

CELEBRATING 150 YEARS



# THE CITY RECORD

Official Journal of The City of New York

THE CITY RECORD U.S.P.S. 0114-660  
Printed on paper containing 30% post-consumer material

VOLUME CLI NUMBER 86

THURSDAY, MAY 2, 2024

Price: \$4.00

## TABLE OF CONTENTS

### PUBLIC HEARINGS AND MEETINGS

Borough President - Bronx . . . . .	2169
Borough President - Brooklyn . . . . .	2170
City Council . . . . .	2170
City Planning Commission . . . . .	2170
Community Boards . . . . .	2186
Landmarks Preservation Commission . . . . .	2187
Teachers' Retirement System . . . . .	2188

### PROPERTY DISPOSITION

Citywide Administrative Services . . . . .	2188
Housing Preservation and Development . . . . .	2189

### PROCUREMENT

Citywide Administrative Services . . . . .	2189
District Attorney - Queens County . . . . .	2189
Environmental Protection . . . . .	2189
Health and Mental Hygiene . . . . .	2190
Housing Authority . . . . .	2190
Human Resources Administration . . . . .	2191

Parks and Recreation . . . . .	2191
Transportation . . . . .	2191
Youth and Community Development . . . . .	2191

### CONTRACT AWARD HEARINGS

Administration for Children's Services . . . . .	2192
Environmental Protection . . . . .	2193
Health and Mental Hygiene . . . . .	2194
Information Technology and Telecommunications . . . . .	2194

### AGENCY RULES

Housing Preservation and Development . . . . .	2194
Mayor's Office of Environmental Coordination . . . . .	2196
Parks and Recreation . . . . .	2199

### SPECIAL MATERIALS

Office of Collective Bargaining . . . . .	2200
Comptroller . . . . .	2200
Environmental Remediation . . . . .	2200
Changes in Personnel . . . . .	2200

### LATE NOTICE

Borough President - Queens . . . . .	2200
--------------------------------------	------

## THE CITY RECORD

**ERIC L. ADAMS**  
Mayor

**DAWN M. PINNOCK**  
Commissioner, Department of  
Citywide Administrative Services

**JANAE C. FERREIRA**  
Editor, The City Record

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

Subscription \$500 yearly, \$4.00 daily (\$5.00 by mail).

Periodicals Postage Paid at New York, NY

POSTMASTER: Send address changes to The City Record, 1 Centre Street, 17th Floor, New York, NY 10007-1602

Editorial Office/Subscription Changes: The City Record, 1 Centre Street, 17th Floor, New York, NY 10007-1602, (212) 386-0055, cityrecord@dcas.nyc.gov

Visit The City Record Online (CROL) at [www.nyc.gov/cityrecord](http://www.nyc.gov/cityrecord) for a searchable database of all notices published in The City Record.

## PUBLIC HEARINGS AND MEETINGS

*See Also: Procurement; Agency Rules*

### BOROUGH PRESIDENT - BRONX

#### ■ PUBLIC HEARINGS

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



virtually using the link provided:

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

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

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

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

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

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

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

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

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



**BOROUGH PRESIDENT - BROOKLYN**

■ PUBLIC HEARINGS

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

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

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

The following agenda item will be heard:

- 1) 3033 Avenue V Rezoning

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

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



a26-my8

**CITY COUNCIL**

■ PUBLIC HEARINGS

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

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

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

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

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

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



my2-8

**CITY PLANNING COMMISSION**

■ PUBLIC HEARINGS

The City Planning Commission will hold a public hearing accessible both in-person and remotely via the teleconferencing application Zoom, at 10:00 A.M. Eastern Daylight Time, on Wednesday, May 15, 2024, regarding the calendar items listed below. The public hearing will be held in person in the NYC City Planning Commission Hearing Room, Lower Concourse, 120 Broadway, New York, NY. Anyone attending the meeting in-person is encouraged to wear a mask.

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

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

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

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

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

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

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

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

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

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

**No. 2**

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

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

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

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

**No. 3**

**CD 2 C 230296 ZSK**  
**IN THE MATTER OF** an application submitted by 500 Kent LLC and United Jewish Organizations of Williamsburg, Inc. pursuant to Sections 197-c and 201 of the New York City Charter for the grant of special permit pursuant to Section 74-52 of the Zoning Resolution to allow an attended public parking garage with a maximum capacity of 234 parking spaces, in connection with a proposed commercial development on property bounded by Division Avenue, Kent Avenue, the easterly prolongation of the N.Y.C. Pierhead Line, and the U.S. Pierhead and Bulkhead Line (Block 2023, Lot 10), in an M1-5\* District.

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

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

**NOTICE**

**On Wednesday, May 15, 2024, a public hearing is being held by the City Planning Commission (CPC), accessible in-person and remotely, in conjunction with the above ULURP hearing to receive comments related to a Draft Environmental Impact Statement (DEIS) concerning an application by 500 Kent LLC and the United Jewish Organizations of Williamsburg, Inc. The area subject to the Proposed Actions encompasses Block 2023, Lot 10 in the South Williamsburg neighborhood of Brooklyn Community District 2. The Project Site at located at 500 Kent Avenue, an irregularly shaped corner lot generally bounded by Division Avenue to the north, Kent Avenue to the east, Clymer Street and Washington Avenue to the south, and the Wallabout Channel, an artificial inlet of the East River, to the west.**

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

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

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

**This hearing is being held pursuant to the State Environmental Quality Review Act (SEQRA) and City Environmental Quality Review (CEQR), CEQR No. 21DCP139K.**

**BOROUGH OF THE BRONX**

**Nos. 4 - 9**

**BRONX METRO NORTH STATION AREA**

**No. 4**

**CDs 9, 10 & 11 C 240015 ZMX**  
**IN THE MATTER OF** an application submitted by NYC Department of City Planning pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 4a & 4b:

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

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

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

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

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

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

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

**No. 5**

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

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

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

**ARTICLE I  
 GENERAL PROVISIONS**

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

\* \* \*

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

\* \* \*

**11-122  
 Districts established**

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

Residence Districts

\* \* \*

R6	General Residence District
<u>R6-1</u>	<u>General Residence District</u>
R6A	General Residence District

\* \* \*

Manufacturing Districts

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

M1-1	Light Manufacturing District (High Performance)
<u>M1-1A</u>	<u>Light Manufacturing District (High Performance)</u>
M1-1D	Light Manufacturing District (High Performance)

\* \* \*

Special Purpose Districts

\* \* \*

Establishment of the Special East Harlem Corridors District

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

Establishment of the Special Eastchester – East Tremont Corridor District

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

Establishment of the Special Enhanced Commercial District

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

\* \* \*

**Chapter 2  
Construction of Language and Definitions**

\* \* \*

**12-10  
DEFINITIONS**

\* \* \*

Special East Harlem Corridors District

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

Special Eastchester – East Tremont Corridor District

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

Special Enhanced Commercial District

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

\* \* \*

**ARTICLE II  
RESIDENCE DISTRICT REGULATIONS**

\* \* \*

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

\* \* \*

**23-00  
APPLICABILITY AND GENERAL PURPOSES**

\* \* \*

**23-01  
Applicability of This Chapter**

\* \* \*

**23-011  
Quality Housing Program**

\* \* \*

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

\* \* \*

(2) Special Purpose Districts

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

\* \* \*

#Special East Harlem Corridors District#;

#Special Eastchester – East Tremont Corridor District#;

#Special Flushing Waterfront District#;

\* \* \*

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

\* \* \*

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

\* \* \*

**23-154  
Inclusionary Housing**

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

\* \* \*

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

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

\* \* \*

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

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

(i) in an R6 District, without a letter suffix, the maximum #floor area ratio# shall be 3.6 in the following areas:

- (a) Mandatory Inclusionary Housing Program Area 1, as of May 24, 2017, in Community District 9 in the Borough of the Bronx; and
- (b) Mandatory Inclusionary Housing Program Area 2, as of September 7, 2017, in Community District 14 in the Borough of Queens.

(ii) in an R6-1 District, the maximum #floor area ratio# shall be 3.6, and the maximum #lot coverage# for #interior lots# or #through lots# shall be 65 percent;

~~(ii)~~(iii) in an R7-1 or R7-2 District, the maximum #floor area ratio# shall be 4.6, except that the maximum #floor area ratio# for an R7-2 District in a #Mandatory Inclusionary Housing area# in Community District 5, Borough of Brooklyn, mapped on or before April 20, 2016, shall be as set forth in paragraph (b) of this Section;

~~(iii)~~(iv) in an R7-3 or R7X District, the maximum #floor area ratio# shall be 6.0; and

~~(iv)~~(v) in an R9-1 District the maximum #floor area ratio# shall be 9.0.

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

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

\* \* \*

**ARTICLE X  
SPECIAL PURPOSE DISTRICTS**

\* \* \*

**Chapter 3  
Special Planned Community Preservation District**

\* \* \*

**103-10  
GENERAL PROVISIONS**

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

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

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

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

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

\* \* \*

**ARTICLE XIV  
SPECIAL PURPOSE DISTRICTS**

\* \* \*

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

**145-00  
GENERAL PURPOSES**

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

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

**145-01  
General Provisions**

The provisions of this Chapter shall apply within the #Special Eastchester – East Tremont Corridor District#. The regulations of all other Chapters of this Resolution are applicable, except as superseded, supplemented or modified by the provisions of this Chapter. In the event of a conflict between the provisions of this Chapter and other regulations of this Resolution, the provisions of this Chapter shall control.

**145-02  
District Plan and Maps**

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

- Map 1. Special Eastchester – East Tremont Corridor District, Subdistricts and Subareas
- Map 2. Designated Street Frontages for Ground Floor Level and Street Wall Continuity Requirements
- Map 3. Subdistrict A Site Plan
- Map 4. Subdistrict B, Morris Park Avenue Site Plan

**145-03  
Subdistricts**

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

**145-04  
Definitions**

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

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

**Qualifying public realm improvement sites**

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

**145-05  
Applicability**

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

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

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

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

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

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

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

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

**145-10  
SPECIAL USE REGULATIONS**

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

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

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



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

- (a) all retail and service #uses# listed in Use Group 6 shall be permitted, and no associated size limitations shall apply;
- (b) all recreation, entertainment and assembly space #uses# listed in Use Group 8 shall be permitted; and
- (c) all #community facility uses# without sleeping accommodations listed in Use Group 3B shall be permitted.

**145-12 Streetscape Regulations**

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

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

- (a) #ground floor level# #street# frontages along #streets#, or portions thereof, designated on Map 2 (Designated Street Frontages for Ground Floor Level and Street Wall Continuity Requirements) in the Appendix to this Chapter shall be considered #Tier C street frontages#; and
- (b) remaining applicable frontages shall be considered #Tier B street frontages#.

**145-20 SPECIAL BULK REGULATIONS**

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

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

**145-21 Floor Area Regulations**

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

**145-211 Basic floor area regulations**

- (a) #Residential# #floor area ratio#

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

- (1) in R6A or R6-1 Districts, the maximum #floor area ratio# for #residential uses# shall be 3.9; and
- (2) in R7-2 Districts, the maximum #floor area ratio# for #residential uses# shall be 5.0.

- (b) #Commercial # #floor area ratio#

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

- (c) #Community Facility# #floor area ratio#

In M1 Districts with an A suffix paired with an R7-3 District, the maximum #floor area ratio# for #community facility uses# shall be 6.5.

- (d) #Manufacturing Districts#

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

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

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

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

**145-22 Yard Regulations**

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

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

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

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

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

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

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

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

- (b) Minimum required #rear yards#

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

REQUIRED DEPTH OF REAR YARD

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

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

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

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

- (d) Special provisions for #through lots#

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

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

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

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

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

**145-23  
Height and Setback Regulations**

The underlying height and setback regulations are modified as follows:

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

**145-231  
Basic height and street wall regulations**

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

(a) #Street wall# location rules

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

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

(b) Maximum base and building heights

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

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

**BASE HEIGHTS, MAXIMUM BUILDING HEIGHTS AND MAXIMUM NUMBER OF STORIES**

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

(c) Modifications in certain areas

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

(1) Modifications in Subdistrict A

In Subdistrict A, for #zoning lots# containing #schools# regulated by Section 145-212 (Floor area provisions for zoning lots containing schools in Subdistrict A), the maximum height specified in paragraph (b) of this Section may be increased as-of-right by 40 feet.

(2) Modifications in Subdistrict B

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

(d) Dormers

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

**145-232  
Height and setback provisions for M1 Districts with an A suffix**

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

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

- (a) The maximum base height shall be 45 feet and maximum #building# height shall be 65 feet. In addition, for #zoning lots# with a #lot area# greater than or equal to 20,000 square feet, a #building# may exceed the maximum #building# heights established in such table by 25 percent.
- (b) Any portion of a #building# above the maximum base height shall provide a setback with a depth of at least 10 feet from any #street wall# fronting on a #wide street# and a depth of at least 15 feet from any #street wall# fronting on a #narrow street#. However, such setback requirement may be modified as follows:

- (1) the depth of such required setback may be reduced by one foot for every foot that the #street wall# is located beyond the #street line#, but in no event shall a setback of less than seven feet in depth be provided, except as otherwise set forth in this Section. To allow #street wall# articulation, where a #street wall# is divided into different segments and located at varying depths from the #street line#, such permitted setback reduction may be applied to each #street wall# portion separately;
- (2) the depth of such required setbacks may include the depth of recesses in the #street wall# of the #building# base, provided that the aggregate width of any such recessed portion of a #street wall# with a setback less than seven feet, does not exceed 30 percent of the #aggregate width of #street wall# at any level;
- (3) these setback provisions are optional for any #building that either is located beyond 50 feet of a #street line# or oriented so that lines drawn perpendicular to it, in plan, would intersect a #street line# at an angle of 65 degrees or less. In the case of an irregular #street line#, the line connecting the most extreme points of intersection shall be deemed to be the #street line#; and

- (4) dormers may penetrate a required setback area, provided that the aggregate width of all dormers at the maximum base height does not exceed 40 percent of the width of the #street wall# of the highest #story# entirely below the maximum base height. Such dormers need not decrease in width as the height above the maximum base height increases.

**145-30****SPECIAL OFF-STREET PARKING AND LOADING REGULATIONS**

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

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

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

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

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

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

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

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

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

**145-34****Loading Regulations**

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

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

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

**145-40****SPECIAL APPROVALS**

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

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

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

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

- (a) has or will have an area of at least 1.5 acres; and

- (b) has or will be #developed# or #enlarged# as a unit under single fee ownership or alternate ownership arrangements as set forth in the definition of #zoning lot#.

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

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

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

- (a) Rules and limitations

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

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

- (b) General requirements for publicly accessible open spaces

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

- (1) Location and minimum dimensions

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

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

- (2) Design requirements

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

- (i) Seating shall be provided in accordance with the requirements of Section 37-741 (Seating);
- (ii) Planting and trees shall be provided in accordance with the provisions of Section 37-742 (Planting and trees);
- (iii) An average maintained level of illumination of not less than one horizontal foot candle (lumens per foot) throughout all walkable areas, and a minimum level of illumination of not less than 0.2 horizontal foot candles (lumens per foot) throughout all other areas, shall be required;
- (iv) Litter receptacles shall be provided in accordance with the standards of Section 37-744 (Litter receptacles);
- (iv) Bicycle parking shall be provided in accordance with the standards of Section 37-745 (Bicycle parking);
- (v) Drinking fountains shall be provided pursuant to the standards set forth in Section 37-746 (Drinking fountains);

- (vi) Additional amenities shall be provided and designed pursuant to the standards set forth in Section 37-748 (Additional amenities)
  - (vii) Permitted obstructions within such area shall be subject to the provisions of Section 37-726 (Permitted obstructions), and any kiosk or open air cafe provided shall meet the operational and service requirements listed in paragraphs (a) and (b) of Section 37-73 (Kiosks and Open Air Cafes);
  - (viii) The provisions of Section 37-722 (Level of plaza) and 37-728 (Standards of accessibility for persons with disabilities) shall apply to such area, and any steps provided shall be subject to the provisions of Section 37-725 (Steps); and
  - (ix) Entry plaques and information plaques shall be provided in accordance with the provisions of paragraphs (a) and (b) of Section 37-751 (Public space signage systems).
- (3) Hours of public access  
Such publicly accessible open spaces shall be accessible to the public each day from 6:00 A.M. to 10:00 P.M.

(c) General requirements for Pierce Avenue Extension

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

(d) Application requirements

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

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

(e) Additional requirements

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

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

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

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

**145-412**

**Authorization for additional modifications in Subdistrict A**

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

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

(a) Conditions and limitations

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

(b) Application requirements

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

(c) Findings

The Commission shall find that:

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

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

**145-42**

**Special Approvals in Subdistrict B**

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

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

**145-421**

**Certification for transfer of floor area**

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

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

(a) Conditions

- (1) the maximum amount of #floor area# that may be transferred from the granting site shall equal the area designated on Map 4 multiplied by the maximum #floor area ratios# pursuant to the zoning district within Subdistrict B. Each transfer, once completed, shall irrevocably reduce the amount of #floor area# that may be transferred;

- (2) the maximum #building# height for a receiving site shall be increased by 25 percent; and
- (3) all certificates of occupancy have been surrendered for such granting site, and all structures on such granting site have been demolished.

(b) Application requirements

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

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

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

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

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

**145-422**

**Authorization for qualifying public realm improvement sites**

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

(a) Rules and limitations

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

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

(General definitions), the requirements of Section 23-154 shall not apply to the bonus #floor area# granted under the provisions of this Section.

(b) Conditions

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

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

(c) Application requirements

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

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

(d) Findings

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

- (1) the public benefit derived from such improvements merits the amount of additional #floor area# being granted to the proposed #development# pursuant to the authorization;
- (2) for accessibility or capacity-enhancing improvements for the #mass transit station#, newly created or expanded accessible routes for persons with physical disabilities, or measures to improve station ingress and egress routes or platform capacity, such improvements will constitute significant enhancements to connectivity from the pedestrian circulation network to and through the #mass transit station#; and

- (3) for publicly accessible open spaces, the proposed improvements will, to the extent practicable:
- (i) consist of a prominent space of generous proportions and quality design that is inviting to the public, resulting in high-quality public space;
  - (ii) provide comfortable places for resting, suitable amenities for occupants and opportunities for planting; and
  - (iii) be designed in a manner that is cohesive and harmonious with the pedestrian circulation network.
- (e) Additional requirements
- For all applications, additional requirements set forth in this paragraph shall apply
- (1) For applications involving accessibility or capacity-enhancing improvements to the #mass transit station# the following requirements shall be met prior to the granting of such #floor area# bonus:
    - (i) To the extent required by the Metropolitan Transportation Authority, the applicant shall execute an agreement, setting forth the obligations of the owner, its successors and assigns, to establish a process for design development and a preliminary construction schedule for the proposed improvement; construct the proposed improvement; establish a program for maintenance and capital maintenance; and establish that such improvements shall be accessible to the public during the hours of operation of the station or as otherwise approved by the #transit agency#. Where the Metropolitan Transportation Authority deems necessary, such executed agreement shall set forth obligations of the applicant to provide a performance bond or other security for completion of the improvement in a form acceptable to the #transit agency#; and
    - (ii) The City Planning Commission shall be provided with a final letter of approval from the Metropolitan Transportation Authority stating that the drawings and other documents submitted by the applicant have been determined by such #transit agency# to be of sufficient scope and detail to describe the size and character of the improvement as to architectural, structural, mechanical and electrical systems, materials, relationship to existing site conditions and such other conditions as may be appropriate, and that the construction of the improvement in accordance with such submission is feasible.
  - (2) Prior to obtaining a foundation permit or building permit from the Department of Buildings, a written declaration of restrictions, in a form acceptable to the Chairperson of the City Planning Commission, containing complete drawings of the improvements and setting forth the obligations of the owner, its successors and assigns, shall be recorded against such property in the Borough Office of the City Register of the City of New York. Proof of recordation of the declaration

of restrictions shall be submitted in a form acceptable to the Department of City Planning.

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

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

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

#### **145-423**

#### **Authorization for additional modifications for qualifying public realm improvement sites**

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

- (a) Conditions and limitations

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

- (b) Application requirements

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

- (c) Findings

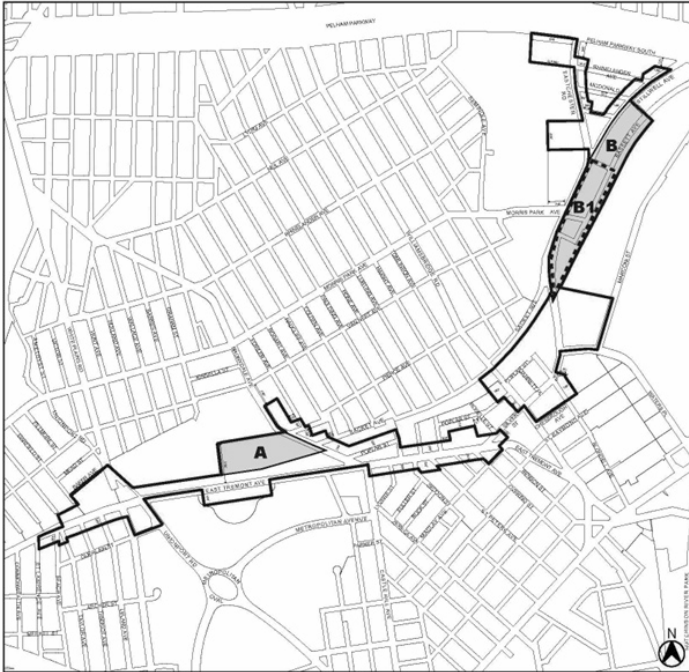
The Commission shall find that:

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

**APPENDIX**

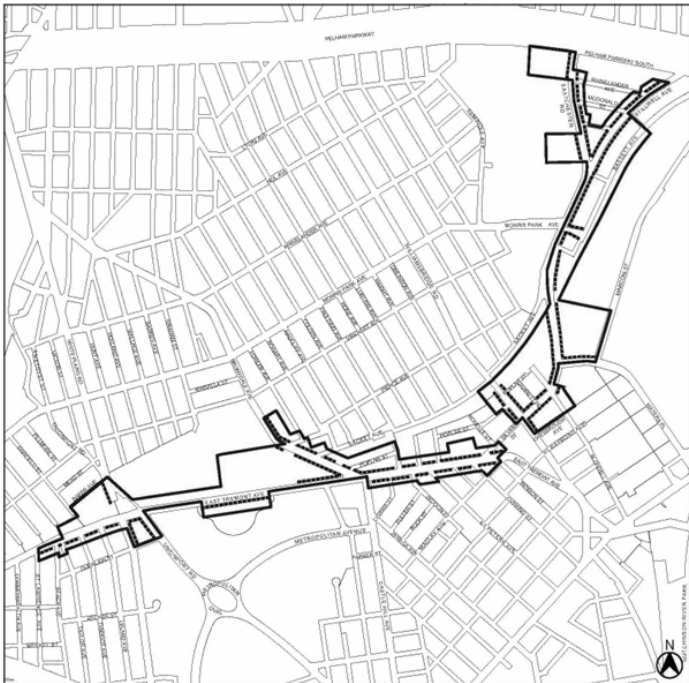
**Special Eastchester – East Tremont Corridor District Plan**

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



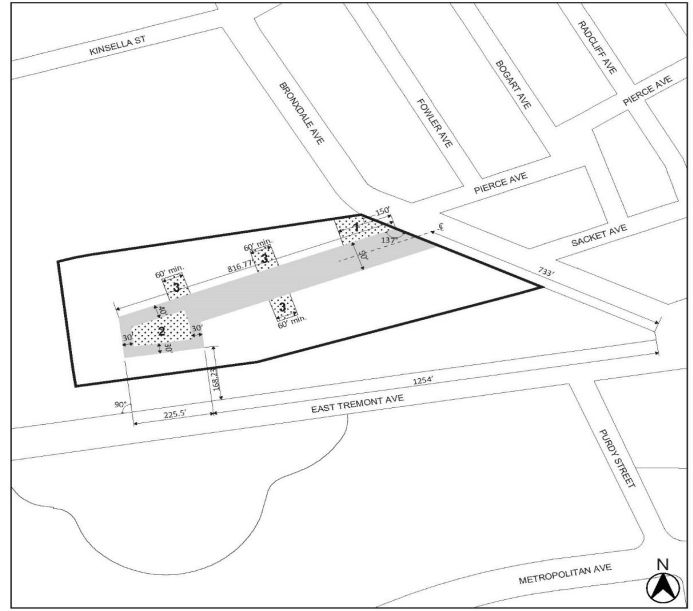
- Special Eastchester - East Tremont Corridor District
- Subdistrict
- Subarea

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



- Special Eastchester - East Tremont Corridor District
- Tier C Street Frontage

**Map 3. Subdistrict A Site Plan**



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

**Map 4. Subdistrict B, Morris Park Avenue Site Plan**



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

\* \* \*

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

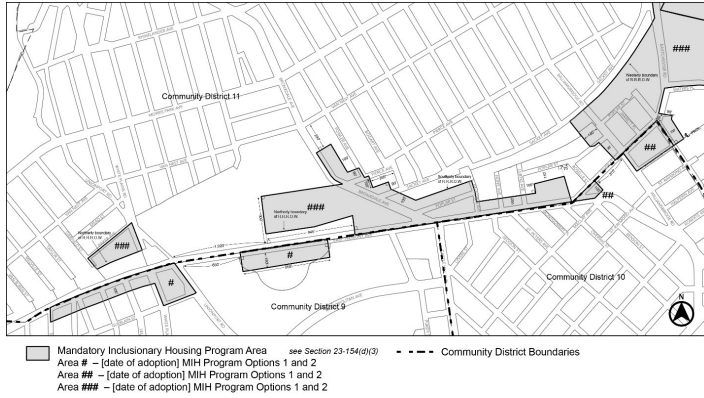
THE BRONX

\* \* \*  
\* \* \*  
\* \* \*

Bronx Community District 9, 10, 11

Map 1 – [date of adoption]

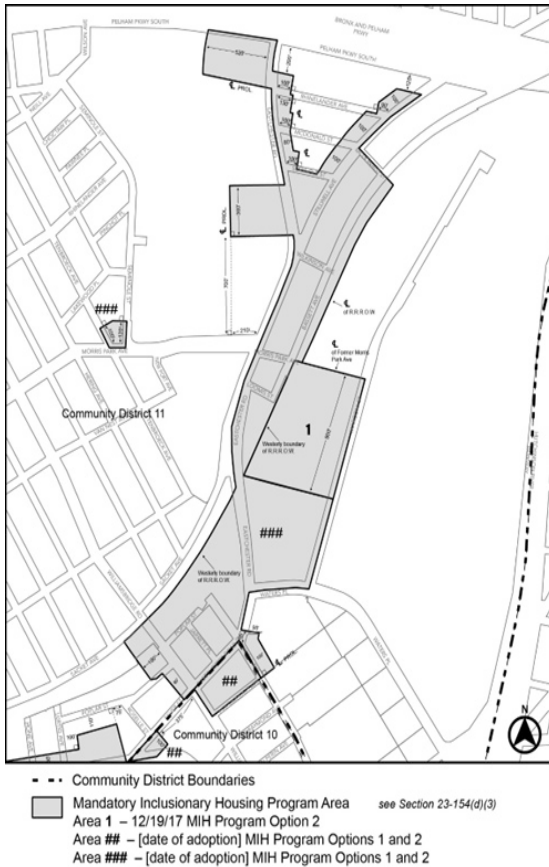
[PROPOSED MAP]



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

Map 2 – [date of adoption]

[PROPOSED MAP]



Portion of Community Districts 10 and 11, The Bronx

\* \* \*

APPENDIX I  
Transit Zone

The boundaries of the Transit Zone are shown on the maps in this

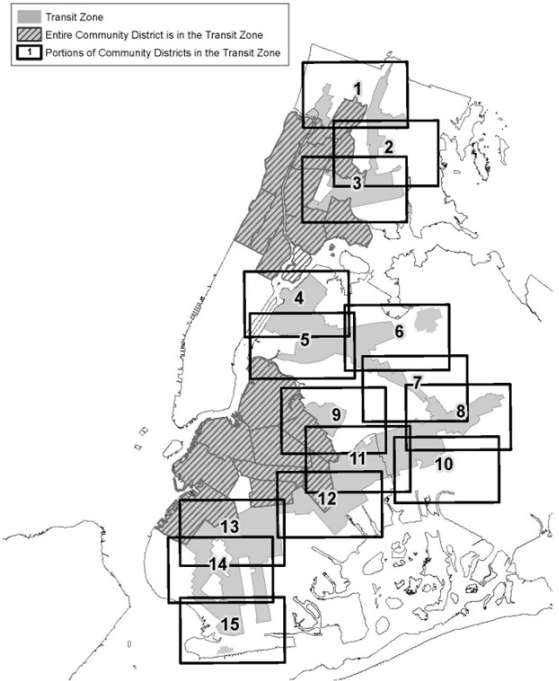
APPENDIX. The Transit Zone includes:

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

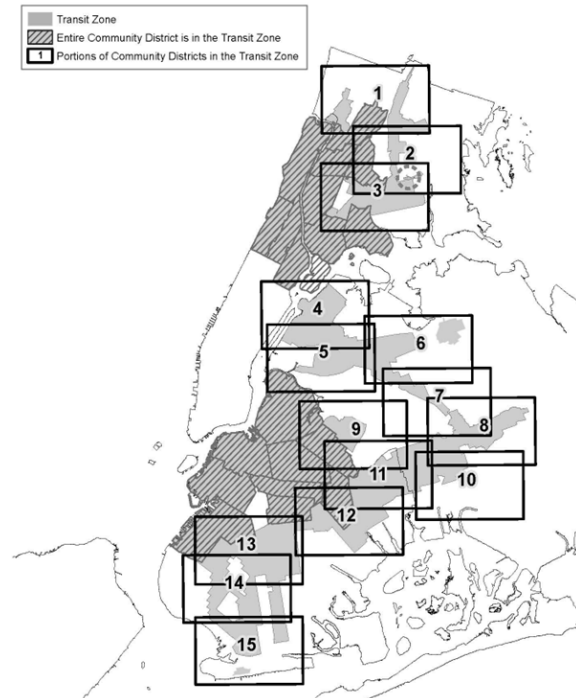
Portions of other Community Districts in the Transit Zone are shown on Transit Zone Maps 1 through 15 in this APPENDIX.

\* \* \*

[EXISTING MAP]



[PROPOSED MAP]



\* \* \*



Transit Zone Map 2  
[EXISTING MAP]



[PROPOSED MAP]



Transit Zone Map 3  
[EXISTING MAP]



[PROPOSED MAP]



\* \* \*

**CD 9** **No. 6** **C 240157 MMX**

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

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

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

**CD 11** **No. 7** **C 240158 MMX**

**IN THE MATTER OF** an application submitted by the New York City Department of City Planning pursuant to Sections 197-c and 199 of the New York City Charter for an amendment to the City Map involving:

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

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

**CD 11** **No. 8** **C 240159 MMX**

**IN THE MATTER OF** an application submitted by the New York City Department of City Planning pursuant to Sections 197-c and 199 of the New York City Charter for an amendment to the City Map involving:

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

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

**CD 11** **No. 9** **C 240160 MMX**

**IN THE MATTER OF** an application submitted by the New York City Department of City Planning pursuant to Sections 197-c and 199 of the New York City Charter for an amendment to the City Map involving:

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

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

**CD 11** **No. 10** **C 240163 MMX**

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

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

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

**NOTICE**

**On Wednesday, May 15, 2024, a public hearing is being held by the City Planning Commission (CPC), accessible in-person**

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

Written comments on the DEIS are requested and will be received and considered by the Lead Agency through 5:00 P.M. on Tuesday, May 28, 2024.

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

This hearing is being held pursuant to the State Environmental Quality Review Act (SEQRA) and City Environmental Quality Review (CEQR), CEQR No. 23DCP065X.

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

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



my1-15

**COMMUNITY BOARDS**

**■ PUBLIC HEARINGS**

**NOTICE IS HEREBY GIVEN** that the following matters have been scheduled for Public Hearing by Community Board:

**BOROUGH OF BROOKLYN**

COMMUNITY BOARD NO. 11 - Tuesday, May 7, 2024, 7:00 P.M., at Il Centro, 8711 18th Avenue, Brooklyn, NY 11214.

**IN THE MATTER OF** a BSA Special Permit to allow a 3-story school building at 1679 63rd Street/1680 62nd Street, block 5531, lot 38 within an M1-1 zoning district. The applicant further seeks variances for the proposed floor area ratio, the proposed maximum height of front wall, required front setbacks, sky exposure plane and proposed minimum rear yard equivalent for a through lot in a M1-1 district.



my1-3

## 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 7, 2024, at 9:30 A.M., a public hearing will be held in the public hearing room at 1 Centre Street, 9th Floor, Borough of Manhattan, with respect to the following properties, and then followed by a public meeting. Participation by videoconference may be available as well. Please check the hearing page on LPC's website (<https://www.nyc.gov/site/lpc/hearings/hearings.page>) for updated hearing information.

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

**66 Downing Street - Clinton Hill Historic District**  
**LPC-24-04645** - Block 1982 - Lot 59 - **Zoning: R6B**  
**CERTIFICATE OF APPROPRIATENESS**  
 An Italianate style rowhouse built c. 1871. Application is to construct rooftop and rear yard additions.

**1100 Albemarle Road, aka 101-113 Stratford Road - Prospect Park South Historic District**  
**LPC-24-08873** - Block 5115 - Lot 1Zoning: R1-2  
**CERTIFICATE OF APPROPRIATENESS**  
 A Neo-Georgian style house designed by H.R. Ferguson and built in 1909-1910. Application is to construct porches, alter façades and openings, connect the garage to the house, and replace paving at the driveway.

**233-03 Bay Street - Douglaston Historic District**  
**LPC-24-03527** - Block 8055 - Lot 10 - **Zoning: R1-1**  
**CERTIFICATE OF APPROPRIATENESS**  
 A Colonial Revival style house built c. 1915. Application is to construct an addition and legalize the installation of a shed and fence.

**301 Canal, 419-421 Broadway, and 423 Broadway - SoHo-Cast Iron Historic District**  
**LPC-24-08399** - Block 231 - Lot 1 - **Zoning: M1-5/R9X**  
**CERTIFICATE OF APPROPRIATENESS**  
 A taxpayer built in 1955, a restaurant and shop, and a modified Federal style store and dwelling built in 1822-23. Application is to demolish two of the buildings and construct a new building at the corner; and to construct an addition, install a storefront and signage, and modify the fire escape at 423 Broadway.

**70-74 Gansevoort Street - Gansevoort Market Historic District**  
**LPC-24-08552** - Block 643 - Lot 43 - **Zoning: M1-5**  
**CERTIFICATE OF APPROPRIATENESS**  
 An office and commercial building completed in 2021 and designed by BSKS Architects. Application is to install signage and alter the canopies.

**767 Washington Street - Greenwich Village Historic District**  
**LPC-24-05316** - Block 640 - Lot 40 - **Zoning: C1-6A**  
**CERTIFICATE OF APPROPRIATENESS**  
 A Federal style rowhouse built in 1842. Application is to create and modify openings, install mechanical equipment, raise a parapet, alter a rear yard extension, and excavate the cellar.

**40 Wooster Street - SoHo-Cast Iron Historic District**  
**LPC-24-05697** - Block 475 - Lot 34 - **Zoning: M1-5/R7X, SNX**  
**CERTIFICATE OF APPROPRIATENESS**  
 A store building designed by Buchman & Deisler and built in 1895-96. Application is to remove a fire escape and construct a rooftop addition.

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

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

**175 Fifth Avenue - Ladies' Mile Historic District**  
**LPC-24-08057** - Block 851 - Lot 1 - **Zoning: C6-4M**  
**CERTIFICATE OF APPROPRIATENESS**  
 A Beaux-Arts style skyscraper designed by D.H. Burnham and Co. and built in 1902-03. Application is to replace windows, and amend approvals under LPC-21-01234 and LPC-21-02537 to replace entrance infill, modify the penthouse, install mechanical equipment at the roof, and establish a Master Plan governing the future installation of storefronts and louvers.

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

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

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

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

a24-my7

**NOTICE IS HEREBY GIVEN** that pursuant to the provisions of Title 25, Chapter 3 of the Administrative Code of the City of New York (Sections 25-303, 25-307, 25-308, 25-309, 25-313, 25-318, 25-320) on Tuesday, May 14, 2024, at 9:30 A.M., a public hearing will be held in the public hearing room at 1 Centre Street, 9th Floor, Borough of Manhattan, with respect to the following properties, and then followed by a public meeting. Participation by videoconference may be available as well. Please check the hearing page on LPC's website (<https://www.nyc.gov/site/lpc/hearings/hearings.page>) for updated hearing information.

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

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

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

**431 7th Avenue - Park Slope Historic District Extension**  
**LPC-23-10177** - Block 1102 - Lot 4 - **Zoning: R6A, C2-4**

**CERTIFICATE OF APPROPRIATENESS**

An empty lot. Application is to construct a new building.

**39-83 45th Street - Sunnyside Gardens Historic District**

LPC-24-04069 - Block 154 - Lot 12 - Zoning: R4

**CERTIFICATE OF APPROPRIATENESS**

A brick rowhouse with Colonial Revival or Art and designed by Clarence Stein, Henry Wright and Frederick Ackerman, and built in 1926. Application is to install skylights.

**304 Shore Road - Douglaston Historic District**

LPC-24-07621 - Block 8030 - Lot 81 - Zoning: R1-1

**CERTIFICATE OF APPROPRIATENESS**

A Colonial Revival style house designed by Frank Forster and built in 1922. Application is to replace windows and doors.

**110 South Street - South Street Seaport Historic District**

LPC-24-06263 - Block 97 - Lot 6 - Zoning: C6-2A

**CERTIFICATE OF APPROPRIATENESS**

A Federal style store and loft building constructed in 1818-19 and reduced in height 1870. Application is to reconstruct the façade and enlarge the building.

**202 Riverside Drive - Riverside - West End Historic District**

LPC-23-11965 - Block 1252 - Lot 5 - Zoning: R10A

**CERTIFICATE OF APPROPRIATENESS**

A Beaux-Arts style apartment building designed by George F. Pelham and built in 1905. Application is to install a banner sign and legalize the installation of a plaque sign in non-compliance with Certificate of No Effect 99-4143.

**327 West 76th Street - West End - Collegiate Historic District**

LPC-24-07475 - Block 1185 - Lot 54 - Zoning: R8B

**CERTIFICATE OF APPROPRIATENESS**

A Renaissance Revival style rowhouse designed by Charles T. Mott and built in 1891-1892. Application is to enlarge an existing rooftop addition.

**1 West 67th Street - Upper West Side/Central Park West Historic District**

LPC-24-04741 - Block 1120 - Lot 23 - Zoning: R8

**CERTIFICATE OF APPROPRIATENESS**

A Neo-Gothic style studio building with Tudor style elements designed by George M. Pollard built in 1915-18. Application is to modify a window opening and replace windows.

**1000 Fifth Avenue - Individual and Interior Landmark**

LPC-24-07541 - Block 1111 - Lot 1 - Zoning: PARK

**BINDING REPORT**

A Beaux-Arts and Roman style museum building designed by Vaux and Mould, R.M. Hunt, and McKim, Mead and White, and built in 1864-1965, with later additions built between 1975-1990 and designed by Roche-Dinkeloo. Application is to replace skylights with metal roofing.

**230 Central Park West - Upper West Side/Central Park West Historic District**

LPC-24-06259 - Block 1197 - Lot 29 - Zoning: R10A

**CERTIFICATE OF APPROPRIATENESS**

A Neo-Georgian style apartment building designed by Nathan Korn and built in 1927. Application is to replace windows.

a30-my13

**NOTICE IS HEREBY GIVEN** that pursuant to the provisions of Title 25, Chapter 3 of the Administrative Code of the City of New York (Sections 25-303, 25-307, 25-308, 25-309, 25-313, 25-318, 25-320) on Tuesday, May 14, 2024, at 9:30 A.M., a public hearing will be held in the public hearing room at 1 Centre Street, 9th Floor, Borough of Manhattan, with respect to the following properties, and then followed by a public meeting. Participation by videoconference may be available as well. Please check the hearing page on LPC's website (<https://www.nyc.gov/site/lpc/hearings/hearings.page>) for updated hearing information.

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

**1 Wall Street - 1 Wall Street Banking Room Interior**

LP-2679 - Block 23 - Lot 7501

**ITEM PROPOSED FOR PUBLIC HEARING**

The former banking hall and reception room of the Irving Trust Company at 1 Wall Street, designed in the Art Deco style by Ralph Walker in 1931 and featuring elaborate mosaic tile wall and ceiling finishes designed by Hildreth Meière, consisting of the building's northernmost room, and its fixtures and interior components, which may include but are not limited to the historic wall surfaces, ceiling surfaces, floor surfaces, columns, vestibule, lighting fixtures, attached furnishings, doors, windows, decorative metalwork, and attached decorative elements.

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

LP-2681 - Block 90 - Lot 7503

**ITEM PROPOSED FOR PUBLIC HEARING**

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

a30-my13

**TEACHERS' RETIREMENT SYSTEM**

■ MEETING

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

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

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

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

Learn how to attend TRS meetings online or in person:  
<https://www.trsnyc.org/memberportal/About-Us/ourRetirementBoard/AttendingTRSMeetings>

my2-16



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

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

**CITYWIDE ADMINISTRATIVE SERVICES**

■ SALE

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

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

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

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

j19-jy3

**HOUSING PRESERVATION AND DEVELOPMENT**

■ PUBLIC HEARINGS

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

j16-d31

**PROCUREMENT**

*“Compete To Win” More Contracts!*

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

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

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

HHS ACCELERATOR PREQUALIFICATION

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

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

**CITYWIDE ADMINISTRATIVE SERVICES**

**CITYWIDE EQUITY & INCLUSION**

■ AWARD

*Services (other than human services)*

**PLI’S PRIVILEGED MEMBERSHIP PROGRAM** - Other - PIN# 85624U0015001 - AMT: \$7,800.00 - TO: Practising Law Institute, 1177 Avenue of Americas, New York, NY 10036.

Member’s Participants with unlimited access to all of PLI’s live and online education offerings.

my2

**DISTRICT ATTORNEY - QUEENS COUNTY**

■ INTENT TO AWARD

*Goods and Services*

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

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

my2-8

**ENVIRONMENTAL PROTECTION**

**WASTEWATER TREATMENT**

■ AWARD

*Services (other than human services)*

**BWT - FY24 NACWA PROFESSIONAL MEMBERSHIP - 4030950X** - Other - PIN# 82624U0007001 - AMT: \$99,045.00 - TO: National Association of Clean Water Agencies, 1130 Connecticut Avenue NW, Suite 1050, Washington, DC 20036.

my2

**WATER SUPPLY**

■ INTENT TO AWARD

*Services (other than human services)*

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

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

my1-7

**WOH WATERSHED STREAMS AND FLOODPLAINS** -

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

DEP intends to enter into a Government to Government agreement with Greene County Soil & Water Conservation District for SWP-103 for the WOH Watershed streams and floodplains. The Stream Management Program (SMP) seeks to improve water quality in the upstate watershed through the protection and restoration of stream stability and ecological integrity for WOH Watershed streams and floodplains. Program components include annual action planning for each reservoir basin based on stream assessments and stakeholder input; water quality-driven Stream Projects; stakeholder-driven Stream Management Implementation Program (SMIP) projects; the Catskill Streams Buffer Initiative (CSBI); Flood Hazard Mitigation projects; and Education, Outreach and Training. Any firm which believes it can also provide the required service IN THE FUTURE is invited to do so, indicated by letter which must be received no later than May 22, 2024, 4:30 P.M. at: Department of Environmental Protection, Agency Chief Contracting Officer, 59-17 Junction Blvd., 17th Floor, Flushing, New York 11373, Attn: Vanessa Soto, vsoto@dep.nyc.gov.

my1-7

**ASHOKAN STREAM MANAGEMENT PROGRAM** - Government to Government - PIN# 82624T0014 - Due 5-21-24 at 4:30 P.M.

DEP intends to enter into a Government to Government agreement with the Ulster County Soil and Water Conservation District for SWP-101 for the Ashokan Stream Management Program. The Stream Management Program (SMP) seeks to improve water quality in the upstate watershed through the protection and restoration of stream stability and ecological integrity for West of Hudson Watershed streams and floodplains. Program components include annual action planning for each reservoir basin based on stream assessments and stakeholder input; water quality-driven Stream Projects; stakeholder-driven Stream Management Implementation Program (SMIP) projects; the Catskill Streams Buffer Initiative (CSBI); Flood Hazard Mitigation projects; and Education, Outreach and Training. Any firm which believes it can also provide the required service IN THE FUTURE is invited to do so, indicated by letter which must be received no later than **May 21, 2024, 4:30 P.M.** at: Department of Environmental Protection, Agency Chief Contracting Officer, 59-17 Junction Boulevard, 17<sup>th</sup> Floor, Flushing, NY 11373, **ATTN: Glorivee Roman**, glroman@dep.nyc.gov.

a30-my6

**HEALTH AND MENTAL HYGIENE**

■ INTENT TO AWARD

*Services (other than human services)*

**81624Y0526-LIFE TECHNOLOGIES** - Request for Information - PIN#81624Y0526 - Due 5-7-24 at 2:00 P.M.

DOHMH intends to enter into a sole source contract with Life Technologies to provide services related for maintenance and repair of the 7500FAST DX Service, KINGFISHER ML, MAG PARTICLE, KINGFISHER FLEX, 96 DW UNIT, QUANTSTUDIO DX, and Veriti Dx Thermal Cycler, which are existing equipment utilized by the NYC Public Health Laboratory.

DOHMH determined that Life Technologies is a sole source provider confirming that Life Technologies (Original Equipment Manufacturer), a part of Thermo Fisher Scientific, is the only organization that provides services related for maintenance and repair of these machines. Only Thermo Fisher Scientific's personnel (Life Technologies) possess the requisite product knowledge and specialized training to provide such services. The anticipated duration of this contract will be 5 years.

Any vendor who believes they can legally provide such services is invited to express interest by responding to the RFX in PASSPort for EPIN 81624Y0526.

a26-my2

**EPIDEMIOLOGY**

■ INTENT TO AWARD

*Services (other than human services)*

**81624Y0569-LEXISNEXIS VITALCHEK NETWORK INC** - Request for Information - PIN#81624Y0569 - Due 5-13-24 at 12:00 P.M.

The Department of Health and Mental Hygiene (DOHMH) intends to enter into a Sole Source contract with LexisNexis Vital Chek Network Inc. LexisNexis will supply and maintain electronic ordering processing systems via Kiosks for customer purchases of vital record via credit card and other e-payment alternatives. LexisNexis processing systems is seamlessly integrated with DOHMH's Bureau of Vital Statistics' current Electronic Vital Event Registration System (EVERS).

LexisNexis system is able to manage large volumes of public requests for vital records including, but not limited to, requests for certified copies of birth and death certificates via fax, telephone, mail, email and internet access, and for walk-in customers.

DOHMH has determined that LexisNexis VitalChek Network Inc. is the sole source provider, as VitalChek software is a legally owned by LexisNexis. In addition, there is no other authorized vendors to provide these services. VitalChek is the only company that can provide the proprietary software needed for smooth system integration with Bureau's Electronic Vital Events Registration System (EVERS). The anticipated duration of this contract is 6 years.

Any vendor who believes they can legally provide such services is invited to express interest by responding to the RFX in PASSPort for E-PIN: 81624Y0569.

a26-my2

**FAMILY AND CHILD HEALTH**

■ AWARD

*Human Services/Client Services*

**SCHOOL BASED HEALTH CENTERS REPRODUCTIVE HEALTH PROJECT** - Negotiated Acquisition - Other -

PIN# 81623N0055006 - AMT: \$112,500.00 - TO: Jamaica Hospital Medical Center, 8900 Van Wyck Expressway, Jamaica, NY 11418.

The Contractor will operate a SBHC that provides comprehensive primary and preventive care including on-site confidential reproductive healthcare for adolescents.

my2

**HOUSING AUTHORITY**

**PROCUREMENT**

■ VENDOR LIST

*Goods and Services*

**PRE-QUALIFIED LIST (PQL) PROGRAM FOR VARIOUS TRADES**

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

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

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

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

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

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

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

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

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

j9-my30

**HUMAN RESOURCES ADMINISTRATION**

■ INTENT TO AWARD

*Human Services/Client Services*

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

Human Resources Administration (HRA) Career Services (CS) is requesting a Negotiated Acquisition Extension (NAE) with BronxWorks, Inc. for continuity of Job-Plus Services for South Bronx for the period April 1, 2024, through June 30, 2025. BronxWorks, Inc. is a Jobs Plus provider who provides career services to all working-age residents, who may have varying levels of job-readiness, by providing client intake, enrollment, assessment, orientation, career planning and engagement, job readiness, job search assistance and training referrals for educational and social support services, and mental health support. HRA/CS seeks to continue the program for 15 months as a bridge until the completion of a competitive solicitation for the services. This NAE will ensure continuity of Jobs Plus services while assisting clients with obtaining and maintaining employment. Procurement and award are in accordance with PPB Rule Section 3-01 (d)(2)(vii) for the reasons set forth herein. The value of the contract is \$1,790,751.24.

my1-8

**PARKS AND RECREATION**

**CAPITAL PROGRAM MANAGEMENT**

■ AWARD

*Construction Related Services*

**CNYG-1420MR RENEWAL CONTRACT FOR CITYWIDE INSTALLATION OF TREE GUARDS** - Renewal - PIN# 84623B8015KXLR001 - AMT: \$930,000.00 - TO: Perkan Concrete Corp., 145-18 Liberty Avenue, Jamaica, NY 11435.

my2

**TRANSPORTATION**

**EXECUTIVE/FRANCHISE/CONCESSIONS & CONSENTS**

■ AWARD

*Services (other than human services)*

**HAZARDOUS, NON-HAZARDOUS WASTE MANAGEMENT** - M/WBE Noncompetitive Small Purchase - PIN# 84124W0086001 - AMT: \$100,000.00 - TO: Gianco Environmental Services Inc., 35 Pinelawn Road, Suite 209E, Melville, NY 11747.

my2

**YOUTH AND COMMUNITY DEVELOPMENT**

**ADMINISTRATION**

■ AWARD

*Services (other than human services)*

**FISCAL FIELD REVIEW NAE** - Negotiated Acquisition - Other - PIN# 26024N0463001 - AMT: \$921,300.00 - TO: Wei Wei & Co. LLP, 133-10 39th Avenue, Flushing, NY 11354-5431.

Fiscal filed review contract provides annual audits of the fiscal agent who assists these providers.

my2

**PROCUREMENT**

■ INTENT TO AWARD

*Human Services/Client Services*

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

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

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

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

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

a26-my9

**NON-COMPETITIVE NEGOTIATED ACQUISITION FOR IMMIGRANT SERVICES: APPLICATION ASSISTANCE** - Negotiated Acquisition - Specifications cannot be made sufficiently definite - PIN#26024N0521 - Due 5-3-24 at 9:00 A.M.

In accordance with Section 3-04(b)(2)(i)(D) of the Procurement Policy Board Rules, The Department of Youth and Community Development (DYCD) intends to enter into negotiations with the contractors listed below to provide Immigration Services: Application Assistance services Brooklyn 3, Brooklyn 10, & Staten Island 1.

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

Below are the contractors name, contractor addresses and contract amounts

CONTRACTOR NAME: Arab American Association of NY, Inc. (Brooklyn 10)

CONTRACT ADDRESS: 6803 5th Avenue Brooklyn, NY 11220

CONTRACT AMOUNT: \$195,313.00

CONTRACTOR NAME: New York Legal Assistance Group (Brooklyn 3)

CONTRACT ADDRESS: 100 Pearl Street, 19th Floor New York, NY 10004

CONTRACT AMOUNT: \$195,313.00

CONTRACTOR NAME: Project Hospitality, Inc. (Staten Island 1)

CONTRACT ADDRESS: 100 Park Avenue Staten Island, NY 10302

CONTRACT AMOUNT: \$156,250.00

Please be advised that this is for information purposes only. If you wish to contact DYCD for further information, please send an email to ACCO@dycd.nyc.gov.

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

Youth and Community Development, 2 Lafayette Street, 14th Floor, New York, NY 10007. Renise Ferguson (646) 343-6320; referguson@dycd.nyc.gov

a26-my2

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

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

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

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

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

Please be advised that this is for information purposes only. If you wish to contact DYCD for further information, please send an email to ACCO@dycd.nyc.gov.

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

Youth and Community Development, 2 Lafayette Street, 14th Floor, New York, NY 10007. Renise Ferguson (646) 343-6320; referguson@dycd.nyc.gov

my2-8

**NDA NON-COMPETITIVE NAQ FOR IMMIGRANT SERVICES: ESOL/CIVICS** - Negotiated Acquisition - Specifications cannot be made sufficiently definite - PIN#REQ604974 - Due 5-3-24 at 9:00 A.M.

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

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

Below is the contractor name, contractor address and contract amount.

CONTRACTOR NAME: Inwood Community Services  
CONTRACT ADDRESS: 651 Academy Street, Top Floor  
New York, NY 10034  
CONTRACT AMOUNT: \$195,313.00

Please be advised that this is for information purposes only. If you wish to contact DYCD for further information, please send an email to ACCO@dycd.nyc.gov.

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

Youth and Community Development, 2 Lafayette Street, 14th Floor, New York, NY 10007. Renise Ferguson (646) 343-6320; referguson@dycd.nyc.gov

a26-my2

**CONTRACT AWARD HEARINGS**

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

**SHOULD CONTACT MOCS AT LEAST THREE (3) BUSINESS DAYS IN ADVANCE OF THE HEARING TO ENSURE AVAILABILITY.**



**ADMINISTRATION FOR CHILDREN'S SERVICES**

**PUBLIC HEARINGS**

**NOTICE IS HEREBY GIVEN** that a Public Hearing will be held on Monday, May 13, 2024 commencing at 10:00 A.M. on the following contract:

**IN THE MATTER OF** one (1) proposed contract between the Administration for Children's Services and Baychester Payment Center LLC, located at 1209 E 233rd St., Bronx, New York, 10466, EPIN: # 06824W0027001, in the amount of \$200,000.00. The proposed contract is for Meal Gift Cards, with a term of July 1, 2024 to June 30, 2026.

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

In order to access the Public Hearing or to testify, please join the public hearing WebEx call by calling 1-646-992-2010 (New York), 1-408-418-9388 (outside of NY), Meeting ID: 2347 527 1918, no later than 9:50 A.M. on the date of the hearing. A copy of the draft contract is available for public inspection at the Administration for Children's Services' Office of Procurement, located at 150 William Street, 9th Fl., New York, NY 10038.

If you would like to arrange a viewing of the draft contract or if you require further accommodations, please contact Wayne Coger at wayne.coger@acs.nyc.gov, no later than three business days before the hearing date.

my2

**NOTICE IS HEREBY GIVEN** that a Public Hearing will be held on Monday, May 13, 2024 commencing at 10:00 A.M. on the following contract:

**IN THE MATTER OF** one (1) proposed contract between the Administration for Children's Services and Broadway Lumber Supplies Corp., located at 965 Broadway, Brooklyn, New York, 11221, EPIN: # 06824W0024001, in the amount of \$200,000.00. The proposed contract is for Benjamin Moore Paint or Equal and Paint Supplies, with a term of July 1, 2024 to June 30, 2026.

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

In order to access the Public Hearing or to testify, please join the public hearing WebEx call by calling 1-646-992-2010 (New York), 1-408-418-9388 (outside of NY), Meeting ID: 2347 527 1918, no later than 9:50 A.M. on the date of the hearing. A copy of the draft contract is available for public inspection at the Administration for Children's Services' Office of Procurement, located at 150 William Street, 9th Fl., New York, NY 10038.

If you would like to arrange a viewing of the draft contract or if you require further accommodations, please contact Wayne Coger at wayne.coger@acs.nyc.gov, no later than three business days before the hearing date.

my2

**NOTICE IS HEREBY GIVEN** that a Public Hearing will be held on Monday, May 13, 2024 commencing at 10:00 A.M. on the following contract:

**IN THE MATTER OF** one (1) proposed contract between the Administration for Children's Services and 1-800 Mr. Rubbish Inc., located at 1033 86th St., Brooklyn, New York, 11228, EPIN: # 06824W0025001, in the amount of \$200,000.00. The proposed contract is for Crusher Rental, with a term of July 1, 2024 to June 30, 2026.

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

In order to access the Public Hearing or to testify, please join the public hearing WebEx call by calling 1-646-992-2010 (New York), 1-408-418-9388 (outside of NY), Meeting ID: 2347 527 1918, no later than 9:50 A.M. on the date of the hearing. A copy of the draft contract is available for



public inspection at the Administration for Children's Services' Office of Procurement, located at 150 William Street, 9th Fl., New York, NY 10038.

If you would like to arrange a viewing of the draft contract or if you require further accommodations, please contact Wayne Coger at wayne.coger@acs.nyc.gov, no later than three business days before the hearing date.

my2

**NOTICE IS HEREBY GIVEN** that a Public Hearing will be held on Monday, May 13, 2024 commencing at 10:00 A.M. on the following contract:

**IN THE MATTER OF** one (1) proposed contract between the Administration for Children's Services and The Best Shades LLC, located at 447 Broadway, New York, New York, 10013, EPIN: # 06824W0026001, in the amount of \$200,000.00. The proposed contract is for On-Call Citywide - Horizontal Blinds, with a term of July 1, 2024 to June 30, 2026.

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

In order to access the Public Hearing or to testify, please join the public hearing WebEx call by calling 1-646-992-2010 (New York), 1-408-418-9388 (outside of NY), Meeting ID: 2347 527 1918, no later than 9:50 A.M. on the date of the hearing. A copy of the draft contract is available for public inspection at the Administration for Children's Services' Office of Procurement, located at 150 William Street, 9th Fl., New York, NY 10038.

If you would like to arrange a viewing of the draft contract or if you require further accommodations, please contact Wayne Coger at wayne.coger@acs.nyc.gov, no later than three business days before the hearing date.

my2

**NOTICE IS HEREBY GIVEN** that a Public Hearing will be held on Monday, May 13, 2024 commencing at 10:00 A.M. on the following contract:

**IN THE MATTER OF** one (1) proposed contract between the Administration for Children's Services and TNT Staffing LLC, located at 70 Kinderkamack Road, Suite 202, Emerson, New Jersey 07630, EPIN: # 06824W0032001, in the amount of \$188,650.00. The proposed contract is for Quality Assurance Tester - CRM Dynamics Systems, with a term of May 1, 2024 to April 30, 2025.

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

In order to access the Public Hearing or to testify, please join the public hearing WebEx call by calling 1-646-992-2010 (New York), 1-408-418-9388 (outside of NY), Meeting ID: 2347 527 1918, no later than 9:50 A.M. on the date of the hearing. A copy of the draft contract is available for public inspection at the Administration for Children's Services' Office of Procurement, located at 150 William Street, 9th Fl., New York, NY 10038.

If you would like to arrange a viewing of the draft contract or if you require further accommodations, please contact Wayne Coger at wayne.coger@acs.nyc.gov, no later than three business days before the hearing date.

my2

**NOTICE IS HEREBY GIVEN** that a Public Hearing will be held on Monday, May 13, 2024 commencing at 10:00 A.M. on the following contract:

**IN THE MATTER OF** one (1) proposed contract between the Administration for Children's Services and Unique Comp Inc., located at 27-08 42nd Road, Long Island City, New York, 11101, EPIN: # 06824W0028001, in the amount of \$198,450.00. The proposed contract is for Dynamics Developer - PPS, with a term of March 18, 2024 to March 14, 2025.

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

In order to access the Public Hearing or to testify, please join the public hearing WebEx call by calling 1-646-992-2010 (New York), 1-408-418-9388 (outside of NY), Meeting ID: 2347 527 1918, no later than 9:50 A.M. on the date of the hearing. A copy of the draft contract is available for public inspection at the Administration for Children's Services'

Office of Procurement, located at 150 William Street, 9th Fl., New York, NY 10038.

If you would like to arrange a viewing of the draft contract or if you require further accommodations, please contact Wayne Coger at wayne.coger@acs.nyc.gov, no later than three business days before the hearing date.

my2

**NOTICE IS HEREBY GIVEN** that a Public Hearing will be held on Monday, May 13, 2024 commencing at 10:00 A.M. on the following contract:

**IN THE MATTER OF** one (1) proposed contract between the Administration for Children's Services and InfoPeople Corporation, located at 450 7th Ave, Ste 1106, New York, New York, 10123, EPIN: # 06824W0029001, in the amount of \$197,650.00. The proposed contract is for IT Security SIEM Engineer, with a term of April 22, 2024 to April 21, 2025.

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

In order to access the Public Hearing or to testify, please join the public hearing WebEx call by calling 1-646-992-2010 (New York), 1-408-418-9388 (outside of NY), Meeting ID: 2347 527 1918, no later than 9:50 A.M. on the date of the hearing. A copy of the draft contract is available for public inspection at the Administration for Children's Services' Office of Procurement, located at 150 William Street, 9th Fl., New York, NY 10038.

If you would like to arrange a viewing of the draft contract or if you require further accommodations, please contact Wayne Coger at wayne.coger@acs.nyc.gov, no later than three business days before the hearing date.

my2

## ENVIRONMENTAL PROTECTION

### ■ PUBLIC HEARINGS

**NOTICE IS HEREBY GIVEN** that a Public Hearing will be held at the Department of Environmental Protection Offices, 59-17 Junction Boulevard, Flushing, NY 11373 on May 16, 2024, commencing at 10:00 A.M. on the following:

**IN THE MATTER OF** a proposed contract between the Department of Environmental Protection and Pumping Services Inc., 201 Lincoln Blvd, Middlesex, NJ 08846 for PST-1: the Purchase of Brentwood's Polychem Settling Tank Sludge Collector OEM Parts. The Contract term shall be 1825 consecutive calendar days with an option to renew for 730 consecutive calendar days from the date of the written notice to proceed. The Contract amount shall not exceed \$3,892,468.00—Location: Citywide; EPIN: 82624Y0516.

This contract was selected as Sole Source pursuant to Section 3-05 of the PPB Rules

**IN THE MATTER OF** a proposed contract between the Department of Environmental Protection and Sullivan County Soil & Water Conservation District, 64 Ferndale Loomis Road, Liberty, NY 12754 for SWP-102: Rondout/Neversink Stream Management Program. The Contract term shall be 1826 consecutive calendar days with an option to renew for 1826 consecutive calendar days from the date of the written notice to proceed. The Contract amount shall not exceed \$14,435,459.00—Location: NYC Watershed Region; EPIN: 82624T0012001.

This contract was selected as a Government to Government Purchase pursuant to Section 3-13 of the PPB Rules.

**IN THE MATTER OF** a proposed contract between the Department of Environmental Protection and WSP USA INC, One Penn Plaza, 4th Floor New York, NY, 10119 for EHSCONS-24: for Environmental Health and Safety Management Services. The Contract term shall be 1460 consecutive calendar days with an option to renew for 365 consecutive calendar days from the date of the written notice to proceed. The Contract amount shall not exceed \$ 922,146.11—Location: Various Counties; EPIN: 82623P0048.

This contract was selected as a Competitive Sealed Proposal pursuant to Section 3-03 of the PPB Rules.

**IN THE MATTER OF** a proposed contract between the Department of Environmental Protection and Metro Valve & Actuation, 241-02 Northern Blvd, Douglaston, NY 08854 for MVA-1: Sole Source

Requirement Contract for Purchase OEM BETTIS (formerly EIM) Actuators and Parts for DEP-BWT Citywide Various Wastewater Resource Recovery Facilities. The Contract term shall be 1825 consecutive calendar days with an option to renew for 730 consecutive calendar days from the date of the written notice to proceed. The Contract amount shall not exceed \$975,182.00—Location: Citywide; EPIN: 82624S0008.

**IN THE MATTER OF** a proposed contract between the Department of Environmental Protection and Yokogawa Fluid Imaging Technologies Inc., 200 Enterprise Drive, Scarsborough MN 04074 for BWS-FLOWCAM: Analytical Laboratory Instrumentation for the Analysis of Algae by FlowCam. The Contract term shall be 365 consecutive calendar days from the date of the written notice to proceed. The Contract amount shall not exceed \$250,750.00—Location: Various Counties; EPIN: 82623Y0264.

These contracts were selected as Sole Sources pursuant to Section 3-13 of the PPB Rules.

Pursuant to Section 2-11(c)(3) of the Procurement Policy Board Rules, if DEP does not receive, by May 7, 2024, from any individual a written request to speak at this hearing for contracts EHSCONS 24, MVA-1, BWS-FLOWCAM, then DEP need not conduct this hearing for these contracts. Written notice should be sent to Ms. Jeanne Schreiber, NYCDEP, 59-17 Junction Blvd., 17th Floor, Flushing, NY 11373 or via email to jschreiber@dep.nyc.gov.

Note: Individuals requesting Sign Language Interpreters should contact Ms. Jeanne Schreiber, Office of the ACCO, 59-17 Junction Boulevard, 17th Floor, Flushing, New York 11373, (718) 595-3456, jschreiber@dep.nyc.gov no later than FIVE (5) BUSINESS DAYS PRIOR TO THE PUBLIC HEARING.



my2

**THIS PUBLIC HEARING HAS BEEN CANCELED**

**NOTICE IS HEREBY GIVEN** that a Public Hearing will be held by the Department of Environmental Protection via conference call on May 3, 2024, 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 Compulink Technologies Inc. located at 260 W 39th St, RM 302, NY, NY 10018 for DocuSign Licenses. The Contract term shall be three calendar years from the date of the written notice to proceed. The Contract amount shall be \$242,663.94 Location: 59-17 Junction Blvd, Flushing, NY 11373 PIN# 4300091X.

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: 730958597# 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 April 25, 2024, 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.

my2

**HEALTH AND MENTAL HYGIENE**

**PUBLIC HEARINGS**

**NOTICE IS HEREBY GIVEN** that an Agency In-House Public Hearing will be held on Tuesday, May 21, 2024, at 1:00 P.M. The Public Hearing will be held via Teleconference through Teams, (Meeting ID # 283 972 416 894 Passcode: H2PaPK) or via Conference Call (Dial in #: +1 929-229-5676, Access Code: 358784480#)

**IN THE MATTER OF** a proposed contract between the Department of Health and Mental Hygiene and Project Renewal Inc., located at 200 Varick Street, 9th Floor, New York, NY 10014, for the provision of providing Supportive Housing in Congregate Setting for Single Adults services. The contract term shall be from July 1, 2024 to June 30, 2033, with no Renewal options. The total MRA will be \$13,421,543.00. E-PIN #: 81624M0015016, PIN #: 25AS005301R0X00.

The proposed contractor has been selected by Required Authorized Method, pursuant to Section 1-02(d) of the Procurement Policy Board Rules.

In order to access the Public Hearing and testify, please join the Teams meeting, or call in no later than 12:55 P.M.

my2

**NOTICE IS HEREBY GIVEN** that an Agency In-House Public Hearing will be held on Tuesday, May 21, 2024, at 1:00 P.M. The Public Hearing will be held via Teleconference through Teams, (Meeting ID # 283 972 416 894 Passcode: H2PaPK) or via Conference Call (Dial in #: +1 929-229-5676, Access Code:358784480#)

**IN THE MATTER OF** a proposed contract between the Department of Health and Mental Hygiene and POSTGRADUATE CENTER FOR MENTAL HEALTH, located at 158 East 35th Street, New York, NY 10016, for the provision of providing Assertive Community Treatment program services. The contract term shall be from July 1, 2024 to June 30, 2033, with no Renewal options. The total MRA will be \$10,649,756.00. E-PIN #: 81624M0015010, PIN #: 25AZ005701R0X00.

The proposed contractor has been selected by Required Authorized Method, pursuant to Section 1-02(d) of the Procurement Policy Board Rules.

In order to access the Public Hearing and testify, please join the Teams meeting, or call in no later than 12:55 P.M.

my2

**INFORMATION TECHNOLOGY AND TELECOMMUNICATIONS**

**PUBLIC HEARINGS**

**NOTICE IS HEREBY GIVEN** that a Contract Public Hearing will be held on Wednesday, May 15, 2024, at 10:00 A.M. The Public Hearing will be held via Conference Call. Call-in #: 1-917-410-4077, ACCESS CODE: 718 026 120.

**IN THE MATTER OF** a Purchase Order/Contract between the New York City Department of Information Technology and Telecommunications and Maureen Data Systems, Inc located at 500 West 43rd Street, Suite 33E New York, NY 10036 for 80ML Managed Network Services. The amount of this Purchase Order/Contract will be \$124,999.98.

The term will be from 07/01/2024 – 12/31/2024. CB 2, Brooklyn, E-PIN #: 85824W0126001.

The Vendor has been selected by M/WBE Noncompetitive Small Purchase Method, pursuant to Section 3-08 (c)(1)(iv) of the Procurement Policy Board Rules. In order to access the Public Hearing and testify, please call 1-917-410-4077, ACCESS CODE: 718 026 120 no later than 9:55 A.M.

Pursuant to Section 2-11(c)(3) of the Procurement Policy Board Rules, if DoITT does not receive, by May 08, 2024, from any individual a written request to speak at this hearing, then DoITT need not conduct this hearing. Written notice should be sent to Danielle DiMaggio, NYC DoITT, via email to ddimaggio@oti.nyc.gov.

my2

**AGENCY RULES**

**HOUSING PRESERVATION AND DEVELOPMENT**

**NOTICE**

**Notice of Adoption**

**Notice of Adoption of rules relating to the installation and maintenance of Internet Capable Temperature Reporting devices.**

**NOTICE IS HEREBY GIVEN** pursuant to the authority vested in the Commissioner of the Department of Housing Preservation and Development by sections 1043 and 1802 of the New York City Charter and Administrative Code sections 27-2033.1 and 27-2090, and in

accordance with the requirements of New York City Charter section 1043, that the Department promulgates amendments to sections 56-02, 56-03, 56-04, 56-05, 56-06, 56-07, 56-08, and 56-09 of Chapter 56 of Title 28 of the Rules of the City of New York relating to the requirements for the installation and maintenance of Internet Capable Temperature Reporting devices in dwelling units of select class A multiple dwellings. On March 28, 2024, HPD held a public hearing on the proposed rule. No comments were received.

#### Statement of Basis and Purpose

Administrative Code section 27-2033.1, which was added by Local Law 18 for the year 2020, requires the Department of Housing Preservation and Development ("HPD") to select 50 class A multiple dwellings where the owner is required to install an internet capable temperature reporting device ("device") in each dwelling unit of the selected building for a period of four years. The 50 buildings are to be selected based on criteria that include, but need not be limited to, the number of violations of subdivision a of section 27-2029 of the Administrative Code issued over the preceding two years and whether HPD has received heat complaints from more than one dwelling unit in such building. For buildings selected to install devices, HPD is required to conduct regular inspections of such buildings to confirm compliance with the installation and maintenance requirements for the devices, provision of a central heating system and the maintenance of required minimum temperatures. The rationale for this requirement is to provide an enhanced and proactive mode of enforcement to promote compliance with the City's minimum heating requirements in those buildings that have a demonstrated history of noncompliance with these requirements.

In 2023, the City Council enacted Local Law 70 of 2023, which amended section 27-2033.1 to require the selection of the 50 buildings every year, beginning on July 1, 2024, rather than every two years, and amended inspection protocols so that the HPD inspections occur at least twice each month, rather than at least every two weeks. Local Law 70 also made a number of other amendments, which are reflected in these rules.

Specifically, the law and the current rule amendments provide the following: require that HPD's inspections confirm that the devices are installed; allow HPD to suspend proactive inspections as of January 31 in a heat season based on amended criteria; allow HPD to set a fee for any monitoring inspection conducted pursuant to Administrative Code Section 27-2033.1(b)(2) after January 31 for the rest of the same heat season; allow the tenant the choice of which living room within the dwelling unit that the device will be installed; mandate that owners of selected buildings submit a report to HPD during each 30-day period within the heat season which includes data collected from each device installed within the selected building; require that HPD post a sign in each of the designated citywide languages in a prominent location in each selected building that notifies tenants of the requirements of Administrative Code section 27-2033.1; and provide criteria under which a selected building may be discharged from the requirements of section 27-2033.1, at the end of a particular heat season, but, earlier than the required four years. The current rule amendments also provide an option for property owners to pay a penalty to satisfy violations that were issued pursuant to Administrative Code section 27-2033.1 but which were not corrected at the time the building was eligible for discharge.

Section 1. Subdivision a of section 56-02 of Chapter 56 of Title 28 of the rules of the city of New York is amended to read as follows:

#### §56-02 Criteria.

a. No later than July 1, [2020] 2024, and every [two years] year thereafter, the department will select 50 class A multiple dwellings for installation by the owner of one Internet Capable Temperature Reporting Device in each dwelling unit in the selected multiple dwelling. The department will select such buildings using criteria, including, but not limited to the following:

(1) the multiple dwelling was issued violations of administrative code section 27-2029(a) or 27-2028 for each of the past two Heat Seasons as set forth in these rules; and

(2) the multiple dwelling has been the subject of a heat-related complaint from two or more distinct dwelling units in each of the last two heat seasons as set forth in these rules.

§2. Section 56-03 of Chapter 56 of Title 28 of the rules of the city of New York is amended to read as follows:

#### §56-03 Notices.

a. The owner of a multiple dwelling that is selected pursuant to section 56-02 of these rules shall provide a notice to each dwelling unit as provided in Appendix A of these rules by mail or email regarding the requirements of this chapter and administrative code section 27-2033.1, including installation of such devices, instructions on how to access the information collected by such devices, the tenant's right of refusal, and the tenant's right to request that such device be

installed in a living room of the tenant's choice within the dwelling in accordance with subparagraph (b) of paragraph 3 of subdivision b of administrative code section 27-2033.1 and section 56-04 of these rules. Such notice shall be provided by such owner before August first following notification by the department of selection of the multiple dwelling. Such notice shall also be posted in the common area of the multiple dwelling within 15 days of notification to the owner by the department of selection for required installation of Internet Capable Temperature Reporting Devices.

b. Upon selection of a multiple dwelling pursuant to section 56-02 of these rules, the department will post a notice in each of the designated citywide languages in administrative code section 23-1101 in a prominent place of such multiple dwelling, notifying tenants of the requirements of this section, a tenant's option to refuse the installation of such device in their dwelling unit, the requirement of twice monthly inspections by the department, and a tenant's option to call 311 to file a complaint relating to inadequate heat and to check the department's website for the issuance of heat violations. The department will monitor that such notice is posted throughout the time period that such multiple dwelling is subject to inspection by the department pursuant to paragraph 2 of subdivision b of administrative code section 27-2033.1.

§3. Subdivision a of section 56-04 of Chapter 56 of Title 28 of the rules of the city of New York is amended to read as follows:

a. Upon notification by the department of selection of a multiple dwelling for required installation of Internet Capable Temperature Reporting Devices, an owner must install one device in one living room of the tenant's choice in each dwelling unit in such multiple dwelling, except those units in which a tenant provides written refusal of installation of such device, or those units to which the owner is unable, after documented reasonable efforts, to obtain access to install such device. The Internet Capable Temperature Reporting Devices must be installed in accordance with the manufacturer's recommendation.

§4. Subdivision b of section 56-05 of Chapter 56 of Title 28 of the rules of the city of New York is amended to read as follows:

#### §56-05 Record Keeping.

b. [An owner must submit to the department all data readings from each Internet Capable Temperature Reporting Device installed in the multiple dwelling at least every 90 days, for as long as the multiple dwelling continues to be subject to the requirements of administrative code section 27-2033.1. The department will notify owners of selected buildings regarding submission of such data.] An owner of a multiple dwelling selected pursuant to section 56-02 of these rules must submit to the department, at least once during each 30-day period during the heat season for the time period that the multiple dwelling is subject to the requirements of this chapter and of administrative code section 27-2033.1, data collected from the Internet Capable Temperature Reporting Devices installed in such multiple dwelling pursuant to section 56-04 of these rules. This requirement does not apply where the tenant has opted out of installation of such Internet Capable Temperature Reporting Device pursuant to paragraph 7 of subdivision b of administrative code section 27-2033.1 and the property owner has submitted an affidavit indicating that all reasonable efforts were made to obtain approval from the tenant for installation.

§5. Section 56-06 of Chapter 56 of Title 28 of the rules of the city of New York is renumbered section 56-08, and a new section 56-06 is added, to read as follows:

#### §56-06 Inspection.

a. Annually for the duration of heat season, the department will conduct inspections of each class A multiple dwelling selected pursuant to section 56-02 of these rules at least twice each month, without receipt of complaints, for compliance with the requirements of sections 27-2033.1 and 27-2028 and subdivision a of section 27-2029 of the administrative code.

b. In the course of such inspections, the department will also inspect to ensure the device is installed in accordance with section 56-04 of these rules and subparagraph (b) of paragraph 3 of subdivision b of section 27-2033.1 of the administrative code.

c. The department may discontinue such inspections in such class A multiple dwelling, provided that there are no open violations of paragraph 3 of subdivision b of section 27-2033.1 of the administrative code as of January 31 in such heat season and no violations of section 27-2028 or subdivision a of section 27-2029 of the administrative code were issued since October 1 of such heat season.

§6. Chapter 56 of Title 28 of the rules of the city of New York is amended by adding a new section 56-07, to read as follows:

#### §56-07 Fees.

An owner of a multiple dwelling selected for installation of Internet Capable Temperature Reporting Devices shall be subject to a fee of \$200 for each inspection conducted pursuant to subdivision a of section 56-06 of these rules after January 31 for the remainder of

such heat season for any year that such multiple dwelling is subject to requirements of this chapter and of administrative code section 27-2033.1.

§7. Section 56-08 of Chapter 56 of Title 28 of the rules of the city of New York, as renumbered by these rules, is amended to read as follows:

§56-08 Discharge.

[a.] An owner may apply to the department to have a multiple dwelling discharged from the requirement to install and maintain Internet Capable Temperature Reporting Devices in less than four years [if no violations of administrative code sections 27-2028 or 27-2029(a) have been issued during the immediately preceding Heat Season, or the owner has demonstrated to the department's satisfaction that he or she has taken permanent action to address providing heat for the next Heat Season] as follows:

(a) A class A multiple dwelling will be discharged from the requirements of this chapter and administrative code section 27-2033.1 at the end of the heat season, provided that the owner of such multiple dwelling (i) has complied with the requirements of this chapter and of administrative code section 27-2033.1 to install and, as appropriate, replace, an Internet Capable Temperature Reporting Device in each dwelling unit, (ii) has not been issued a notice of violation of administrative code section 27-2028 or subdivision a of administrative code section 27-2029 during such heat season, (iii) has supplied all requested records required to be maintained pursuant to section 56-05 of these rules, and (iv) is currently registered with the department in accordance with administrative code section 27-2097; or

(b) An owner of a multiple dwelling selected pursuant to section 56-02 of these rules who has not complied with the requirements of paragraph 3 of subdivision b of administrative code section 27-2033.1 but is otherwise eligible for discharge pursuant to subparagraph (a) of paragraph 8 of subdivision b of administrative code section 27-2033.1 and subdivision a of this section may be discharged from the requirements of this chapter and of administrative code section 27-2033.1 upon payment of a penalty of \$500 for each violation of this chapter or administrative code section 27-2033.1 issued by the department.

§8. Chapter 56 of Title 28 of the rules of the city of New York is amended by adding a new section 56-09, to read as follows:

§56-09 Post-Discharge Resolution of Violations

Where violations remain pending after a multiple dwelling is no longer subject to the requirements of paragraph 3 of subdivision b of administrative code section 27-2033.1, an owner may resolve such violations by paying \$500 for each such pending violation, provided that the owner can demonstrate either that no heat violations were issued during at least one complete heat season or that Internet Capable Temperature Reporting Devices were installed in accordance with section 56-04 of these rules and subparagraph b of paragraph 3 of subdivision b of administrative code section 27-2033.1.

my2

**MAYOR'S OFFICE OF ENVIRONMENTAL COORDINATION**

■ NOTICE

**Notice of Adoption**

**Notice is hereby given** that pursuant to section 6 NYCRR § 617.5(b) and in accordance with Sections 1043 of the City Charter, the Office of the Mayor acting through the Office of Environmental Coordination is adopting amendments to Chapter 6 of Title 43 of the Rules of the City of New York, which governs city environmental quality review.

A notice of proposed rulemaking was published in the City Record on January 5, 2024. A public hearing was held on February 7, 2024.

Director Hilary Semel  
May 2, 2024

**Statement of Basis and Purpose of Rule**

New York City, like other municipalities, is facing a crippling housing crisis which has real and direct human consequences, including high rents, displacement pressure, segregation, gentrification, poor housing quality, tenant harassment, homelessness, and other effects of a market where residents have very limited options because of housing scarcity. Almost every hardship of the City housing market can be traced back to an acute shortage of housing. The housing shortage drives up prices for everyone.

Among the factors contributing to the City's housing crisis are the time and resources required to complete environmental reviews that are

ultimately unnecessary because they consistently result in determinations that the proposed developments have no potential for significant adverse environmental impacts. Over the past ten years, an average of 350 housing, commercial and infrastructure projects per year were subject to review through the City Environmental Quality Review (CEQR) process, the City's procedures for implementing the New York State Environmental Quality Review Act (SEQRA).

All 350 went through the first step of CEQR — the production of an Environmental Assessment Statement (EAS). Of those, approximately twelve projects each year also required the more involved process of preparation of an Environmental Impact Statement (EIS). Most housing projects subject to land use approvals or public financing must conduct an EAS that typically takes six to eight months to complete and can cost hundreds of thousands of dollars. Yet, only a few of these smaller projects are found to have a potential for significant impacts on the environment.

To address this, the City agencies that develop or approve housing, including the New York City Office of the Mayor (Mayor's Office), acting through the Office of Environmental Coordination, are each adopting a new Type II rule under SEQRA and CEQR to exempt housing developments up to a certain size from environmental review. Type II actions are agency actions that will not have a significant impact on the environment as determined by certain criteria established by SEQRA, and are therefore exempted from environmental review. 6 NYCRR § 627.5. Exempting these projects from review under SEQRA and CEQR will decrease their overall cost and shorten the time typically needed to complete the approval process, resulting in delivery of new homes faster to residents that need housing today.

This action is authorized under SEQRA, which requires state and local agencies to consider the potential environmental impacts of actions that the agency proposes to approve, fund, or undertake. NYS Environmental Conservation Law Article 8. New York State regulations implementing SEQRA divide state and local actions into three types: Type I, Type II and Unlisted Actions. The State regulations list 46 specific actions as Type II actions that are exempt from environmental review and do not require preparation of either an EAS or an EIS. The State regulations also authorize all state and local agencies to adopt their own lists of Type II actions to supplement the State list. 6 NYCRR § 617.5(b) and (c). To include an action on an agency Type II list, the agency must establish that its action will not have a significant adverse impact on the environment under the criteria established by the State and that its action is not a Type I action as defined by the State regulations. 6 NYCRR § 617.5(b)(1)-(2). Every agency is authorized to adopt its own Type II list.

The City Planning Commission (the Commission) adopted a list of Type II actions as authorized by the New York State SEQRA regulations in 2014. See 62 RCNY § 5-05(c)-(d). Upon adoption of this existing list with modifications, the Mayor's Office now amends that list to add new residential housing developments up to a certain size, as described below, exempting those developments from the requirements of SEQRA and CEQR.

The list of Type II actions as modified by this rulemaking will also be adopted by three other City agencies that approve, fund or undertake new residential development: the Commission, the Department of Housing Preservation and Development, and the Board of Standards and Appeals.

To determine the appropriate size of housing developments to be exempted and the appropriate conditions those developments would need to satisfy in order to ensure that they will not have a significant impact on the environment, staff from multiple City agencies reviewed projects with completed environmental determinations between January 2013 and May 2023 before the four City agencies and offices that approve, fund or undertake new housing and that propose to adopt this new Type II rule: this agency and the three above-mentioned City agencies. In total, more than 1,000 projects were reviewed, including projects that had received negative declarations, conditional negative declarations, and positive declarations under CEQR. That universe was then narrowed to exclude projects that did not facilitate new housing and housing projects proposing greater than 1000 units, which would exceed the State threshold for Type I actions and therefore be ineligible for Type II listing.

Based on this analysis of past environmental reviews, the Mayor's Office has concluded that housing developments of up to 250 new units in higher and medium density districts and up to 175 new units in lower density districts that meet certain other density-related and site-specific criteria do not result in significant adverse impacts. The density-related criteria include maximum sizes for accompanying non-residential community facility or commercial uses to ensure no transportation impacts, maximum building heights to ensure no shadows impacts, and maximum construction durations to avoid construction impacts. The site-specific criteria include: excluding

sites with archeological significance, relying on the City's existing (E) designation process to address any potential site-specific hazardous materials, air quality, or noise issues, excluding sites adjacent to arterial highways or in certain coastal flood areas, and avoiding developments becoming a source of air quality impacts by requiring that they forego use of fossil fuels.

The Mayor's Office adopts the existing Commission Type II rule with modifications and adds a new Type II category for projects that would facilitate new housing that meet the criteria in this rule. This will exclude from environmental review qualifying projects that are seeking the Mayor's Office approval and/or funding or for which the Mayor's Office is acting as lead agency under SEQRA and CEQR. The Mayor's Office also adopts with modifications, as a Mayor's Office rule, the Commission's existing Type II list. The modification would include the deletion of two actions from the existing Type II list, the first of which relates to a special permit that no longer exists and the second of which is superseded by the new Type II category. These rules will reduce the time and resources needed for the Mayor's Office to approve, fund, or undertake new housing projects.

The Mayor's Office authority for these rules is found in 6 NYCRR § 617.5(b) and in sections 192(e) and 1043 of the Charter.

### **Green Fast Track for Housing CEQR Type II Rule**

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

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

Section 1. Chapter 6 of Title 43 of the Rules of the City of New York is amended by adding a new section 6-16 to read as follows:

#### **§ 6-16 Type II actions.**

(a) **Definitions.** The following additional definitions shall apply to this section:

**City Environmental Quality Review.** "City Environmental Quality Review" (CEQR) means the environmental quality review procedure established by Executive Order 91 as modified by Chapter 5 of Title 62 of the Rules of the City of New York.

**Development Site.** "Development site" means the zoning lot all or part of which the applicant proposes to develop through the action.

**Developable Site.** "Developable site" means a zoning lot, including the development site, within the area that is the subject of the action that the lead agency determines is likely to be developed as a result of the action.

**Lead Agency.** "Lead agency" means the agency principally responsible for environmental review pursuant to section 5-03 of Title 62 of the Rules of the City of New York.

**Natural Resource.** "Natural Resource" means surface water bodies; wetland resources; upland resources, such as beaches, shrublands, meadows, and forests; or other significant or sensitive resources.

**SEQRA Regulations.** "SEQRA Regulations" means Part 617 of Title 6 of New York Codes, Rules and Regulations.

(b) **Type II.** The following actions are not subject to review by the Mayor's Office under City Environmental Quality Review, the State Environmental Quality Review Act (Environmental Conservation Law, Article 8) or the SEQRA Regulations, subject to subdivision (c) of this section:

- (1) Special permits for radio and television towers, pursuant to § 73-30 of the Zoning Resolution;
- (2) Special permits for ambulatory diagnostic or treatment health care facilities, pursuant to § 73-125 of the Zoning Resolution;
- (3) Special permits to allow a building or other structure to exceed the height regulations around airports, pursuant to § 73-66 of the Zoning Resolution;
- (4) Special permits for eating and drinking establishments of up to 2,500 gross square feet with accessory drive-through facilities, pursuant to § 73-243 of the Zoning Resolution;
- (5) Acquisition or lease disposition of real property by the City, not involving a change of use, a change in bulk, or ground disturbance;
- (6) Construction or expansion of primary or accessory/appurtenant park structures or facilities involving less than 10,000 square feet of gross floor area;
- (7) Park mapping, site selection or acquisition of less than ten (10) acres of existing open space or natural areas;

(8) Authorizations for a limited increase in parking spaces for existing buildings without parking, pursuant to § 13-442 and § 16-341 of the Zoning Resolution;

(9) Special permits for accessory off-street parking facilities, which do not increase parking capacity by more than eighty-five (85) spaces or involve incremental ground disturbance, pursuant to § 16-351 of the Zoning Resolution;

(10) Special permits for public parking garages and public parking lots, which do not increase parking capacity by more than eighty-five (85) spaces or involve incremental ground disturbance, pursuant to § 16-352 of the NYC Zoning Resolution;

(11) Special permits for additional parking spaces, which do not increase parking capacity by more than eighty-five (85) spaces or involve incremental ground disturbance, pursuant to § 13-45 of the NYC Zoning Resolution; and

(12) An action listed in subdivision (d) of this section, provided that such action also meets the requirements in subdivision (e) of this section.

#### **(c) Type II Prerequisites.**

(1) An action listed in subdivision (b) of this section, which is also classified as Type I pursuant to 6 NYCRR Part 617.4, shall remain Type I and subject to environmental review.

(2) An action listed in 43 RCNY § 6-15(b)(1) - (3), or (6) involving ground disturbance shall remain subject to environmental review, unless it is determined that any potentially significant hazardous materials impacts will be avoided.

(3) An action listed in 43 RCNY § 6-15(b)(1), (2), or (6) involving excavation of an area that was not previously excavated shall remain subject to environmental review, unless it is determined that the project site is not archaeologically sensitive.

(4) An action listed in 43 RCNY § 6-15(b)(3) shall remain subject to environmental review, unless it is determined that any potentially significant noise impacts will be avoided.

(5) An action listed in 43 RCNY § 6-15(b) (1), (2), or (6) involving the removal or alteration of significant natural resources shall remain subject to environmental review.

(6) An action listed in 43 RCNY § 6-15(b) (1), (3), (4), (6), or (9) - (11) shall remain subject to environmental review if the project site is:

(i) wholly or partially within any historic building, structure, facility, site or district that is calendared for consideration or eligible for designation as a New York City Landmark, Interior Landmark or Scenic Landmark;

(ii) substantially contiguous to any historic building, structure, facility, site or district that is designated, calendared for consideration or eligible for designation as a New York City Landmark, Interior Landmark or Scenic Landmark; or

(iii) wholly or partially within or substantially contiguous to any historic building, structure, facility, site or district, or archaeological or prehistoric site that is listed, proposed for listing or eligible for listing on the State Register of Historic Places or National Register of Historic Places.

(d) **Residential Development Type II Actions.** The following actions are not subject to review by the Mayor's Office under City Environmental Quality Review, the State Environmental Quality Review Act (Environmental Conservation Law, Article 8) or the SEQRA Regulations, subject to subdivision (e) of this section:

(1) Actions that enable incremental development of at least 1 and no more than 250 new dwelling units or new income-restricted dwelling units, and no more than 35,000 gross square feet of space for non-residential uses, which includes no more than 25,000 gross square feet of space for commercial uses and no more than 25,000 gross square feet of community facility space, and which at the time of the environmental determination are:

(i) located wholly within an existing R5 through R10 Residence zoning district, provided that such action does not include the creation or enlargement of a Special Mixed Use zoning district or a stand-alone Commercial zoning district; or

(ii) located in an existing stand-alone Commercial zoning or Manufacturing zoning district and are being developed pursuant to a regulatory agreement or lease with a government agency to develop housing or a decision by the Board of Standards and Appeals authorizing residential development; or

(2) Actions that enable incremental development of at least 1 and no more than 175 new dwelling units or new income restricted dwelling units, and no more than 20,000 gross square feet of space for non-residential uses, which includes no more than 10,000 gross

square feet of space for commercial uses, and no more than 10,000 gross square feet of community facility space, and which at the time of the environmental determination, are located at least partially within an existing R1 through R4 Residence zoning district, provided that such action shall not include actions that include the creation or enlargement of a Special Mixed Use zoning district or a stand-alone Commercial zoning district.

(e) *Type II Residential Development Prerequisites.* An action listed in subdivision (d) of this section must also comply with all of the following to be a Type II action, at or before the time environmental review is required to be completed:

(1) Any new building or any enlargement of an existing building on the development site shall not burn fossil fuels to supply heat or hot water;

(2) The applicant or development site owner shall have complied with the following site-specific requirements:

(i) for developable sites that include one or more tax lots that do not have an (E) designation for hazardous materials pursuant to section 11-15 of the New York City Zoning Resolution at the time of the environmental determination, completed a Phase I Environmental Site Assessment for the development site and either:

(A) obtained a written signoff from the lead agency that no further environmental investigation is required or that a plan to address any hazardous materials is acceptable; or

(B) consented to the establishment of an (E) designation for hazardous materials pursuant to section 11-15 of the New York City Zoning Resolution and 15 RCNY Chapter 24 on the developable sites, provided that where an (E) designation is not available and the development site will be developed pursuant to a regulatory agreement with a government agency, such government agency shall include protections and development oversight requirements equivalent to an (E) designation found in 15 RCNY Chapter 24 in such regulatory agreement; and

(ii) obtained a determination from the New York City Landmarks Preservation Commission (LPC) stating whether any developable site is within an archaeologically sensitive area, is designated, calendared for consideration or eligible for designation as a New York City Landmark or Historic District, is listed on, or formally determined to be eligible for inclusion on, the National Register of Historic Places or the New York State Register of Historic Places, or is substantially contiguous to a sunlight sensitive architectural resource, and

(A) if LPC determines a developable site is within an archaeologically sensitive area, completed an archaeological document study for the development site and obtained a writing from LPC that the development of such development site does not raise archaeological concerns; and

(B) if LPC determines a developable site is designated, calendared for consideration or eligible for designation as a New York City Landmark or Historic District or is listed on, or formally determined to be eligible for inclusion on, the National Register of Historic Places or the New York State Register of Historic Places, obtained a writing from LPC that the development of such development site does not raise historic preservation concerns;

(iii) agreed to prepare and implement a Construction Protection Plan consistent with the requirements of the New York City Department of Buildings Technical Policy and Procedure #10/88 for a development site located at least partially within 90 feet of a building or site formally determined to be eligible for listing on the National Register of Historic Places or the New York State Register of Historic Places or of a building or site that is eligible for designation as a New York City Landmark or Historic District;

(iv) for developable sites within 1000 feet of an air emissions source that operates under a permit issued pursuant to subpart 201-5 of title 6 of the New York Codes, Rules and Regulations (New York State facility permits) or subpart 201-6 of such title (Clean Air Act Title V permits) or either within 400 feet of any existing air emission source with an active or expired industrial permit issued by the New York City Department of Environmental Protection or within 400 feet of any unpermitted industrial source, confirmed to the lead agency based on the emission limits in the permit(s) or, for any unpermitted source, the estimated emission limits from similar source permit(s) provided by the lead agency, that concentrations of any pollutant regulated by the permit(s) or identified by the lead agency for any unpermitted source will not exceed the corresponding National Ambient Air Quality Standards (including background concentrations) and Annual Guideline Concentration (AGC) and Short-term Guideline Concentration (SGC) in the New York State Department of Environmental Conservation Division of Air Resources Guidelines for Evaluation and Control of Ambient Air Contaminants (DAR-1) at

such developable site, as determined in accordance with the industrial source screen in Appendix A of Chapter 6 of Title 43 of the rules of the city of New York (Industrial Air Quality Checklist).

(v) With respect to calculation of noise levels, either:

(A) provided to the lead agency representative peak hour outdoor noise sampling showing less than 70 A-weighted decibels (dBA) L10 ambient noise levels at all developable sites, and provided outdoor noise sampling for all developable site buildings within the line of sight of any railway or elevated subway showing less than 65 dBA Ldn ambient noise levels and confirmed that all developable sites are outside the 65 Day Night Average Sound Level contours established in the Noise Exposure Map (NEM) Report for John F. Kennedy Airport and LaGuardia Airport, or

(B) agreed to establishment of an (E) designation for noise pursuant to section 11-15 of the NYC Zoning Resolution on any developable sites that cannot meet the requirements of item (A) above, provided that where the development site will be developed pursuant to a regulatory agreement with a government agency, such government agency shall include protections equivalent to those imposed by an (E) designation for noise attenuation in such regulatory agreement.

(3) The projected duration of construction at each development site shall not be greater than 24 months and no consecutive projected construction period for all substantially contiguous developable sites shall be greater than 24 months.

(4) No portion of any developable site shall:

(i) be located adjacent to an arterial highway listed in Appendix H to the New York City Zoning Resolution or a vent structure for a tunnel;

(ii) be located within in a Special Coastal Risk District mapped pursuant to Article XIII, Chapter 7 of the New York City Zoning Resolution; or

(iii) contain a natural resource.

(5) The action shall not enable construction of a new building or other structure or enlargement of an existing building or structure with a maximum allowable height greater than 250 feet, including all rooftop bulkheads, mechanical equipment, parapets, and any other parts of the building, or with a maximum possible height greater than 50 feet if substantially contiguous to a public open space other than a street or sidewalk, natural resource or an architectural sunlight sensitive resource identified by LPC under subparagraph (ii) of paragraph (2) of this subdivision above, unless such open space, natural resource or sunlight sensitive resource is entirely within the area between -108° degrees from true north and +108 degrees from true north of the building or other structure or is an architectural resource that is located on a facade that faces directly away from a developable site.

§ 2. Chapter 6 of Title 43 of the Rules of the City of New York is amended by adding a new Appendix A, to read as follows:

Appendix A to Chapter 6 of Title 43: Industrial Air Quality Checklist

To determine the potential for exceedance of the New York State Department of Environmental Conservation (DEC) Division of Air Resources Guidelines for Evaluation and Control of Ambient Air Contaminants (DAR-1) guidelines at a developable site resulting from industrial emissions, emissions from industrial sources within 400 feet of the development site shall be determined from emission limits in permits issued by the New York City Department of Environmental Protection (DEP) or for unpermitted sources, from the estimated emission limits provided by the lead agency and for Title V or state facility-permitted sources within 1000 feet of the development site, from the emissions limits in the DEC Title V or state facility permits. For purposes of this Appendix, industrial sources means air emission sources (direct and fugitive emissions) that have or should have an existing or expired DEP Clean Air Tracking System industrial permit, concrete batching plants, or material handling facilities. The emissions from any existing industrial or state permitted source or emission assumptions for any unpermitted industrial source must first be converted into grams/second. This converted emission rate must then be multiplied by the value in the table below corresponding to the minimum distance between the industrial source and the building containing the new dwelling units to determine if the National Ambient Air Quality Standards (including background concentrations) and AGC/SGC values in the DAR-1 guidelines are exceeded. Values are provided for 1-hour and annual averages to enable the comparison of pollutant levels to SGCs (1- hour averaging period) or AGCs (annual averaging period).

Distance from Source	1-Hour Averaging Period (ug/m3)	3-Hour Averaging Period (ug/m3)	8-Hour Averaging Period (ug/m3)	24-Hour Averaging Period (ug/m3)	Annual Averaging Period (ug/m3)
30 ft	124,848	61,874	46,700	38,284	5,251
60 ft	31,284	15,479	12,721	10,292	1,386
90 ft	13,936	6,884	6,098	4,858	645
120 ft	7,857	4,028	3,658	2,877	378
150 ft	5,038	2,721	2,476	1,926	252
180 ft	3,507	1,982	1,808	1,393	181
210 ft	2,599	1,520	1,390	1,063	138
240 ft	2,038	1,211	1,109	844	110
270 ft	1,684	992	910	692	90
300 ft	1,449	831	764	580	75
330 ft	1,282	714	653	496	64
360 ft	1,153	631	566	431	56
400 ft	1,015	559	477	364	47

my2

**PARKS AND RECREATION**

**NOTICE**

CAPA REGULATORY AGENDA FY 2025

Pursuant to section 1042 of the Charter, the New York City Department of Parks & Recreation (“Parks”) sets forth below its regulatory agenda for the City’s fiscal year of 2025:

**1. SUBJECT:** Abandonment of Animals

- A. **Reason:** The abandonment of animals into parks by pet-owners, pest-control companies, and other individuals or groups is a persistent problem handled by Parks. Many of these animals do not survive, as they do not know where to find food, water, den sites, or other resources, and have no cognitive map of escape routes to flee from predators. Other animals are invasive and may permanently disrupt natural ecosystems. Abandoning animals is already prohibited by NY State Law. Clarifying the City’s rules on abandoning animals and establishing a distinct penalty would make it easier for Parks officers to write summonses and would help decrease the amount of abandoned animals in parks.
- B. **Anticipated Contents:** Amendments to 56 RCNY Sections 1-04 and 1-07.
- C. **Objectives:** To prohibit individuals and companies from abandoning animals in parks.
- D. **Legal basis:** Section 389, 533(a)(9), and 1043 of the New York City Charter.
- E. **Types of Individuals and entities likely to be affected:** Pet-owners, pest-control companies, and wildlife rehabilitators.
- F. **Other relevant laws:** NY State Law Chapter 69, Article 26, Section 355.
- G. **Approximate schedule:** Fourth Quarter of 2024

Agency Contacts: Alessandro Olivieri (212) 360-1314  
Christine Cochetoux (212) 360-1327

**2. SUBJECT:** Penalties for Illegal Dumping

- A. **Reason:** Illegal dumping is rampant in every borough and Parks uses a great number of staff to address these conditions. Parks’ current penalty for dumping violations is substantially less than the penalty for dumping when enforced by the NYC Department of Sanitation. The proposed amendment raises Parks violations to more closely match penalties of other agencies, and establishes a penalty for subsequent instances of illegal dumping. These penalties would help deter both first time and repeat offenders.
- B. **Anticipated Contents:** Amendments to 56 RCNY Section 1-07.
- C. **Objectives:** To deter illegal dumping.
- D. **Legal basis:** Section 389, 533(a)(9), and 1043 of the New York City Charter.

- E. **Types of Individuals and entities likely to be affected:** Violators of 56 RCNY Section 1-04(c)(3).
- F. **Other relevant laws:** None.
- G. **Approximate schedule:** Fourth Quarter of 2024

Agency Contacts: Alessandro Olivieri (212) 360-1314  
Christine Cochetoux (212) 360-1327

**3. SUBJECT:** Prohibition on the Collection of Bivalves

**A. Reason:** By serving as natural water filters, bivalves are an active contributor to the health of New York City’s waterways. Although in other regions bivalves are harvested for food, the New York State Department of Environmental Conservation Rules currently prohibits the collection of bivalves as food within the waters in and surrounding the five boroughs of New York City. Nevertheless, the collection of these animals happens with some regularity. Aside from the health concerns of ingesting bivalves taken from NYC waters, removing them slows down the restoration of the City’s waterways. Removing these creatures from local waters also reduces water clarity and, in turn, the amount of light that penetrates the water. This can have a significant impact on other marine creatures. The proposed rule amendment would add bivalves to Parks’ list of animals which cannot be removed.

- A. **Anticipated Contents:** Amendments to 56 RCNY Section 1-05.
- B. **Objectives:** To prohibit the harvesting of bivalves.
- C. **Legal basis:** Section 389, 533(a)(9), and 1043 of the New York City Charter.
- D. **Types of Individuals and entities likely to be affected:** individuals who harvest bivalves from property under Parks jurisdiction.
- E. **Other relevant laws:** None.
- F. **Approximate schedule:** Fourth Quarter of 2024

Agency Contacts: Alessandro Olivieri (212) 360-1314  
Christine Cochetoux (212) 360-1327

**4. SUBJECT:** Proof of Disability for Recreation Center Membership

- A. **Reason:** A person with a disability is eligible for a reduced Recreation Center Membership fee if, when purchasing or renewing their membership, the individual presents one or more documents from a list of approved documents to support the individual’s disability status. Recently, an individual with a disability attempting to buy a membership did not have a document from Parks’ existing list, but had a different document that is accepted by other agencies as proof of disability. Parks seeks to add three categories of documents to the approved list to render the process easier for individuals who may not have one of the documents on the current list.
- B. **Anticipated Contents:** Amendments to 56 RCNY Section 2-14.
- C. **Objectives:** To facilitate individuals with disabilities obtaining a Recreation Center Members for a reduced fee.
- D. **Legal basis:** Section 389, 533(a)(9), and 1043 of the New York City Charter.
- E. **Types of Individuals and entities likely to be affected:** individuals with disabilities.
- F. **Other relevant laws:** None.
- G. **Approximate schedule:** Fourth Quarter of 2024

Agency Contacts: Alessandro Olivieri (212) 360-1314  
Christine Cochetoux (212) 360-1327

my2

# SPECIAL MATERIALS

## OFFICE OF COLLECTIVE BARGAINING

### ■ NOTICE

#### NOTICE OF REPRESENTATION PETITION

The New York City Office of Collective Bargaining has received the petition described below. The Board of Certification will conduct an investigation of this matter.

**DATE:** April 22, 2024 **DOCKET #:** AC-1718-24

**FILED:** Petition to Amend Certification

**DESCRIPTION:** NYC Health + Hospitals seeks to amend Certification No. 50-73, the Clinicians bargaining unit, to reflect that the title Podiatrist (Part-Time) has been renamed Podiatrist

**TITLE:** Podiatrist  
(Title Code No. 530110)

**PETITIONER:** NYC Health + Hospitals  
55 Water Street – 26th Floor  
New York, NY 10041

**BARGAINING REPRESENTATIVE:**  
Doctors Council  
50 Broadway-11th Floor, Suite 1101  
New York, NY 10004

my2

## COMPTROLLER

### ■ NOTICE

NOTICE OF ADVANCE PAYMENT OF AWARDS PURSUANT TO THE STATUTES IN SUCH cases made and provided, notice is hereby given that the Comptroller of the City of New York, will be ready to pay, at 1 Centre St., Room 629, New York, NY 10007 on 5/7/2024 to the person or persons legally entitled an amount as certified to the Comptroller by the Corporation Counsel on damage parcels, as follows:

Damage Parcel No.	Block	Lot
172A	4069	Adjacent to Lot: 45

Acquired in the proceeding entitled: ROMA AND HETT AVENUE subject to any liens and encumbrances of record on such property. The amount advanced shall cease to bear interest on the specified date above.

BRAD S. LANDER  
Comptroller  
a23-my6

## ENVIRONMENTAL REMEDIATION

### ■ NOTICE

#### NYC OER Voluntary Cleanup Program Applications

The New York City Office of Environmental Remediation (OER) has received an NYC Voluntary Cleanup Program (VCP) application for a site located at 70-28 Grand Central Parkway, Queens, NY. Site No. 19CVCP028Q is assigned to this project.

The New York City Office of Environmental Remediation (OER) has received an NYC Voluntary Cleanup Program (VCP) application for a site located at 2795 Fulton Street, Brooklyn, NY. Site No. 24CVCP027K is assigned to this project.

The New York City Office of Environmental Remediation (OER) has received an NYC Voluntary Cleanup Program (VCP) application for a site located at 2892 Nostrand Avenue, Brooklyn, NY. Site No. 24CVCP026K is assigned to this project.

The New York City Office of Environmental Remediation (OER) has received an NYC Voluntary Cleanup Program (VCP) application for a site located at 1915 McDonald Avenue, Brooklyn, NY. Site No. 24CVCP015K is assigned to this project.

Information regarding these sites, including site cleanup plans, can be found on the OER EPIC document repository: <https://a002-epic.nyc.gov/app/search/advanced>

The public comment period on the cleanup plans runs for 30 days. Please send comments to NYC OER, 100 Gold Street, 2nd Floor, New York, NY 10038 or call (212) 788-8841.

my2

## CHANGES IN PERSONNEL

#### OFFICE OF THE COMPTROLLER FOR PERIOD ENDING 03/29/24

NAME	TITLE	NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY
MARTINEZ	SHANDA	S 1022A	\$71080.0000	RESIGNED	YES	03/10/24	015
MINTZ	JORDAN	E 95998	\$120000.0000	APPOINTED	YES	03/17/24	015
MITHBAVKAR	NILESH	N 10050	\$155000.0000	APPOINTED	YES	03/17/24	015
MORALES	ANTHONY	J 95611	\$175000.0000	APPOINTED	YES	03/03/24	015
QIN	CASS	E 12626	\$70000.0000	APPOINTED	NO	03/17/24	015
SMALLS	ELIZABET	40925	\$60000.0000	TERMINATED	NO	03/13/24	015
WILLIAMS	SANDRA	12626	\$70000.0000	APPOINTED	NO	03/17/24	015
YOUNG	JENNIETA	12626	\$70000.0000	APPOINTED	NO	03/17/24	015
ZAMAN	DENIA	1005D	\$105034.0000	INCREASE	NO	03/10/24	015

#### OFFICE OF EMERGENCY MANAGEMENT FOR PERIOD ENDING 03/29/24

NAME	TITLE	NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY
ASUO-MANTE	ERIC	K 94612	\$72000.0000	APPOINTED	YES	03/10/24	017
BRAGA	MARIANA	B 10209	\$19.0000	RESIGNED	YES	02/29/24	017
NEATON	KARA	E 30087	\$92314.0000	RESIGNED	YES	07/08/22	017
YOUNG	JENNIETA	94612	\$66171.0000	RESIGNED	YES	03/17/24	017

#### OFFICE OF MANAGEMENT & BUDGET FOR PERIOD ENDING 03/29/24

NAME	TITLE	NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY
AHMED	MOHAMMED	T 06088	\$78232.0000	RESIGNED	YES	03/10/24	019
LI	TRIPHENA	06088	\$51550.0000	APPOINTED	YES	03/10/24	019
LIAN	HUIQING	06088	\$51550.0000	APPOINTED	YES	03/17/24	019
PELLICANO	THOMAS	A 10026	\$87277.0000	APPOINTED	YES	01/16/24	019
SCOTT	SERITTA	12626	\$137637.0000	TRANSFER	NO	11/26/23	019
TUZHILIN	ALIYA	T 06088	\$73806.0000	APPOINTED	YES	03/17/24	019

## LATE NOTICE

## BOROUGH PRESIDENT - QUEENS

### ■ MEETING

In accordance with Section 384(b)(4) of the New York City Charter, The Queens Borough Board will meet Monday, May 6, 2024 at 5:30 P.M. in the Queens Borough President Conference Room, 120-55 Queens Boulevard, 2<sup>nd</sup> Floor, Kew Gardens, NY 11424. (Vote to be Taken).

- Business terms and disposition of Willets Point Phase 2 in CB7

my2-6