** Noncompetitive Small Purchase  
- PIN# 85625W0053001 - AMT: \$100,000.00 - TO: Broadway Lumber  
Supplies Corp., 965 Broadway, Brooklyn, NY 11221.

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**HP PRODESK 600 G9 COMPUTERS AND MONITORS - HPD-  
OGS - Intergovernmental Purchase - PIN# 80624O0002001 - AMT:**  
\$281,860.00 - TO: Y & S Technologies Inc., 1666 Carroll Street,  
Brooklyn, NY 11213.

NY State OGS Contract # PM20860 (Group 73600, Award 22802).  
Suppliers wishing to be considered for a contract with the Office of  
General Services of New York State are advised to contact the  
Procurement Services Group via E-Mail at: Customer.Services@ogs.  
ny.gov, or by phone at: 518-474-6717.

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### FACILITIES MANAGEMENT

#### ■ AWARD

*Goods*

**MWBE CHILLERS REPLACEMENT - M/WBE** Noncompetitive  
Small Purchase - PIN# 85625W0044001 - AMT: \$295,148.00 - TO: Apex  
Building Solutions LLC, 110 West 40th Street, New York, NY 10018.

Deliver 7 modular chillers to the chiller plant located in the sub-  
basement of 22 Reade Street, New York, NY 10007.

☛ my5

## ECONOMIC DEVELOPMENT CORPORATION

### CONTRACTS

#### ■ SOLICITATION

*Goods and Services*

**ADAPTIVE REUSE - 44-36 VERNON BOULEVARD BUILDING**  
- Request for Information - PIN# 1118 - Due 8-27-25 at 11:59 P.M.

The New York City Economic Development Corporation ("NYCEDC")  
– on behalf of the City of New York (the "City") and in coordination  
with the New York City Department of City Planning ("DCP") and New  
York City Public Schools ("NYCPS") – is releasing a Request for  
Information ("RFI") to solicit ideas regarding the adaptive reuse of the  
City-owned building at 44-36 Vernon Boulevard (the "Vernon  
Building") in Long Island City, Queens, to address key priorities of  
Long Island City ("LIC") residents, community members, and other  
stakeholders. The RFI encourages responses from teams (including  
for- and non-profit organizations) that propose concepts or plans to  
redevelop all or a portion of the Vernon Building for adaptive reuse.  
Sited along 44th Drive and facing LIC's East River waterfront, the  
Vernon Building is a large, six-story warehouse structure currently  
owned and occupied by NYCPS. Totalling nearly 700,000 gross square  
feet, the Vernon Building has the potential to be redeveloped to support  
a mix of office, cultural, industrial, retail, and community-serving uses.

NYCEDC, DCP, and NYCPS will review complete, responsive proposals  
to redevelop all or a portion of the Vernon Building through adaptive  
reuse and may choose to publicly release summaries of those proposals.

The City will not select a development team from the RFI, but rather  
anticipates learning from the RFI responses to inform future  
approaches to the Vernon Building.

It is the policy of NYCEDC to comply with all federal, state and City  
laws and regulations which prohibit unlawful discrimination because  
of race, creed, color, national origin, sex, age, disability, marital status  
and other protected category and to take affirmative action in working  
with contracting parties to ensure certified Minority and Women-  
owned Business Enterprises (as defined below) share in the economic  
opportunities generated by NYCEDC's projects and initiatives.

Companies who have been certified with the New York City  
Department of Small Business Services as Minority and Women  
Owned Business Enterprises ("M/WBE") are strongly encouraged to  
apply. To learn more about M/WBE certification, NYCEDC's M/WBE  
program, and programs to assist M/WBE in navigating current and  
upcoming opportunities on NYCEDC projects, please visit [https://  
sbsconnect.nyc.gov/certification-directory-search/](https://sbsconnect.nyc.gov/certification-directory-search/) and [edc.nyc/  
opportunity-mwdbe](https://edc.nyc.gov/opportunity-mwdbe).

An optional informational session will be held on Wednesday, May 21,  
2025 at 4:00 P.M. ET virtually via Microsoft Teams. Those who wish to  
attend should RSVP by email to [vernonbuildingrfi@edc.nyc](mailto:vernonbuildingrfi@edc.nyc) on or before  
5:00 P.M. ET on May 14, 2025.

An optional site visit will also be held on Friday, May 30, 2025 at 5:00  
P.M. ET at 44-36 Vernon Boulevard. Those who wish to attend should  
RSVP by email to [vernonbuildingrfi@edc.nyc](mailto:vernonbuildingrfi@edc.nyc) on or before 5:00 P.M. ET  
on May 26, 2025.

Respondents may submit questions and/or request clarifications from  
NYCEDC no later than 5:00 P.M. ET on Wednesday, July 30, 2025.  
Questions regarding the subject matter of this RFI should be directed  
to [vernonbuildingrfi@edc.nyc](mailto:vernonbuildingrfi@edc.nyc). Answers to all questions will be posted  
on or before Wednesday, August 20, 2025, to <https://edc.nyc/rfps>.  
Questions regarding the subject matter of this RFI will not be accepted  
after 5:00 P.M. ET on Wednesday, July 30, 2025, however, technical  
questions pertaining to downloading and submitting proposals to this  
RFI may be directed [rfprequest@edc.nyc](mailto:rfprequest@edc.nyc) on or before Wednesday,  
August 27, 2025.

Detailed submission guidelines and requirements are outlined in the  
RFI, available as of Monday, May 5, 2025. To download a copy of the  
solicitation documents please visit <https://edc.nyc/rfps>. RESPONSES  
ARE DUE NO LATER THAN 11:59 P.M. ET on Wednesday, August 27,  
2025. Please click the link in the "Deadlines" section of this project's  
web page (which can be found on <https://edc.nyc/rfps>) to electronically  
upload a proposal for this solicitation. Please upload your response as a  
.zip file with your company name and the title of this project.

*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.*

*Economic Development Corporation, 1 Liberty Plaza, 12th Floor,  
New York, NY 10006. Hugo Job (212) 618-5462; [RFPrequest@edc.nyc](mailto:RFPrequest@edc.nyc)*

Accessibility questions: Equal Access Office, [equalaccess@edc.nyc](mailto:equalaccess@edc.nyc),  
212-312-6602, by: Wednesday, August 27, 2025, 11:59 P.M.



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## EDUCATION

### CENTRAL OFFICE

#### ■ AWARD

*Human Services/Client Services*

**COMMUNITY SCHOOL SERVICES - R1191 - Renewal -**  
PIN# 04020I0001018R001 - AMT: \$1,891,504.00 - TO: The Child  
Center of NY Inc, 118-35 Queens Boulevard, 6th Floor, Forest Hills,  
NY 11375.

The New York City Department of Education (DOE) is seeking  
qualified community-based organizations (Lead CBOs) to work with  
schools to implement the community school strategy in approximately  
165 DOE schools ranging from elementary, middle, and high schools.  
Robust school and community partnerships will create supportive  
school environments and coordinate personalized social, emotional, and  
academic supports that are responsive to identified needs and build on  
the strengths of students, families, and communities. While there may  
be multiple partners working in DOE schools, the Lead CBO  
coordinates all partners and aligns services with the DOE school's  
goals.

The DOE recommends the use of a new award selection method for this RFP to be released through PASSPort, the City's digital Procurement and Sourcing Solutions Portal. This new method will allow for principals or his or her authorized representative, as well as at least two additional representatives from the School Leadership Team (SLT) to make an award selection (subject to a responsibility determination) after all proposals have been evaluated by a committee, following Section 3-03(i)(1) of the PPP rules.

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## CONTRACTS AND PURCHASING

### SOLICITATION

#### Goods and Services

#### NYC SURVEY INITIATIVE: NYC SCHOOL SURVEY AND STUDENT PERCEPTION SURVEY - Request for Proposals - PIN# R1252040 - Due 6-2-25 at 1:00 P.M.

The New York City Department of Education (NYCDOE) on behalf of the Office of School Performance is seeking proposals from organizations experienced and capable of conducting surveys in large urban school districts, providing objective, timely and reliable information based on the program goals and feedback solicited from the survey populations.

This Request for Proposal (RFP) solicits proposals primarily services that will include, but are not limited to: facilitating survey design; preparing training/support materials; scheduling survey administration (including administration protocols and scripts for survey deployment); managing participant identity; document translation by NYCDOE's in-house translation-service provider or their own subcontractor; printing and distributing paper survey materials; hosting and managing online surveys; facilitating results reporting, including through an online reporting platform; tracking and troubleshooting issues; and supporting schools during survey administration. The successful proposer(s) must be capable of designing, implementing, fielding inquiries, and reporting on surveys ranging from tens of thousands to over one million respondents.

#### **PROPOSALS MUST BE RECEIVED BY NO LATER THAN 1:00 P.M. EST, JUNE 2ND, 2025 LATE PROPOSALS WILL NOT BE ACCEPTED.**

This RFP may result in a four (4) year requirements contract with one (1) or two (2) vendors. NYCDOE reserves the unilateral option to extend the contract for two (2) additional one (1) – year periods. Services are anticipated to commence in June 2026 for each component of the procurement.

A virtual pre-proposal conference will be held on May 14, 2025, at 1:00 p.m. EST. The City of New York will be utilizing the Microsoft Teams platform. The link to the pre-proposal conference is [https://teams.microsoft.com/join/19%3ameeting\\_OWVjMWY4YTgtZDM5Yi00MjU5LWExNDU0ZTk1MjQ3ZGM3NDZm%40thread.v2/0?context=%7b%22id%22%3a%2218492cb7-ef45-4561-8571-0c42e5f7ac07%22%2c%22oid%22%3a%2220ac2da4-ff0b-4cfa-b654-6bd908857b5f%22%7d](https://teams.microsoft.com/join/19%3ameeting_OWVjMWY4YTgtZDM5Yi00MjU5LWExNDU0ZTk1MjQ3ZGM3NDZm%40thread.v2/0?context=%7b%22id%22%3a%2218492cb7-ef45-4561-8571-0c42e5f7ac07%22%2c%22oid%22%3a%2220ac2da4-ff0b-4cfa-b654-6bd908857b5f%22%7d).

We recommend that proposers download the free Microsoft Teams Application on their computer and/or mobile device to participate in the Teams Event in advance of the conference and attendees should plan to log in 5 minutes prior to the conference start time. Attendance for the pre-proposal conference is optional and does not require prior registration or RSVP.

#### **Please note the following procedures**

**Proposal submissions in response to the RFP must be sent via electronic mail ("The Proposal Submission Email") to [DCPSubmissions@schools.nyc.gov](mailto:DCPSubmissions@schools.nyc.gov) (the "RFP Submission Email Address").** RFP Submissions sent to any other email address will be disregarded. The subject line of your RFP Submission Email must include the solicitation number and the name of the submitting vendor (e.g. R1252– ABC Corporation). Please attach the completed RFP and proposal documents to the RFP Submission Email as separate files. Please name proposal attachment "RFP Proposal."

If the files accompanying your proposal submission are too large to be transmitted as email attachments, please include in the first line of your RFP Submission Email a link to a Microsoft OneDrive folder containing all of your RFP-related documents. Please note that if you are using OneDrive, do not attach any documents to the RFP Submission Email. Further, please include a separate folder within your OneDrive folder which includes the separate RFP Proposal file. Please name this folder and the RFP Proposal file "RFP Proposal." The name of your OneDrive folder must match the subject line of your RFP submission, and your OneDrive folder must not contain any files unrelated to the RFP Submission.

#### **Guidance for first-time Microsoft OneDrive Users:**

Microsoft OneDrive ("OneDrive") is a file hosting and synchronization service operated by Microsoft as part of its web version of Microsoft Office. OneDrive allows users to grant access to files which are too large to transmit via electronic mail to other users. If you do not have Office 365, please take the following steps to gain access to a free version of OneDrive so that you can upload those RFP submission documents which are too large to transmit via electronic mail:

1. Conduct an internet search for "Microsoft OneDrive;"
2. Navigate to the official Microsoft website and sign up for a free account.
3. Once you have created a folder for the solicitation whose name matches the subject line of your RFP Submission Email, upload the documents relevant to your RFP submission in this folder.
4. Create a share link for this folder.
5. Be sure to check your share settings so that anyone receiving the link that you create will be able to open the link and access the files. If your share link permissions are restricted (e.g. to only your organization in Office 365), the DOE will not be able to view your solicitation documents. It is your responsibility to ensure that the link(s) you provide allows the DOE to view, download and/or open your documents; and
6. Include the link which you have created as the first line of your RFP Submission Email.

#### **For hard copy (paper) Proposal submissions, please follow the below instructions:**

Further to prior instructions regarding submissions of Proposals. In addition to electronic submission via email, the proposer may choose to hand deliver their Proposal packages to NYC DOE at any time prior to the Proposal Due Date/Time. If you plan to submit a paper Proposal. You must provide notice by emailing [DCPSubmissions@schools.nyc.gov](mailto:DCPSubmissions@schools.nyc.gov), including "Paper Submission Request for Solicitation # R1252" in the subject line, at least three (3) business days in advance of the anticipated date and time you or your agent plan to arrive at 65 Court Street, Brooklyn, NY 11201, Room 1201 to drop off your Proposal. Proposers should include in their notification e-mail the name of the person who will be delivering the Proposal or advise that the Proposal Package will be arriving by messenger. Proposal Packagers who fail to provide advance notification of intent to hand-deliver a proposal risk not having anyone to receive the Proposal Package. Hard (paper) copy proposals MUST be hand delivered to 65 Court Street, Brooklyn, NY 11201, Room 1201 prior to the Due Date and Time.

To download the solicitation, go to <https://vendorportal.nycenet.edu/vendorportal/login.aspx>. If you cannot download, send an e-mail to [VendorHotline@schools.nyc.gov](mailto:VendorHotline@schools.nyc.gov). Include your company's name, address, phone and fax numbers, email address, Tax ID Number, RFP Number and Title.

**Questions regarding this solicitation should be addressed to [Shargraves2@schools.nyc.gov](mailto:Shargraves2@schools.nyc.gov) by no later than 4:00 P.M. EST, May 23, 2025.** Subsequent amendments and answers will be posted to <https://vendorportal.nycenet.edu/vendorportal/login.aspx>. Review this site periodically for important updates.

Please continue to check the DOE website and/or Vendor Portal for updates.

<https://infohub.nyced.org/vendors>

<https://www.finance360.org/vendor/vendorportal/>

The New York City Department of Education (DOE) strives to give all businesses, including Minority and Women-Owned Business Enterprises (MWBEs), an equal opportunity to compete for DOE procurements. The DOE's mission is to provide equal access to procurement opportunities for all qualified vendors, including MWBEs, from all segments of the community. The DOE works to enhance the ability of MWBEs to compete for contracts. DOE is committed to ensuring that MWBEs fully participate in the procurement process.

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.

Education, 65 Court Street, Room 1201, Brooklyn, NY 11201. Vendor Hotline (718) 935-2300; [vendorhotline@schools.nyc.gov](mailto:vendorhotline@schools.nyc.gov)

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**EMERGENCY MANAGEMENT****■ AWARD***Human Services/Client Services*

**CONSULTANT SERVICES - PREPAREDNESS PLANNING, PROGRAM MANAGEMENT, ADMINISTRATIVE, AND TRAINING & EXERCISE SERVICES** - Renewal - PIN# 01721P0001034R001 - AMT: \$3,365,100.00 - TO: WSP USA Solutions Inc, 350 Mount Kemble Avenue, Suite 200, Morristown, NJ 07960-6666.

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**CONSULTANT SERVICES - PREPAREDNESS PLANNING, PROGRAM MANAGEMENT, ADMINISTRATIVE, AND TRAINING & EXERCISE SERVICES** - Renewal - PIN# 01721P0001013R001 - AMT: \$1,000,000.00 - TO: Desimone Consulting Engineering DPC, 140 Broadway, 25th Floor, New York, NY 10005.

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**CONSULTING SERVICES - PREPAREDNESS PLANNING, PROGRAM MANAGEMENT, ADMINISTRATIVE, AND TRAINING & EXERCISE SERVICES** - Renewal - PIN# 01721P0001032R001 - AMT: \$1,071,000.00 - TO: Tidal Basin Government Consulting LLC, 126 Business Park Drive, Utica, NY 13502.

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**RISK RECOVERY & REDUCTION****■ AWARD***Human Services/Client Services*

**CONSULTING SERVICES - PREPAREDNESS PLANNING, PROGRAM MANAGEMENT, ADMINISTRATIVE, AND TRAINING & EXERCISE SERVICES** - Renewal - PIN# 01721P0001025R001 - AMT: \$1,714,000.00 - TO: New York State Enterprise Corporation, 99 Otis Street, 2nd Floor, Rome, NY 13441.

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**ENVIRONMENTAL PROTECTION****WASTEWATER TREATMENT****■ AWARD***Goods*

**BWT ACRULOG DATA LOGGER 5030925X** - M/WBE Noncompetitive Small Purchase - PIN# 82625W0067001 - AMT: \$138,240.00 - TO: Portland Williams LLC, 75 N Central Avenue, Suite 105, Elmsford, NY 10523-2537.

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**■ SOLICITATION***Services (other than human services)*

**82625B0036-BWT-1584-EAC REPAIR & MAINT. OF ELECTRIC ACTUATORS AT VARIOUS WWTP'S, PUMPING STATIONS & ASSOCIATED DEP FACILITIES** - Competitive Sealed Bids - PIN# 82625B0036 - Due 5-29-25 at 10:00 A.M.

BWT-1584-EAC: Repair and maintenance of electric actuators at various wastewater treatment plants, pumping stations and associated department of environmental protection facilities.

This Competitive Sealed Bid ("RFx") is being released through PASSPort, New York City's online procurement portal. Responses to this RFx should be submitted via PASSPort. To access the solicitation, vendors should visit the PASSPort Public Portal at <https://www.nyc.gov/site/mocs/passport/about-passport.page> and click on the "Search Funding Opportunities in PASSPort" blue box. This will take you to the Public Portal of all procurements in the PASSPort system. To quickly locate the RFx, insert the EPIN 82625B0036 into the Keywords search field. If you need assistance submitting a response, please contact [help@mocs.nyc.gov](mailto:help@mocs.nyc.gov).

Bid opening Location - Microsoft TEAMS Pre bid conference location  
-Microsoft TEAMS Mandatory: no Date/Time - 2025-05-13 10:00:00

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**FIRE DEPARTMENT****EMS TECHNICAL SERVICES****■ AWARD***Goods*

**BACKBOARDS, FLEXIBLE STRETCHERS AND SKEDS** - M/WBE Noncompetitive Small Purchase - PIN# 05725W0060001 - AMT: \$99,952.00 - TO: Simbio USA Inc., 45 SW 20 Road, Miami, FL 33129.

HHC 79 ambulance order - Approved CP 819-19202401001.

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**HUMAN RESOURCES ADMINISTRATION****■ AWARD***Services (other than human services)***IT CONSULTING SERVICES FOR DSS QUALITY**

**MANAGEMENT PROJECT** - Intergovernmental Purchase - PIN# 06925G0019001 - AMT: \$570,000.00 - TO: Synaptein Solutions Inc, 8500 Leesburg Pike, Suite 407, Vienna, VA 22182.

The period of performance will be for thirty-six (36) months from June 1, 2024 to May 31, 2027.

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**HEAVY DUTY CLEANING SERVICES FOR MANHATTAN**

M/WBE Noncompetitive Small Purchase - PIN# 06925W0005001 - AMT: \$250,000.00 - TO: Clarisa Guerrero, 3032 Coddington Avenue, Bronx, NY 10461.

The Adult Protective Services (APS) program arranges for needs assessments, care management and service delivery to impaired adults who have no one willing and able to help in a responsible manner. Heavy duty cleaning (HDC) services enable HRA/APS to prevent eviction and/or to place home care services into client's residence, enabling impaired adults to remain in a community setting as an alternative to premature or unnecessary costly institutionalization. HDC services includes – cleaning, garbage removal, disinfection and extermination to provide an orderly and hygienic environment.

Clarisa Guerrero was selected for FY25 new contract because this vendor is our current vendor for emergency heavy duty cleaning services for five boroughs, and a regular cleaning services for the Manhattan borough. The vendor is very much familiar with the heavy-duty cleaning services to our clients. They are very cooperative, responsive, and responsible to provide services for our program. Their experienced staff understand the situation of cleaning with our mental and/or physical impaired clients during cleaning services. They are financially sound to manage their operating cost during the contract term. The MWBE contract budget will be \$250,000.

The contract term will be from 7/1/24 – 6/30/25. Budget code: 9725-6410-12 Budget for FY25: \$250,000 Contract Term: 7/1/24 - 6/30/25  
Renewal option: None PIN: 24BSEAP01901.

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**NYC HEALTH + HOSPITALS****CONTRACT SERVICES****■ SOLICITATION***Construction Related Services***NORTH CENTRAL HOSPITAL - OTXHU\EARLY HOIST**

**PACKAGE** - Competitive Sealed Bids - PIN# 24202204 - Due 5-27-25 at 11:30 A.M.

North Central Bronx OTxHU\Early Hoist 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 12:30 P.M., and 5/13 at 12:30 P.M., 17th Floor, Room 1718, 3424 Kossuth Avenue, Bronx, NY 10467

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.

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.  
Janet Olivera (212) 442-3658; Janet.Olivera@nychhc.org



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## PARKS AND RECREATION

### CAPITAL PROGRAM MANAGEMENT

#### ■ AWARD

*Construction / Construction Services*

**B073-121M PROSPECT PARK LITCHFIELD VILLA RAMP CONSTRUCTION** - M/WBE Noncompetitive Small Purchase - PIN# 84625W0032001 - AMT: \$1,157,870.00 - TO: TAJ Associates USA INC, 77 Targee Street, Staten Island, NY 10304.

Located at 95 Prospect Park West, Brooklyn.

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**BG-1022M BELT PARKWAY RESTORATION AND TREE REPLACEMENT, PHASE IV, BROOKLYN** - Competitive Sealed Bids - PIN# 84624B0085001 - AMT: \$3,555,325.00 - TO: Westmoreland Construction Inc., 3640 Provost Avenue, Bronx, NY 10466.

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## SANITATION

### SOLID WASTE MANAGEMENT

#### ■ INTENT TO AWARD

*Construction Related Services*

**LANDFILL GAS COLLECTION AND CONTROL FACILITIES AT THE FRESH KILLS LANDFILL** - Negotiated Acquisition - Other - PIN# 82725N0001 - Due 5-15-25 at 4:00 P.M.

Pursuant to Section 3-04(b)(2)(ii) of the Procurement Policy Board Rules, the Department of Sanitation intends to enter into a Negotiated Acquisition Contract with Aptim Environmental & Infrastructure, Inc for the Operation, Maintenance and Facility Management of Landfill Gas Collection and Control Facilities at the Fresh Kills Landfill. The value of the Negotiated Acquisition would be approximately \$20.7 million for a three-year duration, with the option for one two-year renewal. The anticipated start date for this contract is July 1, 2025.

The agency has determined a Negotiated Acquisition procurement with Aptim would serve the City's best interests by ensuring Consent Order and continued regulatory compliance for the operation of the GCC system during a transitional period to complete a new or renewed permit application.

This notice is for information purposes only.

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

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### SUPPORT SERVICES

#### ■ AWARD

*Goods*

**GENIE LIFTS** - M/WBE Noncompetitive Small Purchase - PIN# 82725W0028001 - AMT: \$228,000.00 - TO: Puck Productions LLC, 215-03 Jamaica Avenue, Queens Village, NY 11428.

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## TRANSPORTATION

### TRAFFIC OPERATIONS

#### ■ SOLICITATION

*Services (other than human services)*

**84125B0005-84125MBTR683 - DAILY ARMORED CAR SERVICES** - Competitive Sealed Bids - PIN# 84125B0005 - Due 6-25-25 at 11:00 A.M.

Three year daily armored car services contract for meter collection to transfer monies from our parking meters to Banking institutions. The NYC Department of Transportation, Traffic Operations/Parking Division cordially invites your company to submit bids for the following contract: PIN: 84125MBTR683 Daily Armored Car Service (Specifications) available for download free of charge starting 5/5/25.

This RFX is released through PASSPort, New York City's online procurement portal. Responses to this RFP/RFX must be submitted via PASSPort. To access the RFP/RFX, vendors should visit the PASSPort Public Portal. To reach the Public Portal, visit the following site: <https://www.nyc.gov/site/mocs/passport/about-passport.page> then click on the rectangle captioned "Procurement Navigator," whereupon you will arrive at the Portal. To quickly locate the RFP/RFX, insert the following EPIN, 84125MBTR683, into the Keyword search field, then click search.

To respond to the RFP/RFX, vendors must create an account within the PASSPort system if they have not already done so. A pre-bid conference via Zoom is scheduled for 5/19/25 at 11:00 A.M. Those who wish to attend the pre-bid meeting must email the authorized agency contact for a link no later than 5/18/25 by 4:00 P.M. The deadline for the submission of questions via email is 5/27/25 by 4:00 P.M. to the authorized agency contact person. This procurement is not subject to participation goals for Minority and Women-Owned Business Enterprises (M/WBE). Any inquiries concerning this RFX should be directed by email, under the subject line "84125B0005/84125MBTR683-Daily Armored Car Service" to the email address of the Authorized Agency Contact, Kathy Cornwall-Wilson, at [kcornwallwilson@dot.nyc.gov](mailto:kcornwallwilson@dot.nyc.gov) or through the PASSPort communication function.

Responses to this RFX must be submitted via PASSPort. All Bids must be received via Passport before the Bid Due Date, 6/25/25, no later than 11:00 A.M. No In Person viewing of bid opening will be permitted. You will find the Zoom information in Passport with full details. Virtual Bid Opening will be conducted via Zoom Webinar on 6/25/25 at 12:00 P.M. Please see the link for the Bid opening below You are invited to a Zoom webinar! When: June 25, 2025 12:00 P.M. Eastern Time (US and Canada) Topic: - 84125B0005 - 84125BTR683. Daily Armored Car Services Join from PC, Mac, iPad, or Android: <https://zoom.us/j/98230205208?pwd=8l2G9Fc0lsbrxcYNUg7tf0RL14qVH.1> Passcode: 036766 Phone one-tap: +16465189805, 98230205208# US (New York) +19292056099, 98230205208# US (New York). Join via audio: +1 646 518 9805 US (New York) +1 929 205 6099 US (New York) Webinar ID: 982 3020 5208 International numbers available: <https://zoom.us/j/98230205208?pwd=8l2G9Fc0lsbrxcYNUg7tf0RL14qVH.1>

Bid opening Location - <https://zoom.us/j/98230205208?pwd=8l2G9Fc0lsbrxcYNUg7tf0RL14qVH.1> 155 Water Street Passcode: 036766 or +16465189805, 98230205208# US (New York) or +19292056099, 98230205208# US (New York) or Join via audio: +1 646 518 9805 US (New York) +1 929 205 6099 US (New York) Pre bid conference location -Virtual Mandatory: no Date/Time - 2025-05-19 11:00:00.

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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](mailto:DISABILITYAFFAIRS@MOCS.NYC.GOV) OR VIA PHONE AT (212) 298-0734. ANY PERSON REQUIRING REASONABLE ACCOMMODATION FOR THE PUBLIC HEARING SHOULD CONTACT MOCS AT LEAST THREE (3) BUSINESS DAYS IN ADVANCE OF THE HEARING TO ENSURE AVAILABILITY.**



## ADMINISTRATION FOR CHILDREN'S SERVICES

### ■ PUBLIC HEARINGS

**NOTICE IS HEREBY GIVEN** that a Public Hearing will be held on Monday, May 12, 2025 commencing at 10:00 A.M. on the following contract:

**IN THE MATTER OF** one (1) proposed Negotiated Acquisition Extension between the Administration for Children's Services and FJC Security Services Inc., located at 123 William Street, New York, NY 10038; EPIN: 06825N0013001, in the amount of \$250,000.00 to provide Armed Security Guards at Various ACS Sites with a term of July 1, 2025 through December 31, 2025.

The proposed contract is a Negotiated Acquisition Extension, pursuant to Section 3-04 of the Procurement Policy Board Rules.

In order to access the Public Hearing or to testify, please join the public hearing WebEx call by following the link: <https://nycacs.webex.com/nycacs/j.php?MTID=m78c45d38e869fd9d0cbe41754e6e6bb> or calling 1-646-992-2010 (New York), 1-408-418-9388 (outside of NY), Meeting ID: 2349 715 3959 no later than 9:50 A.M. on the date of the hearing.

If you require further accommodations, please contact Doron Pinchas at [Doron.Pinchas@acs.nyc.gov](mailto:Doron.Pinchas@acs.nyc.gov) or Olga Amelyanchyk.

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## COMMISSION ON HUMAN RIGHTS

### ■ PUBLIC HEARINGS

**NOTICE IS HEREBY GIVEN** that a Contract Public Hearing will be held on Thursday, May 15, 2025 at 10:00 A.M. The Public Hearing can be accessed via Teams or Call-in by Phone:

Teams Meeting ID: 226 905 864 354, Passcode: da3k7U7T  
Or Call-in by Phone: 1-646-893-7101, Access Code: 840 810 555

**IN THE MATTER OF** a Purchase Order/Contract between the Commission on Human Rights (CCHR) and T R Joy & Associates, Inc., 18-30 42nd Street, Astoria, NY 11105, for the provision of Physical Security Setup and Service at five CCHR locations (25 Chapel Street, Brooklyn, NY 11201; 1932 Arthur Avenue, Bronx, NY 10457; 153-01 Jamaica Avenue, Jamaica, NY 11432; 60 Bay Street, Staten Island, NY 10301; 22 Reade Street, New York, NY 10035). The Purchase Order/Contract is in the amount of \$140,364.51. The contract term shall be from May 1, 2025 to June 30, 2026. E-PIN #: 22625W0003001.

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

A draft copy of the Purchase Order/Contract is available for public inspection at the 22 Reade Street, 2nd Floor, New York, NY 10007 from May 5, 2025 to May 15, 2025, excluding Saturdays, Sundays and Holidays, between the hours of 10:00 A.M. to 4:00 P.M.

In order to access the Public Hearing and testify, please join no later than 9:50 A.M. via Teams or Call-in by Phone: 1-646-893-7101, Access Code: 840 810 555; Teams Meeting ID: 226 905 864 354, Passcode:

da3k7U7T. If you need further accommodations, please let us know at least five business days in advance of the Public Hearing via e-mail at: [DisabilityAffairs@mocs.nyc.gov](mailto:DisabilityAffairs@mocs.nyc.gov) or via phone at 1-212-298-0734.

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## BOARD OF ELECTIONS

### ■ PUBLIC HEARINGS

**NOTICE IS HEREBY GIVEN** that a Contract Public Hearing will be held on Thursday, May 15, 2025 at 10:00 A.M. The Public Hearing can be accessed via Teams or Call-in by Phone:

Teams Meeting ID: 226 905 864 354, Passcode: da3k7U7T  
Or Call-in by Phone: 1-646-893-7101, Access Code: 840 810 555

**IN THE MATTER OF** a Purchase Order/Contract between the New York City Board of Elections and Malone Creative Group LLC, 888 8th Ave., 11th Floor, New York, NY 10019, for the provision of education media for Ranked Choice Voting. The Purchase Order/Contract is in the amount of \$900,000.00. The contract term shall be from May 1, 2025 to June 24, 2025. PIN #: 003202507.

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

A draft copy of the Purchase Order/Contract will be available for public inspection at the Office of The Board of Elections in The City of New York, 32 Broadway, 7th Fl., New York, NY 10004, from May 5, 2025 to May 15, 2025, excluding weekends and Holidays, from 9:00 A.M. to 5:00 P.M. Please contact Sherwin Suss at 212-487-7290 or email [SSuss@boenyc.gov](mailto:SSuss@boenyc.gov) to arrange a visitation.

In order to access the Public Hearing and testify, please join no later than 9:50 A.M. via Teams or Call-in by Phone: 1-646-893-7101, Access Code: 840 810 555; Teams Meeting ID: 226 905 864 354, Passcode: da3k7U7T. If you need further accommodations, please let us know at least five business days in advance of the Public Hearing via e-mail at: [DisabilityAffairs@mocs.nyc.gov](mailto:DisabilityAffairs@mocs.nyc.gov) or via phone at 1-212-298-0734.

**IN THE MATTER OF** a proposed contract between the New York City Board of Elections and Pinnacle Security Patrol, located at 224-17 Merrick Blvd., Laurelton, NY 11413, to provide unarmed uniformed security guards for early voting sites that cannot be secured during nonvoting hours at 60 Early Voting Poll Sites in the Boroughs of Manhattan and Queens. The amount of this contract is \$900,000.00. The contract term will be from June 1, 2025 to June 30, 2026 with a two-year renewal option. PIN #: 003202505.

The Vendor has been selected by Innovative Method, pursuant to Section 3-12 of the Procurement Policy Board Rules.

A draft copy of the proposed contract will be available for public inspection at the Office of The Board of Elections in The City of New York, 32 Broadway, 7th Fl., New York, New York 10004, from May 5, 2025 to May 15, 2025, excluding weekends and Holidays, from 9:00 A.M. to 5:00 P.M.

In order to access the Public Hearing and testify, please join no later than 9:50 A.M. via Teams or Call-in by Phone: 1-646-893-7101, Access Code: 840 810 555; Teams Meeting ID: 226 905 864 354, Passcode: da3k7U7T. If you need further accommodations, please let us know at least five business days in advance of the Public Hearing via e-mail at: [DisabilityAffairs@mocs.nyc.gov](mailto:DisabilityAffairs@mocs.nyc.gov) or via phone at 1-212-298-0734.

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## ENVIRONMENTAL PROTECTION

### ■ PUBLIC HEARINGS

**NOTICE IS HEREBY GIVEN** that a Public Hearing will be held by the Department of Environmental Protection via conference call on May 20, 2025, commencing at 10:00 A.M. on the following:

**IN THE MATTER OF** a proposed Purchase Order/Contract between the Department of Environmental Protection and K Systems Solutions LLC located at 405 Kearny Ave., Suite 2B, Kearny, NJ 07032, for Single Sign on Software. The Contract term shall be four calendar years from the date of the written notice to proceed. The Contract amount shall be \$118,618.28 Location: 59-17 Junction Blvd, Flushing, NY 11373. PIN#3300053X.

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

In order to access the Public Hearing and testify, please call 1-347-921-5612, Access Code: 847941334# no later than 9:55 A.M. If you need further accommodations, please let us know at least five business days in advance of the Public Hearing via e-mail at noahs@dep.nyc.gov.

Pursuant to Section 2-11(c)(3) of the Procurement Policy Board Rules, if DEP does not receive, by May 12, 2025, from any individual a written request to speak at this hearing, then DEP need not conduct this hearing. Requests should be made to Mr. Noah Shieh via email at noahs@dep.nyc.gov.

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## FINANCE

### ■ PUBLIC HEARINGS

**NOTICE IS HEREBY GIVEN** that a Contract Public Hearing will be held on Thursday, May 15, 2025 at 10:00 A.M. The Public Hearing can be accessed via Teams or Call-in by Phone:

Teams Meeting ID: 226 905 864 354, Passcode: da3k7U7T  
Or Call-in by Phone: 1-646-893-7101, Access Code: 840 810 555

**IN THE MATTER OF** a proposed contract between the New York City Department of Finance and RIS NYC, located at 275 Madison Ave., 37th Floor, New York, NY 10016, to provide Motor Vehicle Immobilization, Towing and Related Services, Citywide. The contract amount is not to exceed \$114,600,000.00. The contract term shall be five years from November 1, 2025 to October 31, 2030 with two two-year renewal options. E-PIN #: 83624P0002001.

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

In order to access the Public Hearing and testify, please join no later than 9:50 A.M. via Teams or Call-in by Phone: 1-646-893-7101, Access Code: 840 810 555; Teams Meeting ID: 226 905 864 354, Passcode: da3k7U7T. If you need further accommodations, please let us know at least five business days in advance of the Public Hearing via e-mail at DisabilityAffairs@mocs.nyc.gov or via phone at 1-212-298-0734.

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**NOTICE IS HEREBY GIVEN** that a Contract Public Hearing will be held on Thursday, May 15, 2025 at 10:00 A.M. The Public Hearing can be accessed via Teams or Call-in by Phone:

Teams Meeting ID: 226 905 864 354, Passcode: da3k7U7T  
Or Call-in by Phone: 1-646-893-7101, Access Code: 840 810 555

**IN THE MATTER OF** a proposed contract between the New York City Department of Finance and LiRo GIS, Inc., located at 13 Aerial Way, Syosset, NY 11791, to provide Digital Tax Map (DTM) System Maintenance and Support Services, Citywide. The contract amount is not to exceed \$3,338,670.20. The contract term shall be five years from September 15, 2025 to September 14, 2030 with one two-year renewal option. E-PIN #: 83625S0002001.

The proposed contractor has been selected by Sole Source Procurement Method, pursuant to Section 3-05 (a) of the Procurement Policy Board Rules.

In order to access the Public Hearing and testify, please join no later than 9:50 AM via Teams or Call-in by Phone: 1-646-893-7101, Access Code: 840 810 555; Teams Meeting ID: 226 905 864 354, Passcode: da3k7U7T. If you need further accommodations, please let us know at least five business days in advance of the Public Hearing via e-mail at DisabilityAffairs@mocs.nyc.gov or via phone at 1-212-298-0734.

**IN THE MATTER OF** a Purchase Order/Contract between the New York City Department of Finance and Compulink Technologies, Inc., located at 260 West 39th Street, Suite 302, New York, NY 10018, for the provision of Informatica Software Renewal, Citywide. The Purchase Order/Contract amount shall be \$104,000.00. The contract term shall be from July 1, 2025 to June 30, 2026. E-PIN #: 83625W0021001.

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

In order to access the Public Hearing and testify, please join no later than 9:50 A.M. via Teams or Call-in by Phone: 1-646-893-7101, Access Code: 840 810 555; Teams Meeting ID: 226 905 864 354, Passcode:

da3k7U7T. If you need further accommodations, please let us know at least five business days in advance of the Public Hearing via e-mail at DisabilityAffairs@mocs.nyc.gov or via phone at 1-212-298-0734.

**IN THE MATTER OF** a Purchase Order/Contract between the New York City Department of Finance and LM Language Services, Inc., located at 103 Carnegie Center, Suite 300, Princeton, NJ 08540, for the provision of Document Translation Services, Citywide. The Purchase Order/Contract amount shall be \$324,620.00. The contract term shall be from Date of Award to June 30, 2028. E-PIN #: 83625W0020001.

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

In order to access the Public Hearing and testify, please join no later than 9:50 A.M. via Teams or Call-in by Phone: 1-646-893-7101, Access Code: 840 810 555; Teams Meeting ID: 226 905 864 354, Passcode: da3k7U7T. If you need further accommodations, please let us know at least five business days in advance of the Public Hearing via e-mail at DisabilityAffairs@mocs.nyc.gov or via phone at 1-212-298-0734.

**IN THE MATTER OF** a Purchase Order/Contract between the New York City Department of Finance and Jurisolutions, Inc., located at 33 Queens Street, Suite 201, Syosset, NY 11791, for the provision of Pre-Employment Psychological and Medical Testing, Citywide. The Purchase Order/Contract amount shall be \$1,500,000.00. The contract term shall be from July 1, 2025 to June 30, 2030. E-PIN #: 83625W0019001.

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

In order to access the Public Hearing and testify, please join no later than 9:50 A.M. via Teams or Call-in by Phone: 1-646-893-7101, Access Code: 840 810 555; Teams Meeting ID: 226 905 864 354, Passcode: da3k7U7T. If you need further accommodations, please let us know at least five business days in advance of the Public Hearing via e-mail at DisabilityAffairs@mocs.nyc.gov or via phone at 1-212-298-0734.

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## HEALTH AND MENTAL HYGIENE

### ■ PUBLIC HEARINGS

**NOTICE IS HEREBY GIVEN** that a Public Hearing will be held on May 16, 2025 commencing at 11:30 A.M. via a call-in telephone conference. Teleconference through Teams, (Meeting ID # 270 102 404 733 7 Passcode: 5cG3X3Zf) or via Conference Call (Dial in #: +1 929-229-5676, Access Code: 633 294 425# )

**IN THE MATTER OF** a proposed contract between the NYC Department of Health and Mental Hygiene and Turquoise Health Co, located at 421 Broadway, #5108, San Diego, CA 92101, to Provide data-driven insights to city residents and policymakers about the costs of healthcare – this is a critical piece of fulfilling the mandate of Local Law 78. The contract amount is for \$500,000.00. The term shall be from February 15, 2025 to February 14, 2027, with no options to renew. The PIN is 25EQ015901R0X00. The EPIN is 81624U0027001.

The proposed contract was selected by a Subscription method, pursuant to Section 1-02 (f)(5) of the Procurement Policy Board Rules.

In order to access the Public Hearing and testify, please join via Teams or dial in no later than 11:20 A.M.

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## HOMELESS SERVICES

### ■ PUBLIC HEARINGS

**NOTICE IS HEREBY GIVEN** that a Contract Public Hearing will be held on Thursday, May 15, 2025 at 10:00 A.M. The Public Hearing can be accessed via Teams or Call-in by Phone:

Teams Meeting ID: 226 905 864 354, Passcode: da3k7U7T  
Or Call-in by Phone: 1-646-893-7101, Access Code: 840 810 555

**IN THE MATTER OF** a proposed contract between the Department of Homeless Services of the City of New York and Bronx Parent Housing Network, Inc. d/b/a Housing Solutions of New York, located at 488 East 164th Street, Bronx, NY 10456, for the provision of Safe Haven for Homeless Single Adults at the 91st Street Welcome Center. The

contract term shall be from July 1, 2025 to June 30, 2030 with one four-year renewal option from July 1, 2030 to June 30, 2034. The contract amount will be \$45,856,250.00. CB 8, Manhattan. E-PIN #: 07121P0125015.

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 5, 2025 to May 15, 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 call (929) 221-7305 or 6353.

In order to access the Public Hearing and testify, please join no later than 9:50 A.M. via Teams or Call-in by Phone: 1-646-893-7101, Access Code: 840 810 555; Teams Meeting ID: 226 905 864 354, Passcode: da3k7U7T. If you need further accommodations, please let us know at least five business days in advance of the Public Hearing via e-mail at: DisabilityAffairs@mocs.nyc.gov or via phone at 1-212-298-0734.

**IN THE MATTER OF** a proposed contract between the Department of Homeless Services of the City of New York and Bronx Family Network, Inc., located at 255 Bronx River Road, Yonkers, NY 10704, for the provision of Shelter Facilities for Homeless Families with Children at Cross Bronx Family Residence. The contract term shall be from July 1, 2025 to June 30, 2030 with one four-year renewal option from July 1, 2030 to June 30, 2034. The contract amount will be \$45,075,030.00. CB 6, Bronx. E-PIN #: 07122P0010041.

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 5, 2025 to May 15, 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 call (929) 221-7305 or 6353.

In order to access the Public Hearing and testify, please join no later than 9:50 AM via Teams or Call-in by Phone: 1-646-893-7101, Access Code: 840 810 555; Teams Meeting ID: 226 905 864 354, Passcode: da3k7U7T. If you need further accommodations, please let us know at least five business days in advance of the Public Hearing via e-mail at: DisabilityAffairs@mocs.nyc.gov or via phone at 1-212-298-0734.

**IN THE MATTER OF** a proposed contract between the Department of Homeless Services of the City of New York and Acacia Network Housing, Inc., located at 300 East 175th Street, Bronx, NY 10457, for the provision of Shelter Facilities for Homeless Single Adults in Brooklyn. The contract term shall be from July 1, 2025 to June 30, 2030 with one four-year option to renew from July 1, 2030 to June 30, 2034. The contract amount will be \$71,679,799.00. CB 16, Brooklyn. E-PIN #: 07122P0012041.

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 5, 2025 to May 15, 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 call (929) 221-7305 or 6353.

In order to access the Public Hearing and testify, please join no later than 9:50 A.M. via Teams or Call-in by Phone: 1-646-893-7101, Access Code: 840 810 555; Teams Meeting ID: 226 905 864 354, Passcode: da3k7U7T. If you need further accommodations, please let us know at least five business days in advance of the Public Hearing via e-mail at: DisabilityAffairs@mocs.nyc.gov or via phone at 1-212-298-0734.

**IN THE MATTER OF** a proposed contract between the Department of Homeless Services of the City of New York and Bronx Parent Housing Network, Inc. d/b/a Housing Solutions of New York, located at 488 East 164th Street, Bronx, NY 10456, for the provision of Shelter Facilities for Homeless Single Adults at First Avenue Facility. The contract term shall be from September 1, 2025 to June 30, 2030 with one four-year renewal option from July 1, 2030 to June 30, 2034. The contract amount will be \$79,901,042.00. CB 8, Manhattan. E-PIN #: 07122P0012045.

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 5, 2025 to May 15, 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 call (929) 221-7305 or 6353.

In order to access the Public Hearing and testify, please join no later than 9:50 A.M. via Teams or Call-in by Phone: 1-646-893-7101, Access Code: 840 810 555; Teams Meeting ID: 226 905 864 354, Passcode: da3k7U7T. If you need further accommodations, please let us know at least five business days in advance of the Public Hearing via e-mail at: DisabilityAffairs@mocs.nyc.gov or via phone at 1-212-298-0734.

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## HOUSING PRESERVATION AND DEVELOPMENT

### ■ PUBLIC HEARINGS

**NOTICE IS HEREBY GIVEN** that a Contract Public Hearing will be held on Thursday, May 15, 2025 at 10:00 A.M. The Public Hearing can be accessed via Teams or Call-in by Phone:

Teams Meeting ID: 226 905 864 354, Passcode: da3k7U7T  
Or Call-in by Phone: 1-646-893-7101, Access Code: 840 810 555

**IN THE MATTER OF** a proposed contract between New York City Department of Housing Preservation and Development and Savant Financial Technologies, Inc. d/b/a Ariel Partners, located at 1441 Broadway, 6th Floor, New York, NY 10018, for Zultys License 2025-26. The contract amount shall be \$248,422.68. The contract term shall be from March 1, 2025 to August 31, 2026. CB 1, Manhattan. E-PIN #: 80625W0004001.

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

A draft copy of the proposed contract is available for public inspection at the Department of Housing Preservation and Development, 100 Gold Street, 8th Floor, Room 8B-06, New York, NY 10038, on business days, from May 5, 2025 to May 15, 2025, excluding Holidays, from 10:00 A.M. to 4:00 P.M. Contact Mr. Gaurav Channan, Deputy ACCO, Room 8B-06 at (212) 863-6140.

In order to access the Public Hearing and testify, please join no later than 9:50 A.M. via Teams or Call-in by Phone: 1-646-893-7101, Access Code: 840 810 555; Teams Meeting ID: 226 905 864 354, Passcode: da3k7U7T. If you need further accommodations, please let us know at least five business days in advance of the Public Hearing via e-mail at: DisabilityAffairs@mocs.nyc.gov or via phone at 1-212-298-0734.

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**NOTICE IS HEREBY GIVEN** that a Contract Public Hearing will be held on Thursday, May 15, 2025 at 10:00 A.M. The Public Hearing can be accessed via Teams or Call-in by Phone:

Teams Meeting ID: 226 905 864 354, Passcode: da3k7U7T  
Or Call-in by Phone: 1-646-893-7101, Access Code: 840 810 555

**IN THE MATTER OF** a proposed contract between New York City Department of Housing Preservation and Development and MRI Software, LLC., 28925 Fountain Parkway, Solon, OH 44139, for continuity of services to the MRI Software. The contract amount shall be \$243,973.33. The contract term shall be from December 4, 2024 to June 30, 2025. All CBs, Manhattan. E-PIN #: 80625N0007001

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

A draft copy of the proposed contract is available for public inspection at the Department of Housing Preservation and Development, 100 Gold Street, 8th Floor, Room 8B-06, New York, NY 10038, on business days, from May 5, 2025 to May 15, 2025, excluding Holidays, from 10:00 A.M. to 4:00 P.M. Contact Mr. Gaurav Channan, Deputy ACCO, Room 8B-06 at (212) 863-6140.

In order to access the Public Hearing and testify, please join no later than 9:50 A.M. via Teams or Call-in by Phone: 1-646-893-7101, Access Code: 840 810 555; Teams Meeting ID: 226 905 864 354, Passcode:

da3k7U7T. If you need further accommodations, please let us know at least five business days in advance of the Public Hearing via e-mail at: DisabilityAffairs@mocs.nyc.gov or via phone at 1-212-298-0734.

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## HUMAN RESOURCES ADMINISTRATION

### ■ PUBLIC HEARINGS

**NOTICE IS HEREBY GIVEN** that a Contract Public Hearing will be held on Thursday, May 15, 2025 at 10:00 A.M. The Public Hearing can be accessed via Teams or Call-in by Phone:

Teams Meeting ID: 226 905 864 354, Passcode: da3k7U7T  
Or Call-in by Phone: 1-646-893-7101, Access Code: 840 810 555

**IN THE MATTER OF** a proposed contract between the Human Resources Administration of the City of New York and New York County Health Services Review Organizations, Inc., located at 199 Water Street, 27th Floor, New York, NY 10038, for the provision of Independent Client Home Care Services Plans, Citywide. The contract term shall be from May 1, 2025 to June 30, 2026. The contract amount will be \$870,890.00. E-PIN #: 06925N0014001.

The proposed contractor has been selected by Negotiated Acquisition Extension, pursuant to Section 3-04 (b)(2)(iii) 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 5, 2025 to May 15, 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 call (929) 221-7305 or 6353.

In order to access the Public Hearing and testify, please join no later than 9:50 A.M. via Teams or Call-in by Phone: 1-646-893-7101, Access Code: 840 810 555; Teams Meeting ID: 226 905 864 354, Passcode: da3k7U7T. If you need further accommodations, please let us know at least five business days in advance of the Public Hearing via e-mail at: DisabilityAffairs@mocs.nyc.gov or via phone at 1-212-298-0734.

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## INFORMATION TECHNOLOGY AND TELECOMMUNICATIONS

### ■ PUBLIC HEARINGS

**NOTICE IS HEREBY GIVEN** that a Contract Public Hearing will be held on Monday, May 19, 2025, at 10:00 A.M. The Public Hearing will be held via Conference Call. Call-in #: 1-917-410-4077, ACCESS CODE: 108 833 606#.

**IN THE MATTER OF** a proposed Purchase Order/Contract between the New York City Office of Technology and Innovation and CPI USA, Inc., located at 6 Doreen Ct., Edison, NJ 08820 for the MWBE 7-858-0570A - OTI Research & Collaboration Project Management Support - Project Manager 2. The maximum amount of this Purchase Order/Contract will be \$112,320.00. The term will be from 04/07/2025 through 04/05/2026. PIN #: 20250640263, E-PIN #: 85825W0118001.

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

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

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**NOTICE IS HEREBY GIVEN** that a Contract Public Hearing will be held on Monday, May 19, 2025, at 10:00 A.M. The Public Hearing will be held via Conference Call. Call-in #: 1-917-410-4077, ACCESS CODE: 108 833 606#.

**IN THE MATTER OF** a proposed Purchase Order/Contract between the New York City Office of Technology and Innovation and Grant

Wagner Associates, Inc., located at 750 Lexington Ave., New York, NY 10022 for the MWBE 7-858-0583A - MWBE Cyber Security Integration Engineer - Technician 2. The maximum amount of this Purchase Order/Contract will be \$191,100.00.

The term will be from 04/14/2025 through 04/12/2026.  
PIN #: 20250201832, E-PIN #: 85825W0119001.

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

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

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**NOTICE IS HEREBY GIVEN** that a Contract Public Hearing will be held on Monday, May 19, 2025, at 10:00 A.M. The Public Hearing will be held via Conference Call. Call-in #: 1-917-410-4077, ACCESS CODE: 108 833 606#.

**IN THE MATTER OF** a proposed Purchase Order/Contract between the New York City Office of Technology and Innovation and Peer Consulting Resources, Inc., located at 20 Jefferson Plaza, Princeton, NJ 08540 for the MWBE 7-858-0607A - MWBE MyCity Full Stack Web Developer - Programmer / Developer (MID). The maximum amount of this Purchase Order/Contract will be \$238,420.00. The term will be from 04/07/2025 through 04/05/2026. PIN #: 20250640294, E-PIN #: 85825W0122001.

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

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

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## OFFICE OF LABOR RELATIONS

### ■ PUBLIC HEARINGS

**NOTICE IS HEREBY GIVEN** that a Contract Public Hearing will be held on Thursday, May 15, 2025 at 10:00 A.M. The Public Hearing can be accessed via Teams or Call-in by Phone:

Teams Meeting ID: 226 905 864 354, Passcode: da3k7U7T  
Or Call-in by Phone: 1-646-893-7101, Access Code: 840 810 555

**IN THE MATTER OF** a Purchase Order/Contract between the Office of Labor Relations and Wukkout LLC, located at 791 Willoughby Ave., Suite 1, Brooklyn, NY 11206, for providing Health and Wellness Services, Citywide. The amount of this Purchase Order/Contract shall be \$154,500.00. The contract term will be from July 1, 2025 to June 30, 2028, with no renewal options. E-PIN #: 00225W0012001.

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

In order to access the Public Hearing and testify, please join no later than 9:50 A.M. via Teams or Call-in by Phone: 1-646-893-7101, Access Code: 840 810 555; Teams Meeting ID: 226 905 864 354, Passcode: da3k7U7T. If you need further accommodations, please let us know at least five business days in advance of the Public Hearing via e-mail at: DisabilityAffairs@mocs.nyc.gov or via phone at 1-212-298-0734.

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## MANAGEMENT AND BUDGET

### ■ PUBLIC HEARINGS

**NOTICE IS HEREBY GIVEN** that a Contract Public Hearing will be held on Thursday, May 15, 2025 at 10:00 A.M. The Public Hearing can be accessed via Teams or Call-in by Phone:

Teams Meeting ID: 226 905 864 354, Passcode: da3k7U7T  
Or Call-in by Phone: 1-646-893-7101, Access Code: 840 810 555

**IN THE MATTER OF** a proposed contract between the New York City Office of Management and Budget and BSK Architects LLP, located at 230 West 38th Street, 16th Floor, New York, NY 10018, for Capital Project Scope Development (CPSD) Services, Citywide. The amount of this contract is not to exceed \$18,000,000.00. The contract term shall be from July 1, 2025 to June 30, 2028 with one two-year renewal option. E-PIN #: 00225P0003002.

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

In order to access the Public Hearing and testify, please join no later than 9:50 A.M. via Teams or Call-in by Phone: 1-646-893-7101, Access Code: 840 810 555; Teams Meeting ID: 226 905 864 354, Passcode: da3k7U7T. If you need further accommodations, please let us know at least five business days in advance of the Public Hearing via e-mail at: DisabilityAffairs@mocs.nyc.gov or via phone at 1-212-298-0734.

**IN THE MATTER OF** a proposed contract between the New York City Office of Management and Budget and Urbahn Architects, PLLC, located at 306 West 37th Street, 9th Floor, New York, NY 10018, for Capital Project Scope Development (CPSD) Services, Citywide. The amount of this contract is not to exceed \$18,000,000.00. The contract term shall be from July 1, 2025 to June 30, 2028 with one two-year renewal option. E-PIN #: 00225P0001002.

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

In order to access the Public Hearing and testify, please join no later than 9:50 A.M. via Teams or Call-in by Phone: 1-646-893-7101, Access Code: 840 810 555; Teams Meeting ID: 226 905 864 354, Passcode: da3k7U7T. If you need further accommodations, please let us know at least five business days in advance of the Public Hearing via e-mail at: DisabilityAffairs@mocs.nyc.gov or via phone at 1-212-298-0734.

**IN THE MATTER OF** a proposed contract between the New York City Office of Management and Budget and Mott MacDonald NY, Inc., located at 1400 Broadway, 21st Floor, New York, NY 10018, for Capital Project Scope Development (CPSD) Services, Citywide. The amount of this contract is not to exceed \$18,000,000.00. The contract term shall be from July 1, 2025 to June 30, 2028 with one two-year renewal option. E-PIN #: 00225P0001003.

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

In order to access the Public Hearing and testify, please join no later than 9:50 A.M. via Teams or Call-in by Phone: 1-646-893-7101, Access Code: 840 810 555; Teams Meeting ID: 226 905 864 354, Passcode: da3k7U7T. If you need further accommodations, please let us know at least five business days in advance of the Public Hearing via e-mail at: DisabilityAffairs@mocs.nyc.gov or via phone at 1-212-298-0734.

**IN THE MATTER OF** a proposed contract between the New York City Office of Management and Budget and Perkins Eastman Architects DPC, located at 115 Fifth Avenue, New York, NY 10003, for Capital Project Scope Development (CPSD) Services, Citywide. The amount of this contract is not to exceed \$18,000,000.00. The contract term shall be from July 1, 2025 to June 30, 2028 with one two-year renewal option. E-PIN #: 00225P0001004.

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

In order to access the Public Hearing and testify, please join no later than 9:50 A.M. via Teams or Call-in by Phone: 1-646-893-7101, Access Code: 840 810 555; Teams Meeting ID: 226 905 864 354, Passcode: da3k7U7T. If you need further accommodations, please let us know at least five business days in advance of the Public Hearing via e-mail at: DisabilityAffairs@mocs.nyc.gov or via phone at 1-212-298-0734.

**IN THE MATTER OF** a proposed contract between the New York City Office of Management and Budget and Arcadis of New York, Inc., located at 233 Broadway, 16th Floor, New York, NY 10279, for Capital Project Scope Development (CPSD) Services, Citywide. The amount of this contract is not to exceed \$18,000,000.00. The contract term shall be from July 1, 2025 to June 30, 2028 with one two-year renewal option. E-PIN #: 00225P0001001.

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

In order to access the Public Hearing and testify, please join no later than 9:50 A.M. via Teams or Call-in by Phone: 1-646-893-7101, Access

Code: 840 810 555; Teams Meeting ID: 226 905 864 354, Passcode: da3k7U7T. If you need further accommodations, please let us know at least five business days in advance of the Public Hearing via e-mail at: DisabilityAffairs@mocs.nyc.gov or via phone at 1-212-298-0734.

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## OFFICE OF THE MAYOR

### PUBLIC HEARINGS

**NOTICE IS HEREBY GIVEN** that a Contract Public Hearing will be held on Thursday, May 15, 2025 at 10:00 A.M. The Public Hearing can be accessed via Teams or Call-in by Phone:

Teams Meeting ID: 226 905 864 354, Passcode: da3k7U7T  
Or Call-in by Phone: 1-646-893-7101, Access Code: 840 810 555

**IN THE MATTER OF** a Purchase Order/Contract between the Office of the Mayor and Compulink Technologies, Inc., located at 260 West 39th Street, New York, NY 10018, for Lease High Production Printers - Canon imagePRESS V1350. The contract term shall be from May 1, 2025 to April 30, 2030. The Purchase Order/Contract amount shall be \$765,660.00. CB 1, 2, 3, Manhattan. E-PIN #: 00225W0025001.

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

A draft copy of the Purchase Order/Contract will be available for public inspection from May 5, 2025 through May 15, 2025, excluding Saturdays, Sundays and Holidays, between the hours of 9:30 A.M. and 4:30 P.M. at the Office of the Mayor, 100 Gold Street, 2nd Floor, New York, NY 10038. Anyone who wishes to speak at this public hearing should request to do so in writing. The written request must be received by the Agency within five (5) business days after publication of this notice. Written requests to speak should be sent to Marie Delus, Agency Chief Contracting Officer, at Office of the Mayor/Fiscal Operations; Agency E-Mail Address: Mdelus@cityhall.nyc.gov.

In order to access the Public Hearing and testify, please join no later than 9:50 A.M. via Teams or Call-in by Phone: 1-646-893-7101, Access Code: 840 810 555; Teams Meeting ID: 226 905 864 354, Passcode: da3k7U7T. If you need further accommodations, please let us know at least five business days in advance of the Public Hearing via e-mail at: DisabilityAffairs@mocs.nyc.gov or via phone at 1-212-298-0734.

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## MAYOR'S OFFICE OF CRIMINAL JUSTICE

### PUBLIC HEARINGS

**NOTICE IS HEREBY GIVEN** that a Contract Public Hearing will be held on Thursday, May 15, 2025 at 10:00 A.M. The Public Hearing can be accessed via Teams or Call-in by Phone:

Teams Meeting ID: 226 905 864 354, Passcode: da3k7U7T  
Or Call-in by Phone: 1-646-893-7101, Access Code: 840 810 555

**IN THE MATTER OF** a proposed contract between the Mayor's Office of Criminal Justice and Office of the Appellate Defender, Inc., located at 11 Park Place, Suite 1601, New York, NY 10007, to provide criminal defense appellate services to indigent defendants in the First or Second Department of the Appellate Division, Appellate Term, and the New York Court of Appeals, Citywide. The contract term shall be from July 1, 2025 to June 30, 2028 with two three-year renewal options. The contract shall be in an amount not to exceed \$19,381,528.00. The proposed contractor is being funded with City and State funding. E-PIN #: 12825P0001002.

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 shall be available for inspection by members of the public between May 5, 2025 and May 15, 2025, excluding Saturdays, Sundays and Holidays, during the hours of 9:00 A.M. and 12:00 P.M. and 2:00 P.M. and 4:00 P.M. at One Centre Street, Room 1012N, New York, NY 10007.

In order to access the Public Hearing and testify, please join no later than 9:50 A.M. via Teams or Call-in by Phone: 1-646-893-7101, Access Code: 840 810 555; Teams Meeting ID: 226 905 864 354, Passcode: da3k7U7T. If you need further accommodations, please let us know at

least five business days in advance of the Public Hearing via e-mail at: DisabilityAffairs@mocs.nyc.gov or via phone at 1-212-298-0734.

**IN THE MATTER OF** a proposed contract between the Mayor's Office of Criminal Justice and Center for Appellate Litigation, located at 120 Wall Street, 28th Floor, New York, NY 10005, to provide criminal defense appellate services to indigent defendants in the First or Second Department of the Appellate Division, Appellate Term, and the New York Court of Appeals, Citywide. The contract term shall be from July 1, 2025 to June 30, 2028 with two three-year renewal options. The contract shall be in an amount not to exceed \$42,918,326.00. The proposed contractor is being funded with City and State funding. E-PIN #: 12825P0001003.

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 shall be available for inspection by members of the public between May 5, 2025 and May 15, 2025, excluding Saturdays, Sundays and Holidays, during the hours of 9:00 A.M. and 12:00 P.M. and 2:00 P.M. and 4:00 P.M. at One Centre Street, Room 1012N, New York, NY 10007.

In order to access the Public Hearing and testify, please join no later than 9:50 A.M. via Teams or Call-in by Phone: 1-646-893-7101, Access Code: 840 810 555; Teams Meeting ID: 226 905 864 354, Passcode: da3k7U7T. If you need further accommodations, please let us know at least five business days in advance of the Public Hearing via e-mail at: DisabilityAffairs@mocs.nyc.gov or via phone at 1-212-298-0734.

**IN THE MATTER OF** a proposed contract between the Mayor's Office of Criminal Justice and Appellate Advocates, located at 111 John Street, 9th Floor, New York, NY 10038, to provide criminal defense appellate services to indigent defendants in the First or Second Department of the Appellate Division, Appellate Term, and the New York Court of Appeals, Citywide. The contract term shall be from July 1, 2025 to June 30, 2028 with two three-year renewal options. The contract shall be in an amount not to exceed \$56,158,501.00. The proposed contractor is being funded with City and State funding. E-PIN #: 12825P0001004.

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 shall be available for inspection by members of the public between May 5, 2025 and May 15, 2025, excluding Saturdays, Sundays and Holidays, during the hours of 9:00 A.M. and 12:00 P.M. and 2:00 P.M. and 4:00 P.M. at One Centre Street, Room 1012N, New York, NY 10007.

In order to access the Public Hearing and testify, please join no later than 9:50 A.M. via Teams or Call-in by Phone: 1-646-893-7101, Access Code: 840 810 555; Teams Meeting ID: 226 905 864 354, Passcode: da3k7U7T. If you need further accommodations, please let us know at least five business days in advance of the Public Hearing via e-mail at: DisabilityAffairs@mocs.nyc.gov or via phone at 1-212-298-0734.

**IN THE MATTER OF** a proposed contract between the Mayor's Office of Criminal Justice and The Legal Aid Society, located at 199 Water Street, New York, NY 10038, to provide criminal defense appellate services to indigent defendants in the First or Second Department of the Appellate Division, Appellate Term, and the New York Court of Appeals, Citywide. The contract term shall be from July 1, 2025 to June 30, 2028 with two three-year renewal options. The contract shall be in an amount not to exceed \$80,210,912.00. The proposed contractor is being funded with City and State funding. E-PIN #: 12825P0001001.

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 shall be available for inspection by members of the public between May 5, 2025 and May 15, 2025, excluding Saturdays, Sundays and Holidays, during the hours of 9:00 A.M. and 12:00 P.M. and 2:00 P.M. and 4:00 P.M. at One Centre Street, Room 1012N, New York, NY 10007.

In order to access the Public Hearing and testify, please join no later than 9:50 A.M. via Teams or Call-in by Phone: 1-646-893-7101, Access Code: 840 810 555; Teams Meeting ID: 226 905 864 354, Passcode: da3k7U7T. If you need further accommodations, please let us know at least five business days in advance of the Public Hearing via e-mail at: DisabilityAffairs@mocs.nyc.gov or via phone at 1-212-298-0734.

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## POLICE DEPARTMENT

### PUBLIC HEARINGS

**NOTICE IS HEREBY GIVEN** that a Public Hearing will be held on Tuesday, May 20, 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 Digital Vertex Federal LLC, located at 420 National Business Parkway, Suite 500, Annapolis Junction, Maryland 20701 for the provision of a Subscription for Alerts & Reports relating to Terrorism for NYPD's Intelligence Bureau. The Purchase Order/Contract amount will be \$138,206.25. The purchase Order/Contract term will be for two years. Contract EPIN 05625U0006001. All Community Boards.

The Vendor has been selected pursuant to Section 1-02(f)(5) 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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## SMALL BUSINESS SERVICES

### PUBLIC HEARINGS

**NOTICE IS HEREBY GIVEN** that a Contract Public Hearing will be held on Thursday, May 15, 2025 at 10:00 A.M. The Public Hearing can be accessed via Teams or Call-in by Phone:

Teams Meeting ID: 226 905 864 354, Passcode: da3k7U7T  
Or Call-in by Phone: 1-646-893-7101, Access Code: 840 810 555

**IN THE MATTER OF** a proposed contract between the New York City Department of Small Business Services and New York City Industrial and Technology Assistance Corporation, located at 500 7th Avenue, 8th Floor, New York, NY 10018, to support neighborhood-level initiatives that promote economic development, job creation and retention, and community investment. The contract term shall be for three years from July 1, 2024 to June 30, 2027. The amount of this contract is \$450,000.00. CB 6, Manhattan. E-PIN #: 80125L0196001

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 Department of Small Business Services, 1 Liberty Street, 11th Floor, New York, NY 10006, from May 5, 2025 to March 15, 2025, excluding Weekends and Holidays, from 9:00 A.M. to 5:00 P.M. Anyone who wishes to speak at this public hearing should request to do so in writing. The written request must be received by the Agency within five (5) business days after publication of this notice. Written requests to speak should be sent to Mr. Daryl Williams, Agency Chief Contracting Officer, Department of Small Business Services, 1 Liberty Street, 11th Floor, New York, NY 10006, or email to: procurementhelpdesk@sbs.nyc.gov.

In order to access the Public Hearing and testify, please join no later than 9:50 A.M. via Teams or Call-in by Phone: 1-646-893-7101, Access Code: 840 810 555; Teams Meeting ID: 226 905 864 354, Passcode: da3k7U7T. If you need further accommodations, please let us know at least five business days in advance of the Public Hearing via e-mail at: DisabilityAffairs@mocs.nyc.gov or via phone at 1-212-298-0734.

**IN THE MATTER OF** a proposed contract between the New York City Department of Small Business Services and Gay Mens Health Crisis, Inc., located at 307 W. 38th St., 4th Fl., New York, NY 10018, to support neighborhood-level initiatives that promote economic development, job creation and retention, and community investment. The contract term shall be for three years from July 1, 2024 to June 30, 2027. The amount of this contract is \$187,500.00. CB 6, Manhattan. E-PIN #: 80125L0195001

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 Department of Small Business Services, 1 Liberty Street, 11th Floor, New York, NY 10006, from May 5, 2025 to March 15, 2025, excluding Weekends and Holidays, from 9:00 A.M. to 5:00 P.M. Anyone who wishes to speak at this public hearing should request to do so in writing. The written request must be received by the Agency within five (5) business days after publication of this notice. Written requests to speak should be sent to Mr. Daryl Williams, Agency Chief Contracting Officer, Department of Small Business Services, 1 Liberty Street, 11th Floor, New York, NY 10006, or email to: [procurementhelpdesk@sbs.nyc.gov](mailto:procurementhelpdesk@sbs.nyc.gov).

In order to access the Public Hearing and testify, please join no later than 9:50 A.M. via Teams or Call-in by Phone: 1-646-893-7101, Access Code: 840 810 555; Teams Meeting ID: 226 905 864 354, Passcode: da3k7U7T. If you need further accommodations, please let us know at least five business days in advance of the Public Hearing via e-mail at: [DisabilityAffairs@mocs.nyc.gov](mailto:DisabilityAffairs@mocs.nyc.gov) or via phone at 1-212-298-0734.

**IN THE MATTER OF** a proposed contract between the New York City Department of Small Business Services and Regional Alliance for Small Contractors, located at 625 8th Ave., 2nd Floor - North Wing, New York, NY 10018, to provide funding support for capacity building programs for MWDBE and SDVOB in construction, professional services and technology, workforce development training initiatives, Immigrant literacy and training programs. The contract term shall be for three years from July 1, 2024 to June 30, 2027. The amount of this contract is \$1,125,000.00. CB 4, Manhattan. E-PIN #: 80125L0222001.

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 Department of Small Business Services, 1 Liberty Street, 11th Floor, New York, NY 10006, from May 5, 2025 to May 15, 2025 excluding weekends and Holidays, from 9:00 A.M. to 5:00 P.M. Anyone who wishes to speak at this public hearing should request to do so in writing. The written request must be received by the Agency within five (5) business days after publication of this notice. Written requests to speak should be sent to Mr. Daryl Williams, Agency Chief Contracting Officer, Department of Small Business Services, 1 Liberty Street, 11th Floor, New York, NY 10006, or email to: [procurementhelpdesk@sbs.nyc.gov](mailto:procurementhelpdesk@sbs.nyc.gov).

In order to access the Public Hearing and testify, please join no later than 9:50 A.M. via Teams or Call-in by Phone: 1-646-893-7101, Access Code: 840 810 555; Teams Meeting ID: 226 905 864 354, Passcode: da3k7U7T. If you need further accommodations, please let us know at least five business days in advance of the Public Hearing via e-mail at: [DisabilityAffairs@mocs.nyc.gov](mailto:DisabilityAffairs@mocs.nyc.gov) or via phone at 1-212-298-0734.

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## AGENCY RULES

## FRANCHISE AND CONCESSION REVIEW COMMITTEE

### ■ NOTICE

### CAPA REGULATORY AGENDA FY 2026 FRANCHISE AND CONCESSION REVIEW COMMITTEE

In compliance with section 1042 of the New York City Charter, the Franchise and Concession Review Committee (FCRC) submits this regulatory agenda for FCRC Rules that may be promulgated during the next fiscal year, beginning July 1, 2025, and ending June 30, 2026.

#### 1. **SUBJECT:** Concession Rules Reform

- A. **Reason:** The proposed amendments would update the parts of the FCRC Rules that relate to 12 RCNY to bring them up to date with the standards set forth in the Procurement Policy Board rules, provide stronger safe guards for the concessions process, streamline date and timing requirements, and generally modernize the means by which the City solicits and manages concessions.

- B. **Anticipated Contents:** Amendments to 12 RCNY Section 1-01, 1-02, 1-06, 1-07, 1-08, 1-09, 1-10, 1-11, 1-12, 1-13, 1-14, 1-15, 1-16, 1-17 and addition of a new Section 1-18.
- C. **Objectives:** To modernize the FCRC rules.
- D. **Legal Basis:** Sections 373 and 1043 of the New York City Charter.
- E. **Types of individuals and entities likely to be affected:** General vendor community.
- F. **Other relevant laws:** None
- G. **Approximate schedule:** Second Quarter of FY 2026

Agency Contacts: Franchise and Concession Review Committee  
[FCRC@mocs.nyc.gov](mailto:FCRC@mocs.nyc.gov)  
(212) 298-0624

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## LANDMARKS PRESERVATION COMMISSION

### ■ NOTICE

### REGULATORY AGENDA FY 2026

Pursuant to section 1042 of the Charter, the New York City Landmarks Preservation Commission ("LPC") sets forth below its regulatory agenda for fiscal year 2026:

1. **SUBJECT:** Amendments to certain work types, including substitute materials, windows, excavation, skylights and doors, and ministerial corrections to existing rules.

A. **Reason:** LPC is proposing amendments to existing rules regarding substitute materials, excavation and structural support, tolling of permit expiration in certain circumstances, and to address work routinely approved by the Commissioners after a public hearing, as well as ministerial and technical amendments to correct grammatical, typographical and other errors and/or omissions.

B. **Anticipated contents:** Amendments to existing rules.

C. **Objectives:** To implement the Landmarks Law, section 74 of the New York City Charter.

D. **Legal basis:** Section 25-319 of the New York City Administrative Code.

E. **Types of individuals and entities likely to be affected:** Owners of designated property; community and neighborhood groups; interested persons.

F. **Other relevant laws:** None.

G. **Approximate schedule:** First or Second Quarter FY2026. These amendments were included in the agency's FY 2025 Regulatory Agenda but were delayed.

**Agency Contact:** Mark Silberman  
(212) 602-6395

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## SPECIAL MATERIALS

## CITY PLANNING

### ■ NOTICE

### NOTICE OF COMPLETION AND NOTICE OF AVAILABILITY OF A FINAL ENVIRONMENTAL IMPACT STATEMENT

#### The Coney Development

**Project Identification**  
CEQR No. 24DCP129K  
ULURP No. C250108MMK

**Lead Agency**  
City Planning Commission  
120 Broadway, 31<sup>st</sup> Floor  
New York, New York 10271



SEQRA Classification: Type I

### Contact Person

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

Pursuant to City Environmental Quality Review (CEQR), Mayoral Executive Order No. 91 of 1977, CEQR Rules of Procedure of 1991 and the regulations of Article 8 of the State Environmental Conservation Law, State Environmental Quality Review Act (SEQRA) as found in 6 NYCRR Part 617, a Final Environmental Impact Statement (FEIS) has been prepared for the action described below. Copies of the FEIS are available for public inspection at the office of the undersigned as well as online via the Coney Development project page on ZAP: <https://zap.planning.nyc.gov/projects/2024K0230>. To view the Coney Development FEIS and Appendix, navigate to the project page in ZAP and select Public Documents, then "FEIS\_24DCP129K". The proposal involves actions by the City Planning Commission (CPC) and the New York City Council pursuant to Uniform Land Use Review Procedure (ULURP). A public hearing was held on the Draft Environmental Impact Statement (DEIS) on March 19, 2025, in conjunction with the City Planning Commission's citywide public hearing pursuant to ULURP. Advance notice was given of the time and place of the hearing. Written comments on the DEIS were requested and considered by the Lead Agency through 5:00 P.M., March 31, 2025. The FEIS incorporates responses to the public comments received on the DEIS and additional analysis conducted subsequent to the completion of the DEIS.

TSG Coney Island Entertainment Holdco LLC (the "Applicant") is requesting a series of discretionary approvals (the "Proposed Actions") from the City Planning Commission (CPC), subject to the Uniform Land Use Review Procedure (ULURP), which include a City Map amendment and disposition of real property owned by the City, pursuant to the New York City (NYC) Charter Section 197(c)(a)(1). The Proposed Actions would facilitate the development of an approximately 6.4-acre entertainment destination located at the Project Site, which is comprised of (1) Lots 256, 310, and 360 on Block 7074; Lots 1, 5, 11, 12, 14, 25, 30, 33, 414, and 419 on Block 8694; Lots 61, 64, 72, and 433 on Block 8695; and Lots 35, 37, 44, 47, 48, 49, and 50 on Block 8696 (collectively, the "Proposed Project Area"), and (2) a portion of Bowery between West 12th Street and Stillwell Avenue, a volume of air over a portion of West 12th Street and a volume of air over a portion of Stillwell Avenue to be eliminated, discontinued, and closed ("demapped"), and a change to the grading of a portion of Stillwell Avenue between Surf Avenue and Wonder Wheel Way (collectively, the "Proposed Demapping/Grade Change Area"), in the Coney Island neighborhood of Community District 13 (CD 13) in Brooklyn. The Proposed Demapping/Grade Change Area combined with the Proposed Project Area comprise the Project Site. The Proposed Project includes a total of approximately 1,605,623 gross square feet (gsf) comprised of an approximately 428,071 gsf gaming facility; approximately 301,464 gsf of hotel floor area, comprising approximately 500 keys; approximately 132,480 gsf of convention floor area; approximately 72,200 gsf of retail and food hall space; approximately 58,383 gsf of events space; approximately 101,500 gsf of rooftop open space open to visitors to the Proposed Project; and on-site parking comprising 1,500 parking spaces. The analysis year of the Proposed Actions is 2028.

The Applicant seeks to: (i) amend the City Map in order to (i) eliminate, discontinue, and close ("demap") a portion of Bowery between West 12th Street and Stillwell Avenue, (ii) demap and purchase a volume of air over a portion of West 12th Street between Surf Avenue and Bowery, (iii) demap and purchase a volume of air over a portion of Stillwell Avenue between Bowery and Wonder Wheel Way, and (iv) change the grade along Stillwell Avenue between Surf Avenue and Wonder Wheel Way (collectively, the "Proposed City Map Action") in the Coney Island neighborhood of Brooklyn, and generally within the Coney East Subdistrict of the Special Coney Island District (CI) in Community District 13 (CD 13).

In addition to the Proposed City Map and Land Acquisition Action, the Applicant is seeking: (1) a Community Reassessment, Impact and Amelioration (CRIA) action from the NYC Department of Transportation (NYCDOT), pursuant to the NYC Administrative Code Section 19-107(b) in order to pedestrianize a portion of Stillwell Avenue between Surf Avenue and Wonder Wheel Way (the "CRIA Action"); (2) pursuing a Public Design Commission (PDC) approval in order to landscape and beautify a portion of Stillwell Avenue between Surf Avenue and Wonder Wheel Way (the "PDC Action"), and (3) a license from the New York State Gaming Facility Location Board, subject to a separate New York State approval process, to operate a gaming facility on the Project Site ("Gaming Facility License"). The Proposed City Map Action, together with the CRIA Action, the PDC Action and the Gaming Facility License are referred to as the "Proposed Actions."

The New York City Department of City Planning (DCP), acting on behalf of the City Planning Commission (CPC), is the lead agency for the environmental review. Based on the Environmental Assessment Statement (EAS) that has been prepared, the lead agency has determined that the Proposed Actions have the potential to result in significant adverse environmental impacts, requiring that an Environmental Impact Statement (EIS) be prepared. The 2021 *City Environmental Quality Review (CEQR) Technical Manual* served as a general guide on the methodologies and impact criteria for evaluating the Proposed Project's effects on the various areas of environmental analysis.

Under the With-Action condition, the Proposed Actions would facilitate the Proposed Project, an approximately 1.6 million gsf entertainment-oriented development, located on the Project Site. The Proposed Project includes a total of approximately 1,605,623 gross square feet (gsf) comprised of an approximately 428,071 gsf gaming facility; approximately 301,464 gsf of hotel floor area, comprising approximately 500 keys; approximately 132,480 gsf of convention floor area; approximately 72,200 gsf of retail and food hall space; approximately 58,383 gsf of events space; approximately 101,500 gsf of rooftop open space open to visitors of the Proposed Project; and on-site parking comprising 1,500 parking spaces.

The Proposed Project will be constructed in a single phase and will be operational in 2028. Construction would start in 2025 upon the completion of ULURP and issuance of a Gaming Facility License by the New York State Gaming Commission.

### HISTORIC AND CULTURAL RESOURCES

The Proposed Project would result in a significant adverse impact related to historic and cultural architectural resources. The Project Site has no archaeological significance and architectural resources within the study area are not sunlight-sensitive. The Proposed Project would result in a direct effect on State/National Registers of Historic Places (S/NR) eligible Coney Island Historic District properties within the Project Site. The New York State Office of Parks, Recreation, and Historic Preservation (OPRHP) resource evaluation for S/NR eligibility states that this resource is significant under Criterion A in the areas of entertainment/recreation and social history as the birthplace of the modern American amusement industry. The district also meets Criterion C in the area of design for its collection of several stellar twentieth century amusement rides including Deno's Wonder Wheel, the Cyclone Roller Coaster (NR-listed), the Parachute Jump (NR-listed), and the Astroland Tower. Visual and contextual impacts to NYC landmarks including the Coney Island Riegelmann Boardwalk Scenic Landmark (LP-2583), the former Child's Restaurant Building (LP-2410), the Child's Restaurant (LP-2106), the Parachute Jump (LP-1638), the Shore Theater (Coney Island Theater Building, LP-2408), and the Wonder Wheel (LP-1708) would constitute a significant adverse impact. The Child's Restaurant Building (NYC Landmark) located adjacent to the Project Site would receive protection from accidental damage due to adjacent construction with the required measures of the NYC Department of Buildings (DOB) Technical Policy and Procedure Notice (TPPN) #10/88 in place.

The Project Site is located within the S/NR-eligible Coney Island Historic District and in the vicinity of designated NYC Landmark and S/NR-listed resources. The visual prominence of the architectural resources would be diminished because of the introduction of taller structures on the Project Site, which would constitute a significant adverse impact. To partially mitigate these impacts, the following design goals will be considered, to the maximum extent practicable consistent with mitigation standards:

**Referential Design:** The design should aim to draw inspiration from the historic district's significant features, past and present, e.g., architectural details, materials, and forms should aim to echo those of historic structures to foster continuity and reinforce the district's historic identity.

**Compatibility with Historic Features:** The design should aim to respect and complement the district's historic form and features, past and present. Features should aim to be incorporated to respond to the surrounding historic context and adjacent landmarks.

**Preservation of Key Relationships:** The design should aim to maintain and/or complement the spatial relationships within the district and its defining elements, such as the boardwalk, waterfront, and key amusements.

**Viewshed Protection:** The design should aim to respect and/or complement the prominence of iconic landmarks within the district's landscape, such as the Wonder Wheel.

Additionally, photo documentation of the Project Site and adjacent architectural resources will be prepared to Historic American Buildings Survey (HABS) Level II standards to partially mitigate this significant adverse impact.



## TRANSPORTATION

Detailed transportation analyses were conducted for vehicular traffic, transit, pedestrians, street user safety, and parking. The analysis of potential effects to transportation elements concludes that the Proposed Actions would result in significant adverse operational-period impacts to traffic, highway and pedestrians. Potential measures to mitigate these impacts to the extent practicable are presented below, including signal timing changes, lane geometry changes, and sidewalk widenings. The Applicant or developers for the Proposed Project will, in coordination with NYCDOT, conduct studies under a future TMP during construction and after project completion. The TMP studies are expected to evaluate actual project-generated demand and background conditions during construction and after project completion and would consider adjusting the identified mitigation strategies as appropriate and practicable to address traffic and pedestrian issues at that future point in time. The implementation of the approved mitigation measures will be subject to the discretion of the implementing agencies as well as the findings from the future TMP.

### *Traffic*

The Proposed Project would result in significant adverse traffic impacts. Mitigation measures such as signal timing changes, modifications to curbside parking regulations, and lane geometry changes would fully mitigate or partially mitigate several of the significant adverse traffic impacts. If DOT determines that an identified traffic engineering improvement is not feasible, and no alternative and equivalent measure is identified, then that impact would remain unmitigated.

### *Pedestrians*

The Proposed Project would result in significant adverse pedestrian impacts. The east crosswalk at Stillwell Avenue and Surf Avenue would be fully mitigated by widening the crosswalk by 10 feet. Implementation of these mitigation measures is subject to the review and approval of NYCDOT. If this measure is deemed infeasible and no alternative mitigation measures can be identified, then the identified significant adverse pedestrian impact would be unmitigated. The south crosswalk at West 12th Street and Surf Avenue and the north sidewalk on the east leg of Surf Avenue and Stillwell Avenue would remain unmitigated as no practicable or feasible measures were identified to mitigate these significant adverse impacts.

There would be no significant adverse impacts at the corners that were studied under the With-Action condition.

### *Freeway Facilities*

The Proposed Project would result in significant adverse freeway facilities impacts. The freeway segments would remain unmitigated as no practicable or feasible measures were identified to mitigate these significant adverse impacts.

## CONSTRUCTION

Construction of the Proposed Project would result in the potential for significant adverse construction-related impacts related to traffic and pedestrians during peak construction periods. The Applicant or developers for the Proposed Project will, in coordination with NYCDOT, conduct studies under a future TMP. The discussion below outlines potential mitigation measures that would fully or partially mitigate the identified significant adverse impacts. Note that the deployment of Traffic Enforcement Agents (TEAs) and the placement of Variable Message Signs (VMSs) may be necessary to help reduce construction impacts and will be considered as part of the TMP.

### *Traffic*

Construction of the Proposed Project would result in significant adverse traffic impacts at 8 signalized intersections during one or more analyzed peak hours. Mitigation measures such as signal timing changes and lane geometry changes would fully mitigate or partially mitigate several of the significant adverse construction-related traffic impacts.

Significant adverse construction-related impacts would be fully mitigated during one or more analyzed peak hours. The remaining impacted lane groups and intersections during the analysis peak hours would remain unmitigated as no practicable or feasible measures were identified to mitigate these significant adverse construction-related impacts.

### *Pedestrians*

Construction of the Proposed Project would result in a significant adverse pedestrian impact at the east crosswalk at Stillwell Avenue and Surf Avenue in the Weekday PM peak hour. The east crosswalk at Stillwell Avenue and Surf Avenue would be fully mitigated by widening the crosswalk by two feet. If this measure is deemed infeasible and no alternative mitigation measures can be identified, then the identified significant adverse pedestrian impact would be unmitigated. There would be no sidewalk- and/or corner-related significant adverse pedestrian impacts during the peak construction period.

## ALTERNATIVES

The DEIS considers three alternatives – a No-Action Alternative, a No Unmitigated Significant Impacts Alternative, and a Lower Limiting Plane Modification alternative. The No-Action Alternative examines future conditions within the Proposed Project Area but assumes the absence of the Proposed Actions (i.e., none of the discretionary approvals proposed as part of the Proposed Actions would be adopted). While the No-Action Alternative would not result in significant adverse impacts, it would not achieve the purpose and need of the Proposed Action.

As noted, potential mitigation measures to address significant adverse impacts related to historic and cultural resources, transportation and construction were identified for the Proposed Project. In the absence of the application of mitigation measures, the impacts would remain unmitigated. In addition, the Proposed Project would result in significant adverse impacts for which no practicable mitigation has been identified, including unmitigated impacts to transportation. No reasonable alternative could be developed to eliminate the unmitigated significant adverse impacts without substantially compromising the Proposed Project's stated purpose and need.

The Lower Limiting Plane Modification Alternative explores an alternative to the Proposed Project that would have the potential to increase the height of the lower limiting plane of the West 12th Street skybridge, to allow for an improved pedestrian experience. This alternative would reduce the amount of convention space by removing a floor from the West 12th Street skybridge, increasing the lower limiting plane of the skybridge from approximately 33.65 feet to approximately 50 feet. This alternative would reduce the amount of convention space by approximately 7,485 gsf. The overall bulk, including building heights and setbacks, and location of the Proposed Project would remain unchanged with this alternative. The Lower Limiting Plane Modification Alternative would result in the same significant adverse impacts as that of the Proposed Project.

Copies of the FEIS may be obtained from the Environmental Assessment and Review Division, New York City Department of City Planning, 120 Broadway, 31st Floor, New York, New York 10271, Stephanie Shellooe, Director, AICP (212) 720-3328; and on the New York City Department of City Planning's website located at <https://zap.planning.nyc.gov/projects/2024K0230>.

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## NEGATIVE DECLARATION

<b>Project Identification</b>	<b>Lead Agency</b>
CEQR No. 25DCP029K	City Planning Commission
ULURP Nos. 250064ZMK	120 Broadway, 31 <sup>st</sup> Floor
SEQRA Classification: Type I	New York, New York 10271

### **Contact Person**

Stephanie Shellooe, Director  
(212) 720-3493  
Environmental Assessment and Review Division  
New York City Department of City Planning

### **74 Bogart Street**

Statement of No Significant Effect

Pursuant to Executive Order 91 of 1977, as amended, and the Rules of Procedure for City Environmental Quality Review, found at Title 62, Chapter 5 of the Rules of the City of New York and 6 NYCRR, Part 617, State Environmental Quality Review, the Department of City Planning acting on behalf of the City Planning Commission assumed the role of lead agency for the environmental review of the proposed actions. Based on a review of information about the project contained in this environmental assessment statement (EAS) and any attachments hereto, which are incorporated by reference herein, the lead agency has determined that the proposed actions would not have a significant adverse impact on the environment. The above determination is based on information contained in this EAS, which finds the proposed actions sought before the City Planning Commission would not have a significant adverse impact on the environment. Reasons supporting this determination are noted below.

### **Land Use, Zoning, and Public Policy**

A detailed analysis of land use, zoning, and public policy is included in the EAS. The Applicant, 74 Bogart LLC, is seeking a Zoning Map Amendment to rezone an existing M1-2 district to an M1-4A district on Brooklyn Block 3084, Lot 1 (the "Proposed Action") in the Bushwick neighborhood of Brooklyn Community District 1. The project area is bounded by Bogart Street to the west, Ingraham Street to the north, Morgan Avenue to the east, and Harrison Place to the south. The Proposed Action would facilitate the development of a 124-foot tall,

247,000 gross square foot (gsf) art storage facility (the “Proposed Development”) on the western portion of the project site, which currently contains an open parking lot for commercial vehicle storage. The Proposed Development, which would be located immediately adjacent to an existing self-storage facility, would be compatible with existing land uses in the immediate vicinity and within the study area. The proposed zoning map amendment would allow for greater commercial and community facility density, the elimination of parking requirements, and would change height and setback requirements, but the proposed M1-4A district is compatible with the existing land use and zoning character of the study area. In addition, the Proposed Action would not hinder or conflict with and public policies. Therefore, no significant adverse impacts on land use, zoning, or public policy would occur.

### Shadows

A detailed analysis of shadows is included in the EAS. Within the longest shadow area of the Proposed Development there is one sunlight sensitive resource, Justice Gilbert Ramirez Park, that was determined to require a detailed analysis. The incremental shadows coverage was measured on three analysis days of the year and analysis showed that the shadows would neither significantly reduce nor completely eliminate direct sunlight expose to any of the sunlight sensitive resources in the identified open space and would not significantly alter the public's use of the open space or threaten viability of vegetation or other sunlight sensitive features. Therefore, incremental shadows from the Proposed Development would not be considered a significant adverse impact.

### Urban Design and Visual Resources

A detailed analysis of urban design and visual resources is included in the EAS. The Proposed Action has the potential to change pedestrian experiences of public space surrounding the Project Site in comparison to the No-Action scenario, making it necessary to assess the Proposed Action's potential impacts on urban design and visual resources. An assessment of urban design concluded that the Proposed Action would not constitute a significant adverse impact as it would not alter the arrangement or functionality of the neighborhood. An assessment of visual resources concluded that while the Proposed Development would represent a change from a pedestrian perspective of a State and National Register of Historic Places eligible building at 56 Bogart Street, it would not represent a significant adverse impact as the building would still be visible from already partially-obstructed viewpoints. Therefore, the Proposed Action would not result in significant adverse impacts on urban design or visual resources in the Primary or Secondary Study Areas.

### Historical and Cultural Resources

This EAS includes an analysis of historic and cultural resources. NYC Landmarks and Preservation Commission (LPC) determined that there are no significant archaeological resources that exist within the Project Area. Within 400-feet of the Project area there is a State and National Register eligible building located at 56 Bogart Street (Block 3093, Lot 1). In order to avoid the potential for significant adverse impacts, the applicant will enter a restrictive declaration requiring the implementation of project components related to the environment through a construction protection plan that would preclude any potential impacts to historic resources related to construction activities. With these measures in place, the proposed actions would not result in construction-period significant adverse impacts and no further analysis is warranted.

### Disadvantaged Communities

This EAS includes an assessment for effects on Disadvantaged Communities (DAC). The Project Site is located within a census tract identified as a DAC having comparatively higher burdens and vulnerabilities. As the CEQR Technical Manual has not been updated to include guidance for an assessment of Effects of Disadvantaged Communities, the SEQRA Environmental Assessment Form (EAF) has been consulted for guidance for this analysis. The Proposed Actions would not result in significant adverse impacts in any technical areas analyzed in this EAS: land use, zoning and public policy; shadows; urban design and visual resources; historical and cultural resources; hazardous materials and air quality. Based on this assessment, the Proposed Actions would not disproportionately affect disadvantaged communities, nor cause or increase a disproportionate pollution burden.

### Hazardous Materials and Air Quality

An (E) designation (E-841) related to hazardous materials and air quality would be established as part of the approval of the proposed actions. Refer to “Determination of Significance Appendix: (E) designation” for the applicable (E) designation requirements. The hazardous materials and air quality analyses conclude that with the (E) designation in place, the proposed actions would not result in a significant adverse impact related to hazardous materials and air quality.

No other significant effects upon the environment that would require the preparation of a Draft Environmental Impact Statement are foreseeable. This Negative Declaration has been prepared in accordance with Article 8 of the New York State Environmental Conservation Law (SEQRA). Should you have any questions pertaining to this Negative Declaration, you may contact Alexander Plackis at [aplackis@planning.nyc.gov](mailto:aplackis@planning.nyc.gov).

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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: DCAS 856

Vendor: FJC Security Services

Description of Services to be Provided: Security guard services

Anticipated Procurement Method: Amendment

Anticipated New Start Date: 7/1/2025

Anticipated New End Date: 6/30/2026

Anticipated Modifications to Scope: None

Reason for Renewal/Extension: Capacity (\$) and time for an additional one year

Job Titles: special officer, supervising special officer, city security aid

Headcounts: 73

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## YOUTH AND COMMUNITY DEVELOPMENT

### ■ NOTICE

#### Notice of Concept Paper

The NYC Department of Youth and Community Development (DYCD) is releasing a concept paper to obtain feedback that will assist with the development of an upcoming request for proposals (RFP) for the Boxing Community Center. Through this RFP, DYCD aims to fund a specialized Boxing Community Center located in the New York City Housing Authority (NYCHA) Van Dyke Community Center.

It's anticipated the concept paper will be released on May 12, 2025 with comments invited through June 13, 2025. Comments must be submitted via PASSPort by uploading your comments in the questionnaire tab.

To respond to this forthcoming RFP and all other Human/Client Services RFPs, organizations must have an account and an approved HHS Prequalification application in PASSPort. Proposals and Prequalification applications will ONLY be accepted through PASSPort. If you do not have a PASSPort account or an approved PASSPort HHS Prequalification Application, please visit [www.nyc.gov/passport](http://www.nyc.gov/passport) to get started.

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## CHANGES IN PERSONNEL

FIRE DEPARTMENT FOR PERIOD ENDING 03/14/25						
NAME	TITLE		NUM	SALARY	ACTION	PROV EFF DATE AGENCY
HUGHES	ROBERT	J	70360	\$111513.0000	PROMOTED	NO 02/22/25 057
HURSON	JAMES	T	70365	\$136093.0000	PROMOTED	NO 02/22/25 057
IMPERIAL	JESSIE		53052	\$36330.0000	APPOINTED	NO 02/09/25 057

FIRE DEPARTMENT FOR PERIOD ENDING 03/14/25						
NAME	TITLE		NUM	SALARY	ACTION	PROV EFF DATE AGENCY
IOVINO	SAMANTHA	M	53052	\$36330.0000	APPOINTED	NO 02/09/25 057
ISSA	ALI	S	53052	\$36330.0000	APPOINTED	NO 02/09/25 057
JABLONSKI	BRIAN		70365	\$136093.0000	PROMOTED	NO 02/22/25 057
JENKINS	TODD	T	70360	\$111513.0000	PROMOTED	NO 02/22/25 057

JENSEN	JAMES	L	53052	\$36330.0000	APPOINTED	NO	02/09/25	057
JIMENEZ CANEJET	JOHN	M	53052	\$36330.0000	APPOINTED	NO	02/09/25	057
JOHN HIJAZI	KAHLILL	M	53053	\$39386.0000	APPOINTED	NO	02/09/25	057
JOHNSON	JAMES	R	70360	\$111513.0000	PROMOTED	NO	02/22/25	057
JOHNSTON	RYAN	J	70365	\$136093.0000	PROMOTED	NO	02/22/25	057
JOSEPH	NASSER		53052	\$36330.0000	APPOINTED	NO	02/09/25	057
KAPPEL	JONATHAN A		70370	\$155563.0000	PROMOTED	NO	02/22/25	057
KEITA	DIARRAH		53052	\$36330.0000	APPOINTED	NO	02/09/25	057
KELLY	CHRISTOP	P	70365	\$136093.0000	PROMOTED	NO	02/22/25	057
KELLY	KIERAN	W	70360	\$111513.0000	PROMOTED	NO	02/22/25	057
KIM	JAHON		70360	\$111513.0000	PROMOTED	NO	02/22/25	057
KIRCHGAESSNER	KENNETH	A	53053	\$39386.0000	APPOINTED	NO	02/09/25	057
KOWALESKI	CONOR	T	53052	\$36330.0000	APPOINTED	NO	02/09/25	057
KWAN	CHUN		31171	\$65489.0000	APPOINTED	YES	02/23/25	057
LAUREANO JR	HENRY	X	53052	\$36330.0000	APPOINTED	NO	02/09/25	057
LAZO MOROCHO	JOHN	F	53052	\$36330.0000	RESIGNED	NO	02/14/25	057
LEAL CARDENAS	GIAM	P	53052	\$36330.0000	APPOINTED	NO	02/09/25	057
LEHR	JOSHUA	R	53052	\$36330.0000	APPOINTED	NO	02/09/25	057
LEMBO	ISABELLA	P	53052	\$36330.0000	APPOINTED	NO	02/09/25	057
LEVENS	MARK		70370	\$155563.0000	PROMOTED	NO	02/22/25	057
LODISPOTO	JAMES	C	53052	\$36330.0000	APPOINTED	NO	02/09/25	057
LOUIS-JEAN	KELLER		53053	\$39386.0000	APPOINTED	NO	02/09/25	057
LUCCHESI	STEVEN	J	70370	\$155563.0000	PROMOTED	NO	02/22/25	057
MAIZ	DANIEL	V	53053	\$41617.0000	RESIGNED	NO	03/05/25	057
MALIK	IDRIS	A	53052	\$36330.0000	APPOINTED	NO	02/09/25	057
MANNA	VICTORIA	T	06977	\$120000.0000	APPOINTED	YES	03/02/25	057
MANTILLA	BRYAN	I	53052	\$36330.0000	APPOINTED	NO	02/09/25	057
MANTIONE	DORREN	A	53052	\$36330.0000	APPOINTED	NO	02/09/25	057
MARCHETTA	ERIK	G	53053	\$39386.0000	INCREASE	NO	02/16/25	057
MASCOL JR	RAFAEL	A	53052	\$36330.0000	APPOINTED	NO	02/09/25	057
MAUCERI	ANTHONY		70365	\$136093.0000	PROMOTED	NO	02/22/25	057
MAZEH	RANA		53052	\$36330.0000	RESIGNED	NO	02/14/25	057
McCORMACK	THOMAS	C	70360	\$111513.0000	PROMOTED	NO	02/22/25	057
McDERMOTT	COURLLEON		53052	\$36330.0000	APPOINTED	NO	02/09/25	057
McGUIRE	KIERAN	P	53053	\$39386.0000	INCREASE	NO	02/16/25	057
MCHUGH	RORY	C	53052	\$36330.0000	APPOINTED	NO	02/09/25	057
MCKAY	BRIAN	J	70370	\$155563.0000	PROMOTED	NO	02/22/25	057
McLARNAY	DEVIN	E	53053	\$39386.0000	INCREASE	NO	02/16/25	057
McNALLY	MICHAEL	K	70370	\$155563.0000	PROMOTED	NO	02/22/25	057
MEDAGLIA	CHRISTOP	J	53053	\$39386.0000	INCREASE	NO	02/16/25	057
MEKES JR	WILLIAM	A	70365	\$136093.0000	PROMOTED	NO	02/22/25	057
MEIER	NOAH	G	53053	\$39386.0000	INCREASE	NO	02/16/25	057
MENDEZ	BRIAN		53052	\$36330.0000	RESIGNED	NO	02/22/25	057
MENDEZ	EDWIN		53053	\$62393.0000	RETIRED	NO	02/28/25	057
MILEY JR	ROBERT	W	70360	\$111513.0000	PROMOTED	NO	02/22/25	057
MILLMAN	JAKOB	J	53053	\$39386.0000	INCREASE	NO	02/16/25	057
MINSON	ETHAN	C	53053	\$39386.0000	APPOINTED	NO	02/09/25	057

FIRE DEPARTMENT  
FOR PERIOD ENDING 03/14/25

		TITLE							
NAME		NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY		
MOEN	RAYMOND	J	70365	\$136093.0000	PROMOTED	NO	02/22/25	057	
MOHAN	BRENDAN	T	70365	\$136093.0000	PROMOTED	NO	02/22/25	057	
MONTGOMERY	JALEN		53052	\$36330.0000	APPOINTED	NO	02/09/25	057	
MOORE	JAMES	B	53052	\$36330.0000	APPOINTED	NO	02/09/25	057	
MORITZ	JONATHAN	E	70365	\$136093.0000	PROMOTED	NO	02/22/25	057	
MORRIS	MARISSA	I	53053	\$39386.0000	APPOINTED	NO	02/09/25	057	
MOSES	JAYLEN	E	53052	\$36330.0000	APPOINTED	NO	02/09/25	057	
MUELLER	SEAN	C	53053	\$39386.0000	INCREASE	NO	02/16/25	057	
MUNGE	VINCENT	M	53052	\$36330.0000	APPOINTED	NO	02/09/25	057	
NAPOLETANO	RACHEL	M	53053	\$39386.0000	INCREASE	NO	02/16/25	057	
NETRA-REEP JR.	BRIAN	J	53052	\$36330.0000	APPOINTED	NO	02/09/25	057	
NG	RYAN	K	53052	\$36330.0000	APPOINTED	NO	02/09/25	057	
NIETO VAZQUEZ	DEREK	J	53053	\$39386.0000	INCREASE	NO	02/16/25	057	
NIEVES JR	JAVIER	R	53052	\$36330.0000	APPOINTED	NO	02/09/25	057	
O'BOYLE	JAMES	M	53053	\$39386.0000	INCREASE	NO	02/16/25	057	
ODEH	MOHAMMED	I	53053	\$39386.0000	INCREASE	NO	02/16/25	057	
ODOM	NIKISHA	C	53052	\$36330.0000	RESIGNED	NO	02/15/25	057	
OJEDA	RAVEN	S	53052	\$36330.0000	APPOINTED	NO	02/09/25	057	
OTT	BRIAN	F	70382	\$204095.0000	PROMOTED	NO	02/22/25	057	
PALANIAN	RAMESHWA	A	53052	\$36330.0000	APPOINTED	NO	02/09/25	057	
PALMS	MARTIN	G	70360	\$111513.0000	PROMOTED	NO	02/22/25	057	
PANG	ETIENNE	S	53053	\$39386.0000	INCREASE	NO	02/16/25	057	
PAPACCIO	VINCENT	T	53052	\$36330.0000	APPOINTED	NO	02/09/25	057	
PARCHMENT	ROMARIO	A	53052	\$36330.0000	APPOINTED	NO	02/09/25	057	
PARCO	JAMES	D	70370	\$155563.0000	PROMOTED	NO	02/22/25	057	
PENA	SHANIAH	C	53052	\$36330.0000	APPOINTED	NO	02/09/25	057	
PENNER	MICHAEL	R	70360	\$111513.0000	PROMOTED	NO	02/22/25	057	
PERDIKOU	COOPER	V	53052	\$36330.0000	APPOINTED	NO	02/09/25	057	
PEREZ	EDDIE	J	53052	\$36330.0000	APPOINTED	NO	02/09/25	057	
PERROTT	FRANCIS	G	70360	\$134819.0000	RETIRED	NO	08/30/24	057	
PETROZZELLA	SOPHIA	L	53052	\$36330.0000	APPOINTED	NO	02/09/25	057	
QUACKENBUSH	MARK	S	70360	\$111513.0000	PROMOTED	NO	02/22/25	057	
QUINN	MATTHEW	T	70370	\$155563.0000	PROMOTED	NO	02/22/25	057	
QUINONES	JAMES	E	53052	\$36330.0000	APPOINTED	NO	02/09/25	057	
RAMDEHALL	CALVIN		70310	\$56287.0000	RESIGNED	NO	03/04/25	057	
RAMIREZ	SHARI		53052	\$36330.0000	APPOINTED	NO	02/09/25	057	
RENGEL	ANTHONY	E	53053	\$39386.0000	APPOINTED	NO	02/09/25	057	
REYES JR	RICHARD	J	53052	\$36330.0000	APPOINTED	NO	02/09/25	057	
REYNOLDS	PETER	T	53052	\$36330.0000	APPOINTED	NO	02/09/25	057	
RIOS	JULIENE	S	53052	\$36330.0000	APPOINTED	NO	02/09/25	057	
RIVERA	CHRISTOP	L	70310	\$56287.0000	RESIGNED	NO	03/05/25	057	
RIVERA	MICHAEL		53054	\$76586.0000	RETIRED	NO	03/01/25	057	

ROLDAN	RYAN	P	53052	\$36330.0000	APPOINTED	NO	02/09/25	057
ROMAN	JASON	J	53052	\$36330.0000	APPOINTED	NO	02/09/25	057
ROMANO	ANTHONY	M	70370	\$155563.0000	PROMOTED	NO	03/02/25	057
ROMERO	JESUS	D	53053	\$39386.0000	APPOINTED	NO	02/09/25	057
ROSE	DAVION	A	53052	\$36330.0000	APPOINTED	NO	02/09/25	057
RUSSO JR	FRANK		70360	\$111513.0000	PROMOTED	NO	02/22/25	057
SAADE	NOAH	A	53052	\$36330.0000	APPOINTED	NO	02/09/25	057
SAALFRANK	DANIEL	A	70370	\$155563.0000	PROMOTED	NO	02/22/25	057
SAINT-VIL	STACY	L	53052	\$36330.0000	APPOINTED	NO	02/09/25	057

FIRE DEPARTMENT  
FOR PERIOD ENDING 03/14/25

		TITLE							
NAME		NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY		
SALEH	ABDULRAB	K	53052	\$36330.0000	RESIGNED	NO	02/19/25	057	
SANCHEZ	SALVATOR	G	53052	\$36330.0000	APPOINTED	NO	02/09/25	057	
SANDOVAL	ROBERTO		70360	\$111513.0000	PROMOTED	NO	02/22/25	057	
SANGIRARDI	NICHOLAS		70365	\$136093.0000	PROMOTED	NO	02/22/25	057	
SANTANA	RAINIER	N	53052	\$36330.0000	APPOINTED	NO	02/09/25	057	
SANTANA RODRIGU	ARDELSON	E	53052	\$36330.0000	RESIGNED	NO	02/14/25	057	
SANTIAGO	BETZAIDA		53053	\$39386.0000	INCREASE	NO	02/16/25	057	
SCHETTINI JR	GIUSEPPE	P	53053	\$39386.0000	INCREASE	NO	02/16/25	057	
SERRA	FRANCIS	J	53053	\$39386.0000	INCREASE	NO	02/16/25	057	
SERRA	ROBERT	E	53052	\$36330.0000	APPOINTED	NO	02/09/25	057	
SERUMA	EWELINA		31171	\$56947.0000	APPOINTED	YES	03/02/25	057	
SERVANTES	NICHOLAS	L	53053	\$39386.0000	INCREASE	NO	02/16/25	057	
SEYMOUR	STEVEN		70360	\$111513.0000	PROMOTED	NO	02/22/25	057	
SIERRA	ZOE	A	53052	\$36330.0000	APPOINTED	NO	02/09/25	057	
SIGNOR JR	THOMAS	V	53053	\$39386.0000	INCREASE	NO	02/16/25	057	
SMITH	JAMIE	R	53052	\$36330.0000	APPOINTED	NO	02/09/25	057	
SMITH	JOSHUA	J	70382	\$204095.0000	PROMOTED	NO	02/22/25	057	
SOTO	JORELL		53052	\$36330.0000	APPOINTED	NO	02/09/25	057	
STANLEY	MARISSA	D	53052	\$36330.0000	APPOINTED	NO	02/09/25	057	
SULLIVAN	JOSEPH	G	53053	\$39386.0000	INCREASE	NO	02/16/25	057	
SULTON	SEAN	A	53053	\$49047.0000	RESIGNED	NO	02/04/25	057	
TANCREDI	JAMES	V	70360	\$111513.0000	PROMOTED	NO	02/22/25	057	
THADHANI	PAVAN	K	53052	\$36330.0000	RESIGNED	NO	02/18/25	057	
THOMAS	ZORY	A	53053	\$39386.0000	APPOINTED	NO	02/09/25	057	
TIMOTHY	MARTIN	I	31661	\$59880.0000	RETIRED	NO	03/02/25	057	
TORO	ERIK	R	53052	\$36330.0000	APPOINTED	NO	02/09/25	057	
TORRES JR	THOMAS		53053	\$39386.0000	APPOINTED	NO	02/09/25	057	
TURK	JOSHUA	A	53052	\$36330.0000	APPOINTED	NO	02/09/25	057	
VALENCIA	JUAN	K	53052	\$36330.0000	APPOINTED	NO	02/09/25	057	
VALITUTTO	LORI		53053	\$59534.0000	RESIGNED	NO	01/14/25	057	
VARGAS AMAYA	MAURICIO		53052	\$36330.0000	APPOINTED	NO	02/09/25	057	
VEGA	ANTHONY		53052	\$36330.0000	APPOINTED	NO	02/09/25	057	
VEGA	ISABEL	I	53053	\$41617.0000	RESIGNED	NO	02/16/25	057	
VELAZQUEZ	TONY		53052	\$36330.0000	APPOINTED	NO	02/09/25	057	
VENTURA LOBO	BRENNEN	D	53052	\$36330.0000	APPOINTED	NO	02/09/25	057	
VILLANO	JAMES		53052	\$36330.0000	APPOINTED	NO	02/09/25	057	
VILLARLOEL	LYNDON		53053	\$39386.0000	APPOINTED	NO	02/09/25	057	
VILLARUEL	GEORGE		53052	\$36330.0000	APPOINTED	NO	02/09/25	057	
VIVERITO	ANTHONY	R	70360	\$111513.0000	PROMOTED	NO	02/22/25	057	
WAYNE	JUSTIN	E	70365	\$136093.0000	PROMOTED	NO	02/22/25	057	
WEATHERLY	ISAIAH	D	53052	\$36330.0000	APPOINTED	NO	02/09/25	057	
WHISTON	LIAM	A	53052	\$36330.0000	APPOINTED	NO	02/09/25	057	
WIEBER	ERIK	R	70360	\$111513.0000	PROMOTED	NO	02/22/25	057	
WILKINS	MEKHI	M	53052	\$36330.0000	APPOINTED	NO	02/09/25	057	
WILLETTS	MAKAYLA	F	53052	\$36330.0000	APPOINTED	NO	02/09/25	057	
WILSON	JAYLIN	D	53052	\$36330.0000	APPOINTED	NO	02/09/25	057	
WOODARD	CHRISTIN		53053	\$39386.0000	INCREASE	NO	02/16/25	057	
WYLIE	LOGAN	P	53052	\$36330.0000	APPOINTED	NO	02/09/25	057	
YISRAEL	HAHLEL		53052	\$36330.0000	APPOINTED	NO	02/09/25	057	
YOUNG	ALEXANDE P		53052	\$36330.0000	APPOINTED	NO	02/09/25	057	
YOUNG	NELLIE	C	1002C	\$85872.0000	RETIRED	NO	02/22/25	057	

BALHOTRA	KARMEN	S	52366	\$57127.0000	APPOINTED	YES	02/23/25	067
BARAL	DEBINI		52366	\$57127.0000	APPOINTED	YES	02/23/25	067
BARROTT	NOEL	C	52366	\$57127.0000	APPOINTED	YES	02/23/25	067
BARRY	DABEL		52366	\$57127.0000	APPOINTED	YES	02/23/25	067
BAUTISTA ESPINA	MARILEID		52366	\$57127.0000	RESIGNED	YES	12/31/24	067
BEAL	ELAINE		52366	\$57127.0000	APPOINTED	YES	02/23/25	067
BERNARD	SENTHIA		52366	\$57127.0000	APPOINTED	YES	02/23/25	067
BETIKU	DANIEL	B	10234	\$15.5000	RESIGNED	YES	09/15/19	067
BHATTI	AYISHA	J	52366	\$57127.0000	APPOINTED	YES	02/23/25	067
BRADLEY	YASHIKA	M	52366	\$60236.0000	RESIGNED	YES	11/09/23	067
BROWN	ANAYA	G	52366	\$62043.0000	RESIGNED	YES	02/23/25	067
BROWN	ANTONIO		52366	\$57127.0000	APPOINTED	YES	02/23/25	067
BROWN	NACIREMA		52366	\$57127.0000	APPOINTED	YES	02/23/25	067
BRUNETTI	JOHN	B	1002F	\$105870.0000	RETIRED	NO	03/02/25	067
BRYANT	TAICHE	L	52366	\$57127.0000	APPOINTED	YES	02/23/25	067
BURKE	MARGARET	J	52366	\$57127.0000	APPOINTED	YES	02/23/25	067
CABRERA KING	CESAR	A	10050	\$192289.0000	RESIGNED	NO	09/04/24	067

ADMIN FOR CHILDREN'S SVCS  
FOR PERIOD ENDING 03/14/25

NAME	TITLE	NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY
CAMPBELL	CHYNA	N	52366	\$57127.0000	APPOINTED	YES	02/23/25 067
CANCINOS	TATIANA	I	52366	\$57127.0000	APPOINTED	YES	02/23/25 067
CARTWRIGHT	AMBER		95823	\$230000.0000	APPOINTED	YES	03/02/25 067
CASIANO	NILDA	E	52366	\$57127.0000	APPOINTED	YES	02/23/25 067
CASTRO	CAITRONI	A	52366	\$57127.0000	APPOINTED	YES	02/23/25 067
CESPEDES	MARGARIT		52366	\$57127.0000	APPOINTED	YES	02/23/25 067
CHOI	BRENDAN		52366	\$57127.0000	APPOINTED	YES	02/23/25 067
CHOULOUTE	LOUCITO	F	52366	\$66159.0000	RESIGNED	YES	02/23/25 067
CHOWDHURY	UCHIMONG		52366	\$57127.0000	APPOINTED	YES	02/23/25 067
CHRISTIAN-MURRA	CYRINA		52366	\$62043.0000	RESIGNED	YES	03/03/25 067
CLARK	NYAHELE		52366	\$57127.0000	APPOINTED	YES	02/27/25 067
CLARK	RAHKIAH	F	52287	\$64090.0000	RESIGNED	NO	03/07/25 067

## LATE NOTICE

## HOUSING PRESERVATION AND DEVELOPMENT

### ■ MEETING

### NOTICE OF A PUBLIC SCOPING MEETING DRAFT ENVIRONMENTAL IMPACT STATEMENT (CEQR No. 25HPD058K)

**NOTICE IS HEREBY GIVEN THAT** that pursuant to Section 5-07 of the Rules of Procedure for Environmental Review (City Environmental Quality Review, or "CEQR") and 6 NYCRR 617.8 (State Environmental Quality Review, or "SEQR") that the City of New York - Department of Housing Preservation and Development (HPD) as CEQR lead agency, has determined, based on the Environmental Assessment Statement, that a Draft Environmental Impact Statement (DEIS) is to be prepared for the **395 Flatbush Avenue Extension project (CEQR No. 25HPD058K)**. The CEQR lead agency hereby requests that the applicant prepare a DEIS in accordance with 6 NYCRR 617.9(b), Sections 6-08 and 6-12 of Executive Order No. 91 of 1977 as amended (City Environmental Quality Review).

A public scoping meeting will be held virtually on **June 5, 2025 at 4:00 P.M.** To attend the meeting, you first must register using the link below. Upon registering, connection details for the meeting will be emailed to you at the email address you provide in the registration.

<https://bit.ly/395-flatbush-ave-deis> (note: if manually typing, use all lowercase text)

**Written comments on the Draft Scope of Work will be accepted by the lead agency until 5:00 P.M. on June 16, 2025 and may be sent electronically to [noralezm@hpd.nyc.gov](mailto:noralezm@hpd.nyc.gov), or by mail to the following address:**

**Attn: Michelle Noralez Brown  
Senior Environmental Planner, HPD  
100 Gold Street, Room 7-A3  
New York, NY 10038**

Copies of the Environmental Assessment Statement, Positive Declaration, and Draft Scope of Work will be made available for download at HPD's environmental review webpage: <https://www1.nyc.gov/site/hpd/services-and-information/environmental-review.page>; as

well as the Mayor's Office of Environmental Coordination's (MOEC) CEQR Access webpage: <https://www.nyc.gov/site/oc/environmental-quality-review/ceqr-access.page>. Public comments are requested with respect to issues to be addressed in the DEIS.

Please inform HPD if you need a reasonable accommodation, such as a sign language interpreter or translation services, in order to participate in the meeting. Requests for a reasonable accommodation or foreign language assistance during the meeting should be emailed to [brooklynplanning@hpd.nyc.gov](mailto:brooklynplanning@hpd.nyc.gov). Requests must be submitted at least ten business days before the meeting, by May 26, 2025.

The project involves an application by HPD seeking several discretionary actions, including a Zoning Map Amendment, Zoning Text Amendments, an amendment to the Brooklyn Center Urban Renewal Area ("BCURA"), and disposition of City-owned property (the "Proposed Actions") that will affect Block 2093, Lot 1 (the "Development Site") in the Downtown Brooklyn neighborhood of Brooklyn, Community District (CD) 2. The Development Site is bounded by Dekalb Avenue to the north, Fulton Street to the south, Hudson Avenue to the east, and Flatbush Avenue Extension to the west.

The Proposed Actions would facilitate the redevelopment of the Development Site with a new, approximately 1,532,675 gross-square-foot (gsf), 72-story (840-foot-tall), mixed-use building (the "Proposed Project"). The Proposed Project would include 1,233,950 gsf of residential floor area and 209,770 gsf of non-residential floor area designated for commercial (office and retail) and/or community facility uses. The Proposed Project would introduce 1,263 dwelling units, of which 253 to 379 units would be designated as permanently affordable at or below 80 percent of area median income (AMI) pursuant to applicable requirements of the City's Mandatory Inclusionary Housing (MIH) Program.

The Proposed Project would also include public realm improvements, including a new public open space (approximately 4,750 sf) on the southern portion of the Development Site, and an expanded sidewalk along the Development Site's Flatbush Avenue Extension frontage. The Proposed Project would be constructed in one phase, and the Analysis Year is 2032.

The Proposed Actions are as follows:

- › A Zoning map amendment to rezone the Development Site from a C6-4 (DB) district to a C6-12 (DB) district;
- › Zoning text amendments to the Zoning Resolution of the City of New York ("Zoning Resolution" or "ZR") to:
  - o Zoning text amendment to amend the Special Downtown Brooklyn District (ZR 101-00 et. seq.) ("SDBD") to establish a C6-12 district and special bulk regulations for sites that meet certain conditions in such districts<sup>1</sup>.
  - o Zoning text amendment to ZR Appendix F to map MIH Options 1 and 2, over the Development Site.
- › Disposition of City-owned property;
- › An amendment to the Brooklyn Center Urban Renewal Plan ("URP") to extend its duration to 99 years from the approval of this sixth Amendment, to revise the boundary of Urban Renewal Area ("URA") Site 2, and to indicate that a portion of the Development Site (URA Site 2) shall be developed as open space approved by HPD in consultation with the Department of City Planning; and
- › A Certification pursuant to ZR 66-21(c) to establish and facilitate a transit volume on the Development Site as determined by the Metropolitan Transit Authority ("MTA").

In the future following Public Design Commission (PDC) approval, the Applicant would seek the following discretionary action to facilitate the Proposed Project:

- › A Compliance Determination from the Department of City Planning for the proposed open space signage pursuant to Chapter 11 of Title 62 of the Rules of the City of New York ("POPS Rules").

Collectively, the actions described above are referred to as the Proposed Actions.

The Proposed Actions are subject to public review under the Uniform Land Use Review Procedure (ULURP), Section 200 of the City Charter. The New York City Charter (the Charter) requires certain actions that are reviewed by the City Planning Commission (CPC) to undergo a ULURP. Key participants in the ULURP process are the Department of City Planning (DCP) and the CPC, Brooklyn Community Board 2, the Brooklyn Borough President, the City Council and the Mayor.

<sup>1</sup> Required waivers will be identified at the issuance of DEIS.