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## THE CITY RECORD

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## PUBLIC HEARINGS AND MEETINGS

See Also: Procurement; Agency Rules

## BOROUGH PRESIDENT - BRONX

### ■ PUBLIC HEARINGS

A PUBLIC HEARING IS BEING CALLED by the President of the Borough of The Bronx, Honorable Ruben Diaz Jr. The hearing will take place on Thursday, August 3, 2017, commencing at 11:00 A.M., in the office of the Borough President, 851 Grand Concourse, Room 206, Bronx, NY 10451. The following matter will be heard:



### CD #1-ULURP APPLICATION NO: C 170413 ZMX-SPECIAL HARLEM RIVER WATERFRONT DISTRICT EXPANSION:

IN THE MATTER OF an application submitted by the New York City Department of City Planning, pursuant to Sections 197-c and 201 of the New York City Charter of the amendment of the Zoning Map, Section No. 6a:

- 1) Eliminating a Special Mixed Use District (MX-1) from property, bounded by Park Avenue, and its southwesterly centerline prolongation, East 135<sup>th</sup> Street (southwesterly portion), the southwesterly centerline prolongation of Rider Avenue, Major Deegan Expressway, Third Avenue, Bruckner Boulevard, Lincoln Avenue, and its southwesterly centerline prolongation, and the U.S. Pierhead and Bulkhead line; and
- 2) Establishing a Special Harlem River Waterfront District (HRW), bounded by Park Avenue and its southwesterly centerline prolongation, East 135<sup>th</sup> Street, (southwesterly portion), the southwesterly centerline prolongation of Rider Avenue, Major Deegan Expressway, Third Avenue, Bruckner Boulevard, Lincoln Avenue, and its southwesterly centerline prolongation, and the U.S. Pierhead and Bulkhead line;

As shown on a diagram (for illustrative purposes only) dated June 5, 2017.

ANYONE WISHING TO SPEAK MAY REGISTER AT THE HEARING. PLEASE DIRECT ANY QUESTIONS CONCERNING THIS MATTER TO THE OFFICE OF THE BOROUGH PRESIDENT, (718) 590-6124.

jy27-a2

## CITY PLANNING COMMISSION

### ■ PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN that resolutions have been adopted by the City Planning Commission, scheduling public hearings on the

following matters to be held at Silberman School of Social Work at Hunter College, 2180 Third Avenue, New York, NY, 10035, on Wednesday, August 9, 2017, at 10:00 A.M.

**BOROUGH OF THE BRONX  
No. 1  
WESTCHESTER AVENUE BRIDGE**

**CDs 10, 11 C 160253 MMX**  
**IN THE MATTER OF** an application, submitted by The New York City Department of Transportation, Division of Bridges, pursuant to Sections 197-c and 199 of the New York City Charter for an amendment to the City Map involving the modification of legal grades on Westchester Avenue between Waters Place and Hutchinson River Parkway East Service Road, in accordance with Map No. 13139 dated March 2, 2017 and signed by the Borough President.

**Nos. 2 & 3  
SPECIAL HARLEM RIVER WATERFRONT DISTRICT  
EXPANSION  
No. 2**

**CD 1 C 170413 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 the amendment of the Zoning Map, Section No. 6a:

- eliminating a Special Mixed Use District (MX-1) from property bounded by Park Avenue and its southwesterly centerline prolongation, East 135<sup>th</sup> Street (southwesterly portion), the southwesterly centerline prolongation of Rider Avenue, Major Deegan Expressway, Third Avenue, Bruckner Boulevard, Lincoln Avenue and its southwesterly centerline prolongation, and the U.S. Pierhead and Bulkhead line; and
- establishing a Special Harlem River Waterfront District (HRW) bounded by Park Avenue and its southwesterly centerline prolongation, East 135<sup>th</sup> Street (southwesterly portion), the southwesterly centerline prolongation of Rider Avenue, Major Deegan Expressway, Third Avenue, Bruckner Boulevard, Lincoln Avenue and its southwesterly centerline prolongation, and the U.S. Pierhead and Bulkhead line;

as shown on a diagram (for illustrative purposes only) dated June 5, 2017.

**No. 3**

**CD 1 N 170414 ZRX**  
**IN THE MATTER OF** an application submitted by the Department of City Planning pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, relating to Article VIII, Chapter 7, and related Sections, to modify the text of the Special Harlem River Waterfront District.

Matter underlined is new, to be added;  
Matter ~~struck out~~ is to be deleted;  
Matter within # # is defined in Section 12-10, 62-11, 64-11 and/or 87-01;  
\*\*\* indicates where unchanged text appears in the Zoning Resolution

**ARTICLE I  
GENERAL PROVISIONS**

Chapter 4  
Sidewalk Cafe Regulations

\* \* \*

**14-44  
Special Zoning Districts Where Certain Sidewalk Cafes Are Permitted**

#Enclosed# or #unenclosed sidewalk cafes# shall be permitted, as indicated, in the following special zoning districts, where allowed by the underlying zoning. #Small sidewalk cafes#, however, may be located on #streets# or portions of #streets# within special zoning districts, pursuant to the provisions of Section 14-43 (Locations Where Only Small Sidewalk Cafes Are Permitted).

\* \* \*

The Bronx	#Enclosed Sidewalk Cafe#	#Unenclosed Sidewalk Cafe#
City Island District	No	Yes
Harlem River Waterfront District	No	Yes

\* \* \*

**ARTICLE II  
RESIDENCE DISTRICT REGULATIONS**

Chapter 3  
Residential Bulk Regulations in Residence Districts

\* \* \*

23-00  
APPLICABILITY AND GENERAL PURPOSES

23-01  
Applicability of This Chapter

\* \* \*

23-011  
Quality Housing Program

\* \* \*

R6 R7 R8 R9 R10

(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:

(1) Article VII, Chapter 8 (Special Regulations Applying to Large Scale Residential Developments);

(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 Grand Concourse Preservation District#;

#Special Harlem River Waterfront District#;

#Special Limited Commercial District#;

\* \* \*

**ARTICLE VI  
SPECIAL REGULATIONS APPLICABLE TO CERTAIN AREAS**

Chapter 2  
Special Regulations Applying in the Waterfront Area

\* \* \*

62-90  
WATERFRONT ACCESS PLANS

\* \* \*

62-92  
Borough of The Bronx

The following Waterfront Access Plans are hereby established within the Borough of The Bronx. All applicable provisions of Article VI, Chapter 2, remain in effect within the areas delineated by such plans, except as expressly set forth otherwise in the plans:

BX-1: Harlem River, in the #Special Harlem River Waterfront District#, as set forth in Section 87-6070 (HARLEM RIVER WATERFRONT ACCESS PLAN).

\* \* \*

[NOTE: Section titles and provisions in the following Chapter may reflect the proposed text amendment, Lower Concourse North Rezoning (ULURP No. N 170312 ZRX, certified 3/20/2017).]

**ARTICLE VIII  
SPECIAL PURPOSE DISTRICTS**

Chapter 7  
Special Harlem River Waterfront District

87-00  
GENERAL PURPOSES

The "Special Harlem River Waterfront 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:

\* \* \*

(f) provide flexibility of architectural design within limits established to assure adequate access of light and air to streets and public access areas, and thus encourage more attractive and economic building forms; and

(g) to enhance neighborhood economic diversity by broadening the range of housing choices for residents at varied incomes;

(h) encourage investment in mixed residential and industrial neighborhoods by permitting expansion and new development of a wide variety of uses in a manner that will safeguard the health and safety of people using the area; and

(i) promote the most desirable use of land and building development in accordance with the District Plan for the Harlem River waterfront and thus conserve the value of land and buildings and thereby protect City tax revenues.

87-01  
Definitions

For purposes of this Chapter, matter in italics is defined in Sections 12-10, 62-11 or 64-11, or within this Section.

[NOTE: The definition of “ground floor level,” moved from 87-10 (SPECIAL USE REGULATIONS) and amended]

Ground floor level

As used in this Section, The “ground floor level” shall mean the finished floor level of a the first #story# that is within five feet of an adjacent public sidewalk or any other #publicly accessible open area#, or the finished floor level of the #lowest occupiable floor# pursuant to the provisions of Section 64-21 (Ground Floor Use), whichever is lower.

Parcel 1 building line

\* \* \*

[NOTE: The following terms are already defined in Section 62-11 (Definitions)]

Shore public walkway

A “shore public walkway” is a linear public access area running alongside the shore or water edges of a #platform#, as defined in Section 62-11, on a #waterfront zoning lot#.

Supplemental public access area

A “supplemental public access area” is a public access area provided on a #waterfront zoning lot#, in addition to other required public access areas, in order to fulfill the required #waterfront public access area# requirements.

A #supplemental public access area# shall not include a #shore public walkway# or an #upland connection#.

Upland connection

An “upland connection” is a pedestrian way which provides a public access route from a #shore public walkway# to a public sidewalk within an open and accessible #street#, public mapped parkland or other accessible public place.

Visual corridor

A “visual corridor” is a public #street# or tract of land within a #block# that provides a direct and unobstructed view to the water from a vantage point within a public #street#, public mapped parkland or other public place.

Waterfront block or waterfront zoning lot

A “waterfront block” or “waterfront zoning lot” is a #block# or #zoning lot# in the #waterfront area# having a boundary at grade coincident with or seaward of the #shoreline#. For the purposes of this Chapter:

- (a) a #block# within the #waterfront area# shall include the land within a #street# that is not improved or open to the public, and such #street# shall not form the boundary of a #block#;
- (b) a #block# within the #waterfront area# that abuts public mapped parkland along the waterfront shall be deemed to be part of a #waterfront block#; and
- (c) a #zoning lot# shall include the land within any #street# that is not improved or open to the public and which is in the same ownership as that of any contiguous land.

Any #zoning lot#, the boundaries of which were established prior to November 1, 1993, and which is not closer than 1,200 feet from the #shoreline# at any point and which does not abut public mapped parkland along the waterfront, shall be deemed outside of the #waterfront block#.

Waterfront public access area

A “waterfront public access area” is the portion of a #zoning lot# improved for public access. It may include any of the following: a #shore public walkway#, #upland connection#, #supplemental public access area# or, as defined in Section 62-11, a public access area on a #pier# or #floating structure#.

87-02  
General Provisions

In harmony with the general purpose and intent of this Resolution and the general purposes of the #Special Harlem River Waterfront District#, the regulations of the #Special Harlem River Waterfront District# shall apply. 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, except as specifically modified in this Chapter. However, 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 Hazard Areas), the provisions of Article VI, Chapter 4, shall control.

[NOTE: The Article VI, Chapter 4 applicability provision, moved to Section 87-043]

87-03  
District Plan and Maps

The regulations of this Chapter are designed to implement the #Special Harlem River Waterfront District# Plan as set forth in the Appendix to this Chapter. The plan area has been divided into two Subdistricts comprised of parcels that consisting of tax blocks and lots as established on June 30, 2009, as follows:

Core Subdistrict - tax blocks and lots existing on June 30, 2009

- Parcel 1: Block 2349, Lot 112
- Parcel 2: Block 2349, Lot 100 (that portion not mapped as parkland\* in accordance with Alteration Map No. 13124, dated January 29, 2009, in the Office of the Bronx Borough President)
- Parcel 3: Block 2349, Lots 46, 47, 146
- Parcel 4: Block 2349, Lot 38
- Parcel 5: Block 2349, Lots 15, 20
- Parcel 6: Block 2349, Lots 3, 4
- Parcel 7: Block 2323, Lot 43
- Parcel 8: Block 2323, Lot 28
- Parcel 9: Block 2323, Lots 5, 13, 18

[NOTE: The following North Subdistrict provisions are currently under review as part of Lower Concourse North Rezoning, N 1700312 ZRX, certified 3/20/2017]

[North Subdistrict - tax blocks and lots existing on [date of adoption]]

- Parcel 10: Block 2539, Lot 1, portion of Lots 2, 3  
Block 2356, Lots 2, 72 and tentative Lot 102  
(existing on [date of adoption])

South Subdistrict - tax blocks and lots existing on [date of adoption]

- Parcel 11: Block 2319, Lot 55
- Parcel 12: Block 2319, Lot 60
- Parcel 13: Block 2319, Lots 37 and 155
- Parcel 14: Block 2319, Lot 98
- Parcel 15: Block 2319, Lot 99
- Parcel 16: Block 2319, Lots 100 and 108
- Parcel 17: Block 2319, Lot 109
- Parcel 18: Block 2319, Lot 112
- Parcel 19: Block 2319, Lot 2
- Parcel 20: Block 2316, Lots 1 and 35
- Parcel 21: Block 2319, Lot 200

The District Plan includes the following maps:

- Map 1. (Special Harlem River Waterfront District, Subdistricts and Parcels)
- Map 2. (Designated Non-residential Use Locations)
- Map 3. (Waterfront Access Plan: Public Access Elements)
- Map 4. (Waterfront Access Plan: Designated Visual Corridors)

-----

\*— in accordance with Alteration Map No. 13124, dated January 29, 2009, in the Office of the Bronx Borough President

87-04  
Applicability of Article VI, Chapter 2 District Regulations

[NOTE: Existing provisions, moved to 87-042 and modified]

87-041  
Applicability of the Quality Housing Program

In the #Special Harlem River Waterfront District#, #buildings# containing #residences# shall be #developed# or #enlarged# in accordance with the Quality Housing Program. The #bulk# regulations of this Chapter shall be considered the applicable #bulk# regulations for #Quality Housing buildings#.

87-042  
Applicability of Article VI, Chapter 2

[NOTE: Existing provisions, moved from Section 87-04 and modified.]



The provisions of Article VI, Chapter 2 (Special Regulations Applying in the Waterfront Area) shall apply in all waterfront areas, except as modified by the provisions of this Chapter.

[NOTE: Existing provisions, moved from Section 87-65 and modified.]

For the purpose of applying the provisions of Article VI, Chapter 2, Parcels 1, 2, 3 and 4 within the Core Subdistrict, and any parcels having a boundary within 40 feet of a shoreline within the South Subdistrict, as shown on Map 1 (Special Harlem River Waterfront District, Subdistricts and Parcels) in the Appendix to this Chapter, shall be considered waterfront zoning lots, notwithstanding the mapping of any streets on such parcels after June 30, 2009 for the Core Subdistrict, and after [date of adoption] for the South Subdistrict.

**87-043**  
**Applicability of Article VI, Chapter 4**

[NOTE: Existing provisions, moved from Section 87-02 and modified]

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 Hazard Areas), the provisions of Article VI, Chapter 4, shall control, except as modified by the provisions of this Chapter.

**84-044**  
**Applicability of Article XII, Chapter 3**

Within the South Subdistrict, for M1 Districts mapped with a Residence District, the provisions of Article XII, Chapter 3 (Special Mixed Use District) for waterfront blocks shall apply, except as modified in this Chapter. In the event of a conflict between the provisions of Article XII, Chapter 3 and this Chapter, the provisions of this Chapter shall control.

**87-045**  
**Applicability of Inclusionary Housing Program**

[NOTE: Existing Inclusionary Housing applicability provision, moved from Section 87-20 and modified.]

For the purposes of applying the Inclusionary Housing Program set forth in Section 23-90 (INCLUSIONARY HOUSING), the Core Subdistrict, as shown on Map 1 in the Appendix to this Chapter, shall be an Inclusionary Housing designated area.

**87-05**  
**Modification of Use and Bulk Regulations for Parcels Containing Newly Mapped Streets**

In the event that streets are mapped on Parcels 1, 2, 3 and 4 in the Core Subdistrict after June 30, 2009, and on any Parcel in the South Subdistrict after [date of adoption], as shown on Map 1 in the Appendix to this Chapter, after June 30, 2009, the area within such streets may continue to be considered part of the zoning lot for the purposes of applying all use and bulk floor area regulations of this Zoning Resolution.

**87-10**  
**SPECIAL USE REGULATIONS**

The use regulations of the underlying districts or of Article VI, Chapter 2 (Special Regulations Applying in the Waterfront Area) are modified in Sections 87-11 through 87-24 by the provisions of this Section, inclusive.

As used in this Section, "ground floor level" shall mean the finished floor level of a story that is within five feet of an adjacent public sidewalk or any other publicly accessible open area.

[NOTE: the definition of "ground floor level" moved to 87-01 and amended.]

**87-11**  
**Vehicle Storage Establishments**  
**Use Regulations within the Core Subdistrict**

[NOTE: Existing Section 87-11 provisions, moved to Section 87-111]

The special use provisions of this Section, inclusive, shall apply to zoning lots within the Core Subdistrict, as shown on Map 1 in the Appendix to this Chapter.

**87-111**  
**Vehicle storage establishments**

[NOTE: Existing provisions, moved from Section 87-11 and cross-references are updated]

Commercial or public utility vehicle storage, open or enclosed, including accessory motor fuel pumps as listed in Use Group 16C shall be a permitted use on Parcel 5, as shown on Map 1 in the Appendix to this Chapter, provided that:

- (a) such use is the primary use on the parcel;
- (b) no more than 10,000 square feet of floor area shall be provided on Parcel 5; and

- (c) a shore public walkway is provided as set forth in paragraph (a) of Section 87-6171 (Special Public Access Provisions by Parcel).

The streetscape provisions of Section 87-1341, inclusive, the maximum width of establishment provisions of Section 87-23 and the special height and setback regulations of Section 87-3032, inclusive, shall not apply to such use. In lieu thereof, the applicable height and setback provisions of Article VI, Chapter 2 shall apply.

**87-112**  
**Location of Commercial Space**

[NOTE: Existing provisions, moved from Section 87-12]

The provisions of Section 32-422 (Location of floors occupied by commercial uses) are modified to permit residential uses on the same story as a commercial use, provided no access exists between such uses at any level containing residences and provided any commercial uses are not located directly over any residential use. However, such commercial uses may be located over a residential use by authorization of the City Planning Commission upon a finding that sufficient separation of residential uses from commercial uses exists within the building.

**87-12**  
**Location of Commercial Space**  
**Use Regulations in the North Subdistrict**

[NOTE: Existing provisions, moved to Section 87-112]

[NOTE: This section would contain special use provisions proposed by Lower Concourse North Rezoning]

**87-13**  
**Streetscape Regulations**

[NOTE: Existing provisions, moved to Section 87-40]

**87-14**  
**Location of Underground Uses**

Notwithstanding the provisions of Section 62-332 (Rear yards and waterfront yards), underground uses, such as parking garages, shall not be allowed in waterfront yards.

**87-20**  
**SPECIAL FLOOR AREA REGULATIONS**

The applicable floor area regulations of the underlying districts, of Article VI, Chapter 2 (Special Regulations Applying in the Waterfront Area), or of Article XII, Chapter 3 (Special Mixed Use District), are modified by the provisions of this Section, inclusive.

[NOTE: The following provisions, moved to Section 87-045]

The Special Harlem River Waterfront District shall be an Inclusionary Housing designated area, pursuant to Section 12-10 (DEFINITIONS), for the purpose of making the Inclusionary Housing Program regulations of Section 23-90 (INCLUSIONARY HOUSING), inclusive, applicable as modified within the Special District.

**87-21**  
**Special Residential Floor Area Regulations**  
**Floor Area Regulations in the Core Subdistrict**

[NOTE: Existing provisions, moved to Section 87-211]

The provisions of this Section, inclusive, shall apply to developments and enlargements within the Core Subdistrict, as shown on Map 1 in the Appendix to this Chapter.

**87-211**  
**Special Floor Area Regulations**

[NOTE: Existing floor area ratio (FAR) provisions for mixed buildings, moved from Section 87-21 and amended]

The base maximum floor area ratio for any zoning lots containing only residential uses, or residential uses and community facility or commercial uses shall be 3.0. Such base maximum floor area ratio may be increased to a maximum of 4.0 through the provision of affordable housing pursuant to the provisions for Inclusionary Housing designated areas in Section 23-90 (INCLUSIONARY HOUSING) paragraph (b) of Section 23-154 (Inclusionary Housing). The maximum floor area ratio for affordable independent residences for seniors shall be 4.0, except that the height and setback regulations of Sections 23-951 (Height and setback for compensated developments in Inclusionary Housing designated areas) and 23-664 (Modified height and setback regulations for certain Inclusionary Housing buildings or affordable independent residences for seniors) shall not apply. In lieu thereof, the height and setback regulations of this Chapter shall apply.

[NOTE: the above height and setback applicability provisions, moved to Section 87-30]

**87-212**  
**Special floor area requirement for certain commercial uses**

[NOTE: Existing special floor area provisions, moved from Section 87-22]

- (a) For each square foot of #commercial floor area# in a #building# occupied by the #uses# listed in paragraph (a)(1) of this Section, an equal or greater amount of #residential#, #community facility# or #commercial floor area# shall be provided from #uses# listed in paragraph (a)(2) of this Section.

\* \* \*

87-213

Location of building entrances

[NOTE: Existing provisions, moved from 87-24]

On Parcels 1, 2, 3 and 4, as shown on Map 1 in the Appendix to this Chapter, the main front entrance of at least one #building# on each Parcel, as the term "main front entrance" is used in the New York City Fire Code, Section 502.1 (FRONTAGE SPACE), or its successor, shall be located facing the #shore public walkway#. Such main front entrance of a #building# shall be:

- (a) on Parcel 1, located no less than 120 feet from 149th Street;
- (b) (a) on Parcel 2, located no less than 95 feet from a mapped parkland; and
- (c) (b) on Parcels 3 and 4, located no less than 45 feet from an #upland connection#.

87-22

Special Retail Floor Area Requirement

[NOTE: Existing provisions moved to Section 87-212]

87-23

Maximum Width of Establishments

[NOTE: Existing requirements for commercial and community facility would be eliminated and be replaced with provisions of Section 87-40]

On Parcels 5 and 6, as shown on Map 1 in the Appendix to this Chapter, the width of any ground floor level #commercial# or #community facility# establishments facing a #shore public walkway# or #upland connection#, shall be limited to 60 feet for each #street wall# facing such #shore public walkway# or #upland connection#.

87-24

Location of Building Entrances

[NOTE: Existing 87-24 provisions, moved to 87-213]

87-30

**SPECIAL HEIGHT AND SETBACK AND OTHER BULK REGULATIONS**

The underlying height and setback regulations shall not apply. In lieu thereof, the special height and setback regulations of this Section, inclusive, shall apply. For the purposes of applying such regulations:

In the #Special Harlem River Waterfront District#, the provisions of Section 87-32 (Special Height and Setback Regulations in the Core Subdistrict), inclusive, shall apply to the Core Subdistrict, as shown on Map 1 in the Appendix to this Chapter.

In the Core Subdistrict, the underlying height and setback regulations shall apply, except as modified by the provisions of this Section, inclusive. The height and setback regulations of Section 62-34 (Height and Setback Regulations on Waterfront Blocks) shall not apply.

In the South Subdistrict, as shown on Map 1, the height and setback and other bulk regulations of Article XII, Chapter 3 (Special Mixed Use District) applicable to M1 Districts mapped with an R8 District in #waterfront blocks# shall apply.

The height of all #buildings or other structures# shall be measured from the #base plane#.

[NOTE: Lower Concourse North text amendment also contains applicability language]

[The following paragraph (a) provisions moved to Section 87-32, and (b) re-located above.]

- (a) a #shore public walkway#, mapped parkland, an #upland connection# or fire apparatus access road, as required by the New York City Fire Code, shall be considered a #street# and its boundary shall be considered a #street line#. However, the following shall not be considered #streets# for the purposes of applying the #street wall# location provisions of paragraph (a) of Section 87-32:
  - (1) Exterior Street; and
  - (2) that portion of any other #street#, mapped parkland, #upland connection# or fire apparatus access road that is located east of the #Parcel 1 building line#; and
- (b) the height of all #buildings or other structures# shall be measured from the #base plane#.

87-31

Permitted Obstructions

In the Core Subdistrict, the provisions of Section 33-42 (Permitted Obstructions) shall apply to all #buildings#. In addition, dormers may penetrate a maximum base height in accordance with the provisions of paragraph (c)(1) of Section 23-621 (Permitted obstructions in certain districts).

87-32

Street Wall Location and Building Base

Special Height and Setback Regulations in the Core Subdistrict

In the Core Subdistrict, as shown on Map 1 in the Appendix to this Chapter, for #developments# and #enlargements#, the provisions of this Section, inclusive, shall apply.

[Following #street line# provisions moved from 87-30 and modified]

For the purposes of applying the special height and setback regulations of this Section, inclusive, and the underlying height and setback, distance between #legally required windows# and #lot lines#, and #court# regulations, as applicable, a #shore public walkway#, mapped parkland, #supplemental public access area#, #upland connection#, or fire apparatus access road provided pursuant to the provisions of Section 87-62 (Fire Apparatus Access Roads), shall be considered a #street# and its boundary shall be considered a #street line#, except that:

- (a) for Parcel 1, the westerly #street line# of Exterior Street shall be the #Parcel 1 building line#;
- (b) for Parcel 1, the #street line# of East 149th Street shall be the southernmost boundary of or any easement area existing on [date of adoption], any fire apparatus access road or any private road; and
- (c) for all other parcels with frontage along Exterior Street, the #street line# of such #street# shall be the westerly boundary of Exterior Street or the Major Deegan Expressway, whichever is closest to the #shoreline#.

[NOTE: Lower Concourse North text amendment proposed temporary language to apply existing rules to Core Subdistrict]

[NOTE: Existing 87-32 provisions moved to 87-321 and 87-322 and modified]

(a) —#Street wall# location

The #street wall# of a #building# shall be located within five feet of the #street line# and extend along the entire frontage of the #zoning lot#, except that:

- (1) ground floor level recesses up to three feet deep shall be permitted for access to #building# entrances;
- (2) to allow for corner articulation, the #street wall# may be located anywhere within an area bounded by intersecting #street lines# and lines 15 feet from and parallel to such #street lines#;
- (3) for #buildings# that are required to locate at least one main front entrance facing a #shore public walkway#, pursuant to Section 87-24 (Location of Building Entrances); no portion of the #street wall# containing such entrance shall be closer to the #shore public walkway# than the main front entrance; and
- (4) no portion of a #building# facing a #shore public walkway#, except on Parcel 1, as shown on Map 1 in the Appendix to this Chapter, shall exceed a width of 300 feet.

However, on Parcel 1, in order to accommodate a sewer easement located within an area bounded by the eastern boundary of the #shore public walkway#, East 149th Street, a line 120 feet south of and parallel to East 149th Street and a line 120 feet east of and parallel to the #shore public walkway#, no #street wall# shall be required along that portion of East 149th Street and any fire apparatus access road within such easement area. Such area not developed as a fire apparatus access road and open to the sky shall be at least 35 percent planted and shall not be used for parking or loading. Furthermore, in the event such area contains a driveway, it shall be screened from the #shore public walkway# and East 149th Street, except for curb cuts and pedestrian paths, with densely planted evergreen shrubs maintained at a height of three feet.

(b) —Minimum and maximum base heights

The #street wall# shall rise without setback to a minimum base height of six #stories# or 60 feet, or the height of the #building#, whichever is less, and a maximum base height of eight #stories# or 85 feet, whichever is less, before a setback is required.

However, on Parcels 5 and 6, as shown on Map 1 in the Appendix to this Chapter, for #street walls# facing a #shore public walkway#, the minimum base height shall be 20 feet and the maximum base height shall be four #stories# or 40 feet, whichever



is less, before a setback is required. Any portion of a #building or other structure# that does not exceed such maximum base heights shall hereinafter be referred to as a "building base."

All portions of #buildings or other structures# that exceed the maximum base heights set forth in this paragraph, (b), shall be set back from the #street wall# at least ten feet along a #shore public walkway#, mapped parkland and Exterior Street, and at least 15 feet along an #upland connection#.

For #buildings# that exceed a height of eight #stories# or 85 feet, except on Parcels 5, 6, 7 and 9, as shown on Map 1 in the Appendix to this Chapter, not more than 40 percent of the #aggregate width of street walls# facing a #shore public walkway# shall rise without setback to at least a height of six #stories# or 60 feet, whichever is less, and at least 40 percent of the #aggregate width of street walls# facing a #shore public walkway# shall rise without setback to at least a height of eight #stories# or 85 feet, whichever is less.

Above the level of the second #story#, up to 30 percent of the #aggregate width of street walls# may be recessed, provided no recesses are located within 15 feet of an adjacent #building# or within 30 feet of the intersection of two #street lines#, except where corner articulation is provided as set forth in paragraph (a) (1) of this Section.

(c) Transition heights

All #street walls#, except on Parcels 5 and 6, may rise to a maximum transition height of 115 feet, provided that, except on Parcel 7, not more than 60 percent of the #aggregate width of street walls# facing a #shore public walkway# exceeds a height of 85 feet. On Parcels 5 and 6, a #street wall# may rise to a maximum transition height of 85 feet, without limitation.

All portions of #buildings# that exceed the transition heights set forth in this paragraph, (c), shall comply with the tower provisions of Section 87-33.

87-321

Street wall location

[Existing provisions, moved from 87-32 (a), and modified]

**In the Core Subdistrict, the following #street wall# location rules shall apply.**

(a) Parcels 1, 2, 3 and 4

On Parcels 1, 2, 3 and 4, as shown on Map 1 in the Appendix to this Chapter, for frontages along the #shore public walkway#, #supplemental public access areas#, #upland connections#, mapped parkland or #visual corridors#, as shown on Map 2, at least 70 percent of the #aggregate width of street walls# of a #building# shall be located within eight feet of the #street line#. For frontages beyond 50 feet of the #shore public walkway#, such #street wall# shall rise to at least the minimum base height specified in Section 87-322 (Base heights and transition heights), or the height of the #building#, whichever is less. Along all frontages, up to 30 percent of the #aggregate width of street walls# may be recessed beyond eight feet of the #street line#, provided that any such recesses deeper than 10 feet along any #street#, or deeper than 15 feet along #shore public walkway#, are located within an #outer court#.

Along other frontages, no #street wall# location provisions shall apply.

(b) Parcels 5, 6, 7, 8 and 9

On Parcels 5, 6, 7, 8 and 9, as shown on Map 1, for frontages along #visual corridors#, or #upland connections#, as shown on Map 2, at least 70 percent of the #aggregate width of street walls# shall be located within eight feet of the #street line# and shall rise to at least the minimum base height specified in Section 87-322, or the height of the #building#, whichever is less. Up to 30 percent of the #aggregate width of street walls# may be recessed beyond eight feet of the #street line#, provided that any such recesses deeper than 10 feet along any #street#, or deeper than 15 feet along #shore public walkway#, are located within an #outer court#.

Along other frontages, no #street wall# location provisions shall apply.

87-322

Base heights and transition heights

[Existing provisions, moved from paragraph (a) of Section 87-32, and modified]

**In the Core Subdistrict, the following base heights, required setbacks and maximum transition heights shall apply. Towers are permitted above the maximum heights set forth in this Section only in accordance with Section 87-323 (Tower provisions).**

(a) Base heights

(1) Within 50 feet of the #shore public walkway#

For #street walls# fronting on, or within 50 feet of, the #shore public walkway#, the maximum base height shall be 85 feet, except that:

(i) on Parcels 1, 2, 3 and 4, as shown on Map 1 in the Appendix to this Chapter, for #street walls# fronting on a #shore public walkway#, at least 30 percent of the #aggregate width of street walls# fronting on the #shore public walkway#, or a contiguous #street wall# width of 60 feet, whichever is greater, shall not exceed a maximum height of 45 feet. In addition to being applied along the #shore public walkway#, such lowered #street wall# may be applied along intersecting #streets# within 100 feet of the #shore public walkway#; and

(ii) on Parcels 5 and 6, as shown on Map 1 in the Appendix to this Chapter, such maximum base height shall be 45 feet.

(2) Beyond 50 feet of the #shore public walkway#

Along all other frontages, beyond 50 feet of the #shore public walkway#, the #street wall# shall rise without setback to a minimum base height of 60 feet, or the height of the #building#, whichever is less, and may rise to a maximum base height of 105 feet.

(b) Required setbacks

Above such maximum base height, #street walls# shall be set back a minimum of 30 feet from the #street line# along the #shore public walkway# on Parcel 1, 15 feet from such #street line# on any other parcels, and a minimum of 10 feet from the #street line# along all other #streets#. Along all #streets#, such set back shall have a minimum depth of seven feet from any portion of the #street wall# below such maximum base height. However, the depth of such setback may include the depth of recesses or #outer courts# provided that the aggregate width of such portion of a #street wall# with a reduced setback shall not exceed 30 percent of the #street wall#.

In addition, on Parcels 1, 2, 3 and 4, in locations where the maximum base height is limited to 45 feet, #street walls# above such maximum base height shall be set back a minimum of 30 feet from the #street line#, and a minimum of seven feet from any portion of the #street wall# below such height.

Dormers provided in accordance with paragraph (c)(1) of Section 23-621 (Permitted obstructions in certain districts) shall be permitted obstructions in all setback areas, except along the #shore public walkway#. Such dormers shall not exceed the maximum transition height set forth in paragraph (c) of this Section.

(c) Maximum transition heights

For #street walls# fronting on, or within 50 feet of, the #shore public walkway#, #street walls# above a required setback may rise to a maximum transition height of 125 feet and, along all other frontages, #street walls# above a required setback may rise to a maximum transition height of 155 feet. Such transition heights may only be exceeded where towers are provided in accordance with the provisions of Section 87-323 (Tower provisions).

87-323

Tower provisions

[Existing provisions, moved from 87-33, and modified]

A #building or other structure# may exceed the applicable maximum heights set forth in Section 87-322 (Base heights and transition heights) only in accordance with the tower provisions of this Section.

(a) Maximum number of towers

For #zoning lots# with less than 100,000 square feet of #lot area#, only one tower shall be permitted. For #zoning lots# with 130,000 square feet of #lot area# or more, not more than two towers shall be permitted. The minimum separation between any two towers on the same #zoning lot# shall be 60 feet.

(b) Setbacks

All towers shall comply with the applicable setback provisions set forth in paragraph (b) of Section 87-322, except that on Parcel 1, towers shall be set back from the #shore public walkway# a minimum of 30 feet.

The dormer provisions of paragraph (c)(1) of Section 23-621 (Permitted obstructions in certain districts) shall not apply to the tower portion of a #building#. In lieu thereof, up to 50 percent of the width of the #street wall# of a tower shall be permitted to encroach into a required setback area, except in setback areas along the #shore public walkway#.

(c) Maximum tower size

Each #story# of a tower shall not exceed a gross area of 10,000

square feet, except that any encroachment into a setback area provided in accordance with paragraph (b) of this Section need not be included in such gross area.

(d) Maximum tower width

On Parcels 1, 3, 4 and 7, as shown on Map 1 in the Appendix to this Chapter, the maximum width of any #story# of a tower facing the #shoreline# shall not exceed 130 feet, and on Parcel 2, the maximum width of any #story# of a tower facing mapped parkland shall not exceed 100 feet.

(e) Maximum height of towers

For #zoning lots# with 100,000 square feet or less of #lot area#, the maximum height of a tower shall be 300 feet, and for #zoning lots# with more than 100,000 square feet of #lot area# the maximum height of a tower shall be 400 feet.

However, for #zoning lots# with two towers, such maximum tower height of 400 feet shall apply to only one tower and a maximum tower height of 260 feet shall apply to the second tower. There shall be a height differential of at least 40 feet between any two #towers# on a #zoning lot#.

(f) Tower top articulation

The uppermost three #stories# of a tower, or as many #stories# as are located entirely above a height of 300 feet, whichever is less, shall have a #lot coverage# not exceeding 90 percent of the #lot coverage# of the #story# immediately below such #stories#.

87-33

*[Towers*

*Special Height and Setback and Other Bulk Regulations in the North Subdistrict]*

[NOTE: Lower Concourse North text amendment is adding height and setback provisions for the North Subdistrict]

[Existing text moved to 87-323 and modified]

All #stories# of a #building# located partially or wholly above the applicable transition height set forth in paragraph (c) of Section 87-32 shall be considered a "tower" and shall comply with the provisions of this Section. For #zoning lots# with less than 130,000 square feet of #lot area#, only one tower shall be permitted. For #zoning lots# with 130,000 square feet of #lot area# or more, not more than two towers shall be permitted.

(a) Maximum tower height

For #zoning lots# with 100,000 square feet of #lot area# or less, the maximum height of a #building# shall be 300 feet. The maximum height of #buildings# on #zoning lots# with more than 100,000 square feet of #lot area# shall be 400 feet. For #zoning lots# with two towers, however, such maximum #building# height of 400 feet shall apply to not more than one tower and a maximum #building# height of 260 feet shall apply to the second tower. There shall be a height differential of at least 40 feet between towers.

(b) Location rules for #zoning lots# adjacent to mapped parkland

Where a tower is provided on a #zoning lot# adjacent to mapped parkland, such tower or portion thereof shall be located within 85 feet of such mapped parkland, and if two towers are provided on such #zoning lot#, the second tower or portion thereof shall be located either within 120 feet of East 149th Street or within 45 feet of an #upland connection#. Where two towers are provided on a #zoning lot# adjacent to mapped parkland, the shorter of the towers shall be located nearer the mapped parkland.

(c) Maximum tower size

The outermost walls of each #story# located entirely above the applicable transition height shall be inscribed within a rectangle. The maximum length of any side of such rectangle shall be 135 feet. Each #story# of a tower located entirely above the applicable transition height shall not exceed a gross area of 8,800 square feet.

(d) Tower top articulation

All #buildings# that exceed a height of 200 feet shall provide articulation in accordance with at least one of following provisions:

(1) Setbacks on each tower face

- (i) For #buildings# less than 260 feet in height, the highest three #stories#, or as many #stories# as are located entirely above a height of 200 feet, whichever is less, shall have a #lot coverage# of at least 50 percent of the #story# immediately below such #stories#, and a maximum #lot coverage# of 80 percent of the #story# immediately below such #stories#;
- (ii) For #buildings# 260 feet or more in height, the highest

four #stories#, or as many #stories# as are located entirely above a height of 260 feet, whichever is less, shall have a #lot coverage# of at least 50 percent of the #story# immediately below such #stories#, and a maximum #lot coverage# of 80 percent of the #story# immediately below such #stories#.

Such reduced #lot coverage# shall be achieved by one or more setbacks on each face of the tower, where at least one setback on each tower face has a depth of at least four feet, and a width that, individually or in the aggregate, is equal to at least 10 percent of the width of such respective tower face. For the purposes of this paragraph, (d)(1), each tower shall have four tower faces, with each face being the side of a rectangle within which the outermost walls of the highest #story# not subject to the reduced #lot coverage# provisions have been inscribed. The required setbacks shall be measured from the outermost walls of the #building# facing each tower face. Required setback areas may overlap.

(2) Three setbacks facing Harlem River

The upper #stories# of a tower shall provide setbacks with a minimum depth of 15 feet measured from the west-facing wall of the #story# immediately below. Such setbacks shall be provided at the level of three different #stories#, or as many #stories# as are located entirely above a height of 230 feet, whichever is less. The lowest level at which such setbacks may be provided is 230 feet, and the highest #story# shall be located entirely within the eastern half of the tower.

\* \* \*

87-40

SPECIAL REQUIREMENTS FOR CERTAIN ROADS AND SIDEWALKS  
SPECIAL REGULATIONS FOR GROUND FLOOR LEVEL

[NOTE: All existing Sections 87-40, 87-41 and 87-42 provisions, moved to Section 87-50]

[NOTE: Existing provisions, moved from Section 87-13 and modified]

The provisions set forth in this Section, inclusive, shall apply to #ground floor levels# of #developments# and #ground floor level enlargements# within the #Special Harlem River Waterfront District#, as applicable.

87-41

*Fire Apparatus Access Roads*  
*Streetscape Requirements in the Core and South Subdistricts*

[NOTE: Existing 87-41 provisions, moved to 87-62]

In the Core and South Subdistricts, as shown on Map 1 in the Appendix to this Chapter, for #developments# and #ground floor level enlargements#, the provisions of this Section, inclusive, shall apply.

For the purposes of applying the special streetscape regulations of this Section, inclusive, a #shore public walkway#, mapped parkland, #supplemental public access area#, #upland connection# or a fire apparatus access road provided pursuant to the provisions of Section 87-62 (Fire Apparatus Access Roads), shall be considered a #street# and its boundary shall be considered a #street line#.

87-411

Ground floor uses

[NOTE: Existing provisions, moved from Section 87-13 and modified]

All #ground floor level uses# facing a #shore public walkway#, mapped parkland or an #upland connection# shall comply with the minimum depth requirements of 37-32 (Ground Floor Depth Requirements for Certain Uses). For the purposes of applying such provisions, #shore public walkways#, mapped parkland or an #upland connection# shall be considered designated retail #streets#. Lobbies and entrances shall comply with the provisions for Type 1 lobbies set forth in Section 37-33 (Maximum Width of Certain Uses). The level of the finished ground floor shall be located not higher than two feet above nor lower than two feet below the as-built level of the adjacent public sidewalk or other publicly accessible area.

For #buildings# on Parcels 1 through 6, as shown on Map 1 in the Appendix to this Chapter, that face a #shore public walkway#, mapped parkland or #upland connection#, not less than 20 percent of the ground floor level #floor area# of such portions of #buildings# shall consist of #uses# from Use Groups 6A, 6C, 6F, 8A, 8B and 10A, as set forth in Article III, Chapter 2.

Within the Core and South Subdistricts, as shown on Map 1 in the Appendix to this Chapter, the following shall apply:

(a) Minimum amount of required #ground floor level floor area#

At least 50 percent of the width of the #ground floor level street wall# of a #building# shall be occupied by #floor area#, and on Parcels 1 and 2, as shown on Map 1, the entire width of the



#ground floor level street wall# facing a #shore public walkway# or a mapped parkland, shall be occupied by #floor area#. Such #floor area# shall be allocated to any permitted #use#, except #group parking facilities#.

(b) Required non-residential uses# in certain locations

The #ground floor level street wall# within 50 feet of the intersection of two #streets# at locations designated on Map 2, shall be occupied exclusively by non-residential floor area#. In addition, on Parcels 3 and 4, at least 50 feet of additional #ground floor level street wall# facing the #shore public walkway# shall be occupied exclusively by non-residential floor area#, at the locations designated on Map 2. #Group parking facilities#, including entrances and exits thereto, shall not be permitted within such locations.

Non-residential floor area# required pursuant to this paragraph may satisfy #ground floor level floor area# required pursuant to paragraph (a) of this Section.

All #ground floor level floor area# required pursuant to this Section shall extend to the minimum depth set forth in Section 37-32 (Ground Floor Depth Requirements for Certain Uses). For the purposes of applying such provisions, all #streets# shall be considered designated retail streets.

87-412

Transparency requirements in the Core and South Subdistricts

[NOTE: Existing provisions, moved from 87-13 (b)]

Any #building# wall containing #ground floor level commercial# or #community facility uses# that faces a #shore public walkway#, mapped parkland or #upland connection#, shall be glazed in accordance with the transparency requirements set forth in Section 37-34 (Minimum Transparency Requirements). For the purposes of applying such provisions, #shore public walkways#, mapped parkland or an #upland connection# shall be considered designated retail streets.

In the Core and South Subdistricts, for non-residential uses# located at the #ground floor level# shall be subject to the following requirements, any portion of a #ground floor level street wall# that is subject to the #floor area# requirements of paragraph (b) of Section 87-411 (Ground floor uses), shall be glazed in accordance with the transparency requirements for designated retail streets set forth in Section 37-34 (Minimum Transparency Requirements), except that:

- (a) in the South Subdistrict, where the #ground floor level street wall# is occupied by #uses# in Use Groups 16, 17 or 18, up to 50 percent of the length of such #ground floor level street wall# may be exempt from such transparency requirements, provided that any #street wall# width exceeding 50 feet with no transparent elements on the #ground floor level# shall provide planting or screening in accordance with the provisions of paragraphs (a) or (e) of Section 87-415 (Special streetscape provisions for certain blank walls) for at least 75 percent of such blank wall; and
- (b) in #flood zones#, for #buildings# utilizing the provisions of paragraph (a) of Section 64-21 (Ground Floor Use), where no transparent materials or #building# entrances or exits are provided on the #ground floor level street wall# below a height of four feet above the level of the adjoining sidewalk for a continuous width of at least 25 feet, visual mitigation elements shall be provided in accordance with Section 87-415 for such blank wall.

For the purposes of applying the provisions of Section 37-34, locations subject to the provisions of paragraph (b) of Section 87-411 shall be considered designated retail streets.

87-413

Parking wrap and screening requirements in the Core and South Subdistricts

The following provisions shall apply to any #group parking facility# in the Core and South Subdistricts:

[NOTE: Existing provisions, moved from paragraphs (c) through (e) of 87-50]

(c) Location requirements for parking facilities

No parking facility, open or enclosed, shall front upon or be visible from:

- (1) a #shore public walkway#, except as provided for in paragraph (e) of this Section for Parcel 5;
- (2) any #upland connection# or mapped parkland, or portion thereof, that is located west of the #Parcel 1 building line#.

(d)(a) Design requirements for enclosed off-street #group parking facilities#

All enclosed off-street #group parking facilities# shall be located either entirely below the level of any #street# an adjacent sidewalk or open area accessible to the public upon which such facility fronts any other adjacent pedestrian area required to

be accessible to the public or, when located above grade, shall comply with the following: in compliance with the following provisions:

- (1) The provisions of this paragraph, (d)(1), shall apply to facilities facing a #shore public walkway#, an #upland connection#, mapped parkland, or the northern #street line# of 138th Street:

At every level above grade, off-street parking facilities shall be wrapped by #floor area# in accordance with the provisions of paragraph (a) of Section 37-35 (Parking Wrap and Screening Requirements). For the purposes of applying such provisions, #shore public walkways#, an #upland connection# or mapped parkland and East 138th Street shall be considered designated retail streets. All such parking facilities shall be exempt from the definition of #floor area#.

On Parcel 6, as shown on Map 1 in the Appendix to this Chapter, the ground floor of a #building# within 60 feet of the intersection of Exterior Street and East 138th Street shall be wrapped by #floor area# in accordance with the provisions of paragraph (a) of Section 37-35 so that no portion of a parking facility is visible from such portion of Exterior Street or East 138th Street.

- (2) The provisions of this paragraph, (d)(2), shall apply to facilities not facing a #shore public walkway#, or that portion of an #upland connection# or mapped parkland located west of the #Parcel 1 building line#, or the northern #street line# of East 138th Street.

Such facilities shall be screened in accordance with the provisions set forth in paragraphs (b)(1) through (b)(3) of Section 37-35.

- (1) #Group parking facilities# on the #ground floor level# within 30 feet of #street walls# subject to the provisions of Section 87-411 (Ground floor uses) shall be wrapped by #floor area# in accordance with the provisions of paragraph (a) of Section 37-35 (Parking Wrap and Screening Requirements). For the purpose of applying such provisions, #street walls# subject to the provisions of Section 87-411 shall be considered designated retail streets.
- (2) #Group parking facilities# along all other frontages shall either be wrapped by #floor area#, or screened in accordance with the provisions of paragraph (e) of Section 87-415. In addition, any continuous stretch of screening that exceeds 25 feet in width shall provide planting in accordance with the provisions of paragraph (a) of Section 87-415 (Special streetscape provisions for certain blank walls) along 50 percent of such screened frontage.

(e)(c) Open parking areas

Open parking areas shall be permitted only in the following locations:

- (1) on Parcel 1, as shown on Map 1 in the Appendix to this Chapter, a parking lot shall be permitted east of the #Parcel 1 building line#;
- (2) on Parcel 5, as shown on Map 1, a parking lot shall be permitted anywhere within the Parcel only if a commercial or public utility vehicle storage #use#, as listed in Use Group 16C, is #developed# or #enlarged# as the primary #use# on the parcel;
- (3) on Parcel 6, a parking lot shall be permitted within 130 feet of the southern boundary of the parcel with East 138th Street; and
- (4) on all parcels, open, unscreened, in tandem (one behind the other), #accessory# off-street parking spaces shall be permitted on private roads, including fire apparatus access roads provided pursuant to the provisions of Section 87-62 (Fire Apparatus Access Roads), provided that all parking spaces comply with the Department of Transportation standards for on-street parking.

For such open parking lots, the provisions of Section 28-43 (Location of Accessory Parking) shall not apply. In addition, on Parcel 1, for parking lots located east of the #Parcel 1 building line#, or on Parcel 5, for parking lots used solely as a commercial or public utility vehicle storage #use# as listed in Use Group 16C, the provisions of Sections 37-90 (PARKING LOTS) and 62-655 (Planting and trees) shall be modified to permit fencing, excluding chain link fencing, in lieu of all planting requirements, provided that the surface area of such fencing is not more than 50 percent opaque and provided that the height does not exceed six feet. The provisions of Sections 37-90 and 62-555 shall not apply to any parking lots provided within private roads, including fire



apparatus access roads provided pursuant to the provisions of Section 87-62.

#### [ORIGINAL PROVISIONS]

The requirements of Section 37-90 (PARKING LOTS) and screening requirements for open parking lots of Article VI, Chapter 2 (Special Regulations Applying in the Waterfront Area), are modified as set forth in this paragraph. (e):

For the purposes of applying the requirements of Section 37-90, a fire apparatus access road shall be considered a #street#.

On Parcel 1, for parking lots or portions thereof located east of the #Parcel 1 building line#, no landscaping shall be required. Such parking lots shall be screened from #streets# and any other publicly accessible areas by ornamental fencing, excluding chain-link fencing, with a surface area at least 50 percent open and not more than four feet in height. However, along that portion of Exterior Street located between East 149th Street and a sewer easement, a seven foot wide strip, densely planted with evergreen shrubs maintained at a height of three feet shall be provided.

On Parcel 5, as shown on Map 1 in the Appendix to this Chapter, if a commercial or public utility vehicle storage #use#, as listed in Use Group 16C, is #developed# or #enlarged# as the primary #use# on the parcel, the screening requirements applicable to open parking lots set forth in Article VI, Chapter 2, shall not apply. In lieu thereof, such open parking lot shall be screened from the adjacent #shore public walkway# and #upland connection# with a wall or fence, other than a chain link fence, not more than 50 percent opaque, and at least five feet in height, but not more than six feet in height.

#### 87-414

##### Special provisions applicable within the flood zone

In the Core and South Subdistricts, the provisions of Section 64-336 (Alternative height measurement in Commercial and Manufacturing Districts) shall be modified so that where the #flood-resistant construction elevation# is between four feet and 12 feet above #curb level#, #building# height may be measured from a reference plane 12 feet above #curb level#, and any minimum base height requirements may be measured from #curb level#. The requirements of Section 64-642 (Transparency requirements for buildings utilizing alternative height measurement) shall apply to #buildings# utilizing these alternative height measurement provisions.

#### 87-415

##### Special streetscape provisions for certain blank walls

The provisions of this Section shall apply to a #ground floor level building# frontage, or any portion thereof, facing a #street#, #shore public walkway#, #upland connection#, or fire apparatus access road provided pursuant to the provisions of Section 87-62 (Fire Apparatus Access Roads), where no transparent materials or entrances or exits are provided on the #ground floor level# below a height of four feet above the level of the adjoining sidewalk, or grade, as applicable, for a continuous width of at least 25 feet. For the purpose of this Section, such a #building# wall, or portion thereof, shall be referred to as a "blank wall" and visual mitigation elements shall be provided in accordance with this Section.

At least 50 percent of the linear footage of any blank wall on a #ground floor level building# frontage shall be treated by one or more of the following visual mitigation elements. Where a #building# wall fronts upon a #street#, such visual mitigation elements shall be provided on the #zoning lot#, except that the depth of an area containing such elements within the #zoning lot# need not be greater than three feet, when measured perpendicular to the #street line#. Where a blank wall exceeds a #street wall# width of 50 feet, at least 25 percent of such #street wall# width shall be planted in accordance with the provisions of paragraph (a) of this Section, and where a blank wall exceeds a height of 10 feet, as measured from the level of the adjoining grade, for a width of more than 25 feet, at least 50 percent of such #street wall# width shall provide wall treatments in accordance with the provisions of paragraph (e) of this Section.

The maximum width of a portion of the #ground floor level# blank wall without visual mitigation elements shall not exceed 10 feet. However, such blank wall limitation shall not include portions of #street walls# occupied by entrances or exits to #accessory# off-street parking facilities and #public parking garages#, where permitted, entryways to required loading berths, where permitted, or doors accessing emergency egress stairwells and passageways.

##### Visual mitigation elements:

#### (a) Planting

Any combination of perennials, annuals, decorative grasses or shrubs shall be provided in planting beds, raised planting beds or planter boxes in front of the #street wall#. Each foot in width of a planting bed, raised planting bed or planter box, as measured parallel to the #street wall#, shall satisfy one linear foot of frontage mitigation requirement. Such planting bed shall

extend to a depth of at least three feet, inclusive of any structure containing the planted material. Any individual planted area shall have a width of at least five feet, and the height of such planting, inclusive of any structure containing the planted materials, shall be at least three feet.

#### (b) Benches

Fixed benches with or without seatbacks shall be provided in front of the #street wall#. Unobstructed access shall be provided between such benches and an adjoining sidewalk or required circulation paths. Each linear foot of bench, as measured parallel to the #street wall#, shall satisfy one linear foot of frontage mitigation requirement. Any individual bench shall have a width of at least five feet, and no more than 20 feet of benches may be used to fulfill such requirement per 50 feet of frontage.

#### (c) Bicycle racks

Bicycle racks, sufficient to accommodate at least two bicycles, shall be provided in front of the #street wall#, and oriented so that the bicycles are placed parallel to the #street wall#. Each bicycle rack so provided shall satisfy five linear feet of frontage mitigation requirement. No more than three bicycle racks may be used to fulfill such requirement per 50 feet of frontage.

#### (d) Tables and chairs

Fixed tables and chairs shall be provided in front of the #street wall#. Each table shall have a minimum diameter of two feet, and have a minimum of two chairs associated with it. Each table and chair set so provided shall satisfy five linear feet of frontage mitigation requirement.

#### (e) Wall treatment

Wall treatment, in the form of permitted #signs#, graphic or sculptural art, rustication, decorative screening or latticework, or living plant material, shall be provided along the #street wall#. Each linear foot of wall treatment shall constitute one linear foot of frontage mitigation requirement. Such wall treatment shall extend to a height of at least 10 feet, as measured from the level of the adjoining sidewalk or grade, and have a minimum width of 10 feet, as measured parallel to the #street wall#.

#### 87-50

##### SPECIAL PARKING REGULATIONS

[NOTE: Existing provisions, moved to 87-51]

The applicable parking and loading regulations of underlying districts or of Article VI, Chapter 2 (Special Regulations Applying in the Waterfront Area) shall apply, except as modified by the provisions of this Section, inclusive.

#### 87-51

##### Curb-Cut Restrictions

##### Special Parking Regulations in the Core Subdistrict

[NOTE: Existing provisions, moved from 87-50; existing 87-51 provisions moved to 87-52]

The following provisions shall apply to all parking facilities in the Core Subdistrict, as shown on Map 1 in the Appendix to this Chapter:

#### (a) Use of parking facilities

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

#### (b)(a) Off-site parking

The off-site parking location provisions of Sections 36-42 and 36-43 shall not apply. In lieu thereof, all permitted or required #accessory# off-street parking spaces may be provided on any #zoning lot# other than the same #zoning lot# to which such spaces are #accessory#, provided the lot to be used for parking is within the #Special Harlem River Waterfront District# Core Subdistrict.

[NOTE: Existing text in paragraphs (c) through (e) of 87-51 moved to Section 87-412]

#### (b)(b) Roof parking

Any roof, or portion thereof, of a facility containing that covers off-street parking spaces, not otherwise covered by a #building#, that is larger than 400 square feet in surface area, shall be landscaped. Up to five percent of such roof area may be used for mechanical equipment, provided that such mechanical equipment is screened from view by a fence which is at least 75 percent opaque or by at least three feet of dense planting. Up to 25 percent of such roof area may be accessible solely from an adjacent #dwelling unit# and the remaining roof area shall be accessible for the recreational use of the occupants of the #building# in which it is located. Hard surfaced areas shall not cover more than 60 percent of such roof area.

(e)(c) Open parking lots

Open parking lots shall be permitted only in the following locations:

- (1) on Parcel 1, as shown on Map 1 in the Appendix to this Chapter, a parking lot shall be permitted east of the #Parcel 1 building line#;
- (2) on Parcel 5, as shown on Map 1, a parking lot shall be permitted anywhere within the Parcel only if a commercial or public utility vehicle storage #use#, as listed in Use Group 16C, is #developed# or #enlarged# as the primary #use# on the parcel;
- (3) on Parcel 6, along the southern boundary of the Parcel with East 138th Street, provided that such parking lot is south of any #building# on the Parcel and east of the #shore public walkway#; and
- (4) on all Parcels, open, unscreened, tandem (one behind the other), #accessory# off-street parking spaces shall be permitted on fire apparatus access roads provided pursuant to the provisions of Section 87-62 (Fire Apparatus Access Roads), provided that all parking spaces comply with Department of Transportation standards for on-street parking.

For such open parking lots, the provisions of Section 28-43 (Location of Accessory Parking) shall not apply, and, on Parcels 1 and 5, the provisions of Sections 37-90 (PARKING LOTS) and 62-655 (Planting and trees) shall be modified to permit fencing, excluding chain link fencing, in lieu of all planting requirements, provided that the surface area of such fencing in not more than 50 percent opaque and provided that the height does not exceed six feet. The provisions of Sections 37-90 and 62-655 shall not apply to fire apparatus access roads provided pursuant to the provisions of Section 87-62.

**[ORIGINAL PROVISIONS]**

The requirements of Section 37-90 (PARKING LOTS) and screening requirements for open parking lots of Article VI, Chapter 2 (Special Regulations Applying in the Waterfront Area), are modified as set forth in this paragraph, (e):

For the purposes of applying the requirements of Section 37-90, a fire apparatus access road shall be considered a #street#.

On Parcel 1, for parking lots or portions thereof located east of the #Parcel 1 building line#, no landscaping shall be required. Such parking lots shall be screened from #streets# and any other publicly accessible areas by ornamental fencing, excluding chain link fencing, with a surface area at least 50 percent open and not more than four feet in height. However, along that portion of Exterior Street located between East 149th Street and a sewer easement, a seven foot wide strip, densely planted with evergreen shrubs maintained at a height of three feet shall be provided.

On Parcel 5, as shown on Map 1 in the Appendix to this Chapter, if a commercial or public utility vehicle storage #use#, as listed in Use Group 16C, is #developed# or #enlarged# as the primary #use# on the parcel, the screening requirements applicable to open parking lots set forth in Article VI, Chapter 2, shall not apply. In lieu thereof, such open parking lot shall be screened from the adjacent #shore public walkway# and #upland connection# with a wall or fence, other than a chain link fence, not more than 50 percent opaque, and at least five feet in height, but not more than six feet in height.

**87-52  
Curb Cut Restrictions**

[EXISTING PROVISIONS MOVED FROM 87-51]

On Parcels 1, 2, 3 and 4, as shown on Map 1 in the Appendix to this Chapter, no curb cuts shall be provided facing a #shore public walkway#, and further, on Parcels 1 and 2, no curb cuts shall be provided facing a mapped parkland.

**87-60  
HARLEM RIVER WATERFRONT ACCESS PLAN  
SPECIAL REQUIREMENTS FOR CERTAIN ROADS AND  
SIDEWALKS**

The following provisions shall apply in the Core Subdistrict, as shown on Map 1 in the Appendix to this Chapter.

**87-61  
Special Public Access Provisions  
Sidewalks**

[NOTE: Existing 87-61 provisions moved to 87-71]

[NOTE: Existing provisions, moved from 87-42 and modified]

In the event that Parcel 1, as shown on Map 1 in the Appendix to this

Chapter, is #developed# with #mixed use buildings#, as defined in Section 123-11, sidewalks shall be provided on Parcel 1, as follows:

- (a) Sidewalks with a ~~depth~~ width of at least 15 feet, measured perpendicular to the curb of a #street#, shall be provided along the entire Exterior Street and East 149th Street frontage of a #zoning lot#. In locations where the width of the sidewalk within the #street# is less than 15 feet, a sidewalk widening shall be provided on the #zoning lot# so such that the combined width of the sidewalk within the #street# and the sidewalk widening equals at least 15 feet. However, existing #buildings# to remain on the #zoning lot# need not be removed in order to comply with this requirement.
- (b) A 22 foot wide walkway shall extend east of and along the #Parcel 1 building line#, linking East 149th Street and mapped parkland, or a fire apparatus access road if such a road is provided adjacent to mapped parkland. ~~In the event that a parking lot is provided east of such walkway, the easternmost seven feet of such walkway shall be densely planted with evergreen shrubs maintained at a maximum height of three feet above the adjoining walkway. Such walkway and planting strip may be interrupted to allow vehicular or pedestrian access.~~
- (c) Any driveway located east of the #Parcel 1 building line# that extends along a sewer easement and intersects Exterior Street shall have curbs and sidewalks with a minimum width of 13 feet along each curb, which may be interrupted to allow for vehicular access to a parking lot.

All sidewalks and sidewalk widenings shall be constructed or improved to Department of Transportation standards, shall connect at grade to be at the same level as the adjoining public sidewalks, and shall be accessible to the public at all times, except when required to be closed for repairs.

**87-62  
Certification to Waive Supplemental Public Access Area  
Requirement  
Fire Apparatus Access Roads**

[NOTE: Existing provisions, moved from Section 87-41 and modified]

Within the Core and South Subdistricts, for Parcels 1, 2, 3, 4 and 11, where a fire apparatus access road is provided as required by New York City Fire Code Section 503.2 (Fire apparatus access roads), or its successor, the Chairperson of the City Planning Commission shall certify, in conjunction with a certification application filed pursuant to paragraph (c) of Section 62-811, the following:

- (a) the road shall be constructed to minimum Department of Transportation standards for public #streets#, including sidewalks, curbs and curb drops, lighting, signage, materials, and crosswalk, and shall meet the requirements set forth in the New York City Fire Code;
- (b) for Parcels 2, 3, or 4, the contiguity provisions of paragraph (a) of Section 87-64 shall be met, except that where no connection for vehicular travel lanes terminating at the opposite side of a shared #lot line# exist at the time of construction, the provisions of paragraph (b) of such section may be utilized as an interim alternative;
- (c) a restrictive declaration shall be executed in accordance with the provisions of Section 87-66; and
- (d) street trees shall be planted pursuant to the requirements of Section 26-41 along such fire apparatus access road as if it were a #street#.

However, the requirements of this Section shall not apply to: fire apparatus access roads on Parcels 1 and 3 that are provided pursuant to the provisions of paragraph (b)(3) of Section 87-71 (Special Public Access Provisions); and to a fire apparatus access road on Parcel 11 located in the required #upland connection# within the prolongation of East 134th Street.

**[ORIGINAL PROVISIONS]**

Where a fire apparatus access road is provided as required by the New York City Fire Code, such road shall comply with the following requirements:

- (a) ~~the width of a paved road bed shall be 34 feet, constructed to minimum Department of Transportation standards for public #streets#, including curbs and curb drops;~~
- (b) ~~curbs shall be provided along each side of the entire length of such road;~~
- (c) ~~a minimum 13 foot paved sidewalk shall be provided adjacent to and along the entire length of the required curb;~~
- (d) ~~for the purposes of making the #street# tree requirements of Section 26-41 applicable to fire apparatus access roads, a fire apparatus access road shall be considered a #street#; and~~
- (e) ~~all such roads shall be constructed with lighting, signage,~~



materials and crosswalks to minimum Department of Transportation standards for public #streets#.

**87-63**

**Certification to Allow Fire Apparatus Access Road Turnaround in Shore Public Walkways Contiguity of Fire Apparatus Access Road with Adjacent Zoning Lots on Parcels 2, 3 and 4**

[NOTE: Existing provisions, moved to paragraph (b) of this Section]

On Parcels 2, 3 and 4, in addition to the certification provisions of Section 87-62 (Fire Apparatus Access Roads), a fire apparatus access road shall be provided in accordance with the provisions of this Section.

**(a) Bi-Directional Road**

[NOTE: Existing provisions, moved from Section 87-66 (Connection with Adjacent Zoning Lots) and modified]

On each of Parcels 2, 3 and 4, and only among such Parcels, a connection for bi-directional vehicular travel lanes to an adjacent #zoning lot line# shall be provided. When complete, such fire apparatus access road shall provide bi-directional contiguous vehicular access from the northerly #upland connection# of Parcel 2 along the mapped parkland, along the #shore public walkway# of Parcels 2, 3 and 4, and within the southerly #upland connection# of Parcel 4.

Any connection of fire apparatus access roads across a shared #zoning lot line# must meet the grade of, and maintain the street width of, the existing adjacent fire apparatus access road. Such fire apparatus access road shall extend along the entire #shore public walkway# of the #zoning lot#, from #lot line# to #lot line#. A connection need not be opened unless and until such declaration of restrictions, in accordance with Section 87-64, has been recorded against the adjacent #zoning lot#.

**(b) Interim fire apparatus turnaround**

[NOTE: Existing provisions of Section 87-63, modified]

When bi-directional vehicular travel lanes are constructed that terminate at a #lot line# and do not continue on the adjacent #zoning lot# at the time of their construction, an interim dead-end fire apparatus access road turnaround may be constructed as an alternative to the provisions of paragraph (a) of this Section, in accordance with the following provisions.

An applicant utilizing the provisions of this paragraph shall construct a fire apparatus access road that extends along the entire #upland connection# and #shore public walkway# of the #zoning lot#, from #lot line# to #lot line#, and shall provide an "approved turnaround area," constructed as part of a "dead-end fire apparatus access road," as those terms are defined in the New York City Fire Code, Section 503.2.9 (Dead-end turnarounds), or its successor.

Such turnaround area shall be constructed to dimensions no greater than required under the New York City Fire Code, Section 503.2.9 (Dead-end turnarounds), or its successor, and shall be located at the end of the fire apparatus access road, abutting the adjacent #lot line#. Such turnaround area may extend into the designated #shore public walkway, but at no point may such turnaround area extend into the associated circulation path. Sidewalks shall not be required adjacent to the turnaround area. The portion of the turnaround area that lies within a #shore public walkway# shall remain clear of obstacles, shall be composed of permeable materials to the extent permissible by the Fire Commissioner and shall meet all applicable requirements set forth in the New York City Fire Code Section 503.2 (Fire apparatus access roads), or its successor. In addition, the roadbed material of a fire apparatus access road leading to a turnaround may be extended into the turnaround provided the area of the turnaround paved with such material is not wider than the roadbed leading to the turnaround. The remaining portions of the turnaround shall be paved with distinct materials to facilitate pedestrian usage.

At the time of certification pursuant to Section 87-62, the site plan shall demonstrate a suitable design for the dead-end fire apparatus access road that demonstrates both the approved turnaround area and the repurposed turnaround area outside of the roadbed upon the issuance of a notice of substantial compliance for the adjacent #zoning lot#. In addition, a conceptual site plan shall demonstrate that the proposed site plan and grading plan for required contiguous access pursuant to the provisions of paragraph (a) of this Section is compatible with future #development# on the adjoining #zoning lot#. Such site plans shall be included as an exhibit to the declaration of restrictions recorded pursuant to Section 87-64.

Repurposing a turnaround area and providing contiguous access in accordance with an approved conceptual site plan shall not necessitate a certification pursuant to Section 62-811, provided

that there are no further modifications to an approved #waterfront public access area#.

**[BELOW: Original provisions of Section 87-66 (Connection with Adjacent Zoning Lots)]**

The following provisions apply to #developments#, #enlargements#, alterations or changes of #use#, pursuing certification, pursuant to either Section 87-62 (Certification to Waive Supplemental Public Access Area Requirement) or 87-63 (Certification to Allow Fire Apparatus Access Road Turnaround in Shore Public Walkways):

On each of Parcels 2, 3 and 4, and only among Parcels 2, 3 and 4, a #development#, #enlargement#, alteration or change of #use#, shall provide a connection for bi-directional vehicular travel at an adjacent #zoning lot line# if such adjacent #zoning lot# has previously constructed a connection that terminates at the shared #lot line#. Any connection of fire apparatus access roads across a shared #zoning lot line# must meet the grade of, and maintain the street width of, the existing adjacent private street. In addition to such physical shared #lot line# connection, a #private road# declaration shall be provided pursuant to the provisions of Section 87-64. A connection need not be opened unless and until such declaration of restrictions, in accordance with Section 87-64, has been recorded against the adjacent #zoning lot#.

When no connection for vehicular travel terminating at the opposite side of a shared #lot line# exists, a dead-end fire apparatus access road turnaround may be constructed, pursuant to Section 87-63, which may extend into the designated #shore public walkway#. Such certification is also contingent upon providing a declaration of restrictions, in accordance with Section 87-64.

**[BELOW: Original provisions of Section 87-63 (Certification to Allow Fire Apparatus Access Road Turnaround in Shore Public Walkways)]**

On Parcels 2, 3 and 4, a dead-end fire apparatus access road turnaround, as defined in the New York City Fire Code, Section 503.2.5 (Dead-ends) may, by certification, extend into the designated #shore public walkway#, provided that:

- a declaration of restrictions has been provided, pursuant to Section 87-64;
- a fire apparatus access road abutting the shared #zoning lot line# between the #development#, #enlargement#, alteration or change of #use# seeking certification under this Section and Parcels 2, 3 or 4 does not exist; and
- the fire apparatus access road serves as a segment of a bi-directional loop road along the #shore public walkway#, providing a connection to Exterior Street at the northeast corner of Parcel 2 and a connection to Exterior Street at the southeast corner of Parcel 4.

Such turnaround shall have a diameter of 70 feet and be located at the end of the fire apparatus access road, abutting the adjacent #lot line#. At no point may the turnaround extend into the #shore public walkway# for a distance greater than 23 feet. Sidewalks shall not be required adjacent to the turnaround. The portion of the turnaround that lies within a #shore public walkway# shall remain clear of obstacles, shall be composed of permeable materials, and shall meet all applicable requirements set forth in the New York City Fire Code Section 503.1.1 (Fire apparatus access roads), or its successor. In addition, the roadbed material of a fire apparatus access road leading to a vehicular turnaround may be extended into the turnaround provided the area of the turnaround paved with such material is not wider than the roadbed leading to the turnaround. The remaining portions of the turnaround shall be paved with distinct materials to facilitate pedestrian usage. In addition, the level of the area within the turnaround shall be raised to be flush with the level of adjoining sidewalks.

**87-64**

**Declaration of Restrictions**

[NOTE: Existing provisions, modified]

For any fire apparatus access road proposed for certification pursuant to Sections 87-62 (Fire Apparatus Access Roads), a declaration of restrictions shall be provided to guarantee the construction, improvement, operation, maintenance and repair of such road, and any sidewalk adjacent to such road, to guarantee that such road, and any sidewalk adjacent to such road, remains open, unobstructed and accessible to all members of the public, except as necessary to avoid public dedication, and to ensure compliance with all applicable provisions. Such declaration of restrictions shall be prepared in a form acceptable to the Department of City Planning, shall be filed and duly recorded in the Borough Office of the Register of the City of New York and indexed against the property. Filing and recording of the declaration of restrictions shall be a precondition for the Chairperson's certification under Sections 87-62 and 87-63, where applicable.

For certifications proposed pursuant to Section 87-6362 on Parcels 2, 3 or 4, where #developments# or #enlargements# on such parcels utilize the allowance for interim fire access turnaround, in accordance with



paragraph (b) of Section 87-63 (Cross Access Connection with Adjacent Zoning Lots on Parcels 2, 3 and 4), any declaration of restrictions shall include that, at the time of the issuance of the notice of substantial compliance for the adjacent #development#, or #enlargement# pursuant to this Section, thereby permitting vehicular connection between #zoning lots#, the #zoning lot# containing a previously-constructed fire apparatus access road turnaround area shall be responsible for the following actions on the portion of the connection on such #zoning lot#:

- (a) repurposing the fire apparatus access road turnaround area pursuant to the requirements set forth in paragraph (b) of Section 87-63;
- (b) extending all required sidewalks that had remained short of the #lot line# to the shared #lot line# to connect to the required adjacent sidewalks and enable unobstructed pedestrian movement across parcels;
- (c) complying with all applicable waterfront rules, #street# regulations and the New York City Fire Code; and
- (d) providing a connection with the adjacent #zoning lot# pursuant to Section 87-63.

**[BELOW: Original provisions of Section 87-64 (Declaration of Restrictions)]**

For any fire apparatus access road proposed for certification pursuant to Sections 87-62 or 87-63, a declaration of restrictions shall be provided to guarantee the construction, improvement, operation, maintenance and repair of such road, to guarantee that such road remains open, unobstructed and accessible to all members of the public, except as necessary to avoid public dedication, and to ensure compliance with all applicable provisions. Such declaration of restrictions shall be prepared in a form acceptable to the Department of City Planning, shall be filed and duly recorded in the Borough Office of the Register of the City of New York and indexed against the property. Filing and recording of the declaration of restrictions shall be a precondition for the Chairperson's certification under Sections 87-62 and 87-63, where applicable.

For certifications proposed pursuant to Section 87-63, at the time a declaration of restrictions has been provided by the adjacent #development#, #enlargement#, alteration or change of #use#, pursuant to this Section, permitting vehicular connection between #zoning lots#, the #zoning lot# containing a previously-constructed fire apparatus access turnaround shall be responsible for the following actions on the portion of the connection on such #zoning lot#:

- (a) deconstructing the fire apparatus access road turnaround;
- (b) re-landscaping the area that had extended into the #shore public walkway#, so as to create the conditions of the immediately surrounding #shore public walkway#, which may include any combination of tree planting, laying sod, removing pavers, or any other required landscaping action;
- (c) extending all required sidewalks that had remained short of the #lot line# to the shared #lot line# to connect to the required adjacent sidewalks and enable pedestrian movement across parcels; and
- (d) complying with all applicable waterfront rules, #street# regulations and the New York City Fire Code.

**87-70  
HARLEM RIVER WATERFRONT ACCESS PLAN**

[NOTE: Existing waterfront access plan provisions, moved from Section 87-60]

Map 23 (Waterfront Access Plan: Public Access Elements) in the Appendix to this Chapter shows the boundaries of the area comprising the Harlem River Waterfront Access Plan and the location of where certain features are mandated or permitted by the Plan.

**87-71  
Special Public Access Provisions**

[NOTE: Existing provisions, moved from 87-61]

The provisions of Section 62-50 (GENERAL REQUIREMENTS FOR VISUAL CORRIDORS AND WATERFRONT PUBLIC ACCESS AREAS) shall apply to #developments#, #enlargements#, alterations or changes of #use#, as follows modified in this Section: For the purpose of applying the provisions of this Section, "development" shall be as defined in Section 62-11, that require #waterfront public access areas#. To "develop" shall mean to create such #development#.

- (a) #Shore public walkways#
  - (1) The #shore public walkway# shall be provided in the location designated on Map 3 (Waterfront Access Plan: Public Access Elements) and constructed at an elevation of two feet above not lower than the highest level of the train track bed of the Oak Point Rail Link, except that:

- (i) on Parcels 6 and 7, no such elevation requirement shall apply;
- (ii) on Parcel 5, if commercial or public utility vehicle storage, as listed in Use Group 16C, is #developed# or #enlarged# as the primary #use# on the #zoning lots#, such the elevation requirement shall not apply. However, for any other #use#, such the elevation requirement shall only apply along the westernmost section of the #shore public walkway# to a depth of 40 feet.
- (iii) on all #zoning lots#, a #shore public walkway# shall be required to meet the grade of an existing adjacent #street#, which may include deviating from such elevation requirement where necessary.

(2) An approved turnaround area in a dead-end fire apparatus access road turnaround area, as defined in the New York City Fire Code, Section 503.2.95 (Dead-end turnarounds), or its successor, may, by certification extend into a designated #shore public walkway# pursuant to paragraph (b) of Section 87-63 (Certification to Allow Fire Apparatus Access Road Turnaround Area in Shore Public Walkways Contiguity of Fire Apparatus Access Road with Adjacent Zoning Lots on Parcels 2, 3 and 4).

(3) In the event that a portion of a #waterfront zoning lot# is within 40 feet of the #shoreline# yet does not abut the #shoreline# because of an intervening #zoning lot#, a #shore public walkway# shall be provided on such upland portion. The width of the #shore public walkway# on such portion shall be 40 feet measured from the #shoreline# of the intervening #zoning lot# and shall include the width of the intervening #zoning lot#. The portion of such #shore public walkway# located upland of the intervening #zoning lot# shall be improved with a circulation path at least ten feet wide, and any required planted screening buffer shall have a width of at least four feet.

(4) On Parcel 5, if a commercial or public utility vehicle storage #use# is #developed# or #enlarged# as the primary #use# on the parcel, the #shore public walkway# requirements set forth in Section 62-62 shall apply, except that:

- (i) the required width of the #shore public walkway# may be reduced to a minimum of 20 feet along the northern edge of the inlet and may be reduced to a minimum of 30 feet along the eastern edge of the inlet;
- (ii) the circulation path required in paragraph (a)(1) of Section 62-62 shall be modified to a minimum width of 10 feet along the northern and eastern edge of the inlet; and
- (iii) the screening provisions of paragraph (c)(2) of Section 62-62 shall not apply. In lieu thereof, a planted screening buffer with a width of four feet shall be provided. Such planted buffer shall consist of densely planted shrubs or multi-stemmed screening plants, with at least 50 percent being evergreen species. Shrubs shall have a height of at least four feet at the time of planting; and,
- (iv) in the event that the #upland connection# on Parcel 6 has not been provided, a ten foot wide pedestrian walkway between the #shore public walkway# and Exterior Street shall be provided on Parcel 5 adjacent to such #upland connection# location.

(b) #Upland connections#

#Upland connections# shall be located on Parcels 1, 3, 4, 5 and 6 and 11, as designated on Map 23 in the Appendix to this Chapter.

The applicable provisions of Sections 62-50, inclusive, are modified, as follows:

- (1) On Parcel 1, for an #upland connection# required along the northern boundary of a mapped park, the additional open area requirement of paragraph (a)(2) of Section 62-561 (Types of upland connections) shall not apply;
- (2) Parcel 3 may provide the #upland connection# at either of the two optional locations indicated on Map 2. Parcel 3 shall provide an #upland connection# at the designated location shown on Map 3. In addition, such #upland connection# shall be provided as specified below:
  - (i) On Parcel 3, an #upland connection# is required at the designated location as shown on Map 3. The additional area requirements of paragraph (a)(2) of Section 62-561 shall not apply;
  - (ii) In the event that Parcel 3 is developed with Parcels 2 or 4, an #upland connection# shall be provided within the flexible location zone shown on Map 3. The additional area requirements of paragraph (a)(2) of Section 62-561 shall apply.

- (3) On Parcels 1 and 3, if a Type 1 #upland connection# is provided, and a fire apparatus access road is required pursuant to the New York City Fire Code Section 503.2 (Fire apparatus access roads), or its successor, the design requirements of 62-64 shall be modified as follows:
  - (i) the required circulation path may be used to allow such fire apparatus access road, and it's minimum width shall be in accordance with all applicable requirements of the Fire Code;
  - (ii) such circulation path shall be paved with distinct materials, not including asphalt, to facilitate pedestrian usage; and
  - (ii) the minimum planting area requirements shall be reduced to 15 percent;
- (4) The required width for an #upland connection# on Parcel 6 is reduced to 12 feet. Such #upland connection# shall be subject only to the applicable pedestrian path provisions.

(c) #Supplemental public access areas#

#Supplemental public access areas#, pursuant to this Plan, shall be provided on Parcels 1, and 2 and 11, as indicated on Map 23 in the Appendix to this Chapter, ~~except that: However, the requirement may be waived by certification by the Chairperson of the City Planning Commission as set forth in Section 87-62 (Certification to Waive Supplemental Public Access Area Requirement).~~

(1) such requirement may be waived for Parcels 1 and 2 by the Chairperson of the City Planning Commission, in conjunction with a certification pursuant to paragraph (c) of Section 62-811 (Waterfront public access and visual corridors), where the site plan includes a vehicular connection through the #zoning lot#, provided that:

- (i) such vehicular connection complies with the requirements of Section 87- 62 (Fire Apparatus Access Roads) and, for Parcel 2, the requirements of Section 87-63 (Contiguity of Fire Apparatus Access Road With Adjacent Zoning Lots on Parcels 2, 3 and 4); and
- (ii) such vehicular connection, either:
  - (a) on Parcel 1, provides access between East 149th Street and Exterior Street, serving all #buildings# along the #shore public walkway# and mapped parkland; or
  - (b) on Parcel 2, provides a bi-directional connection between Exterior Street at its intersection with East 144th Street and the southernmost #lot line# of Parcel 2.

(2) for Parcel 11, at the location designated as "Supplemental Public Access Area (Shore Public Walkway Location)" on Map 3, a #supplemental public access area# shall be provided at a minimum width of 40 feet as indicated on Map 3, and the design and dimensional requirements for #shore public walkway# as set forth in Sections 62-50, inclusive, and 62-60, inclusive, shall apply.

(d) #Visual Corridors#

#Visual corridors# shall be located within Parcels 1 and 4, 9, 11, 12 and 13, and mapped parkland, as indicated on Map 24 (Waterfront Access Plan: Visual Corridors) in the Appendix to this Chapter. For all required #visual corridors#, the provisions of Section 62-512 (Dimension of visual corridors) shall be modified to allow the lowest level of a #visual corridor#, at its seaward points, to be measure to a height two feet above #base flood elevation# or a height equal to the Oak Point Rail Link train track bed elevation, whichever is higher.

The Oak Point Rail Link shall be a permitted obstruction for #visual corridors#.

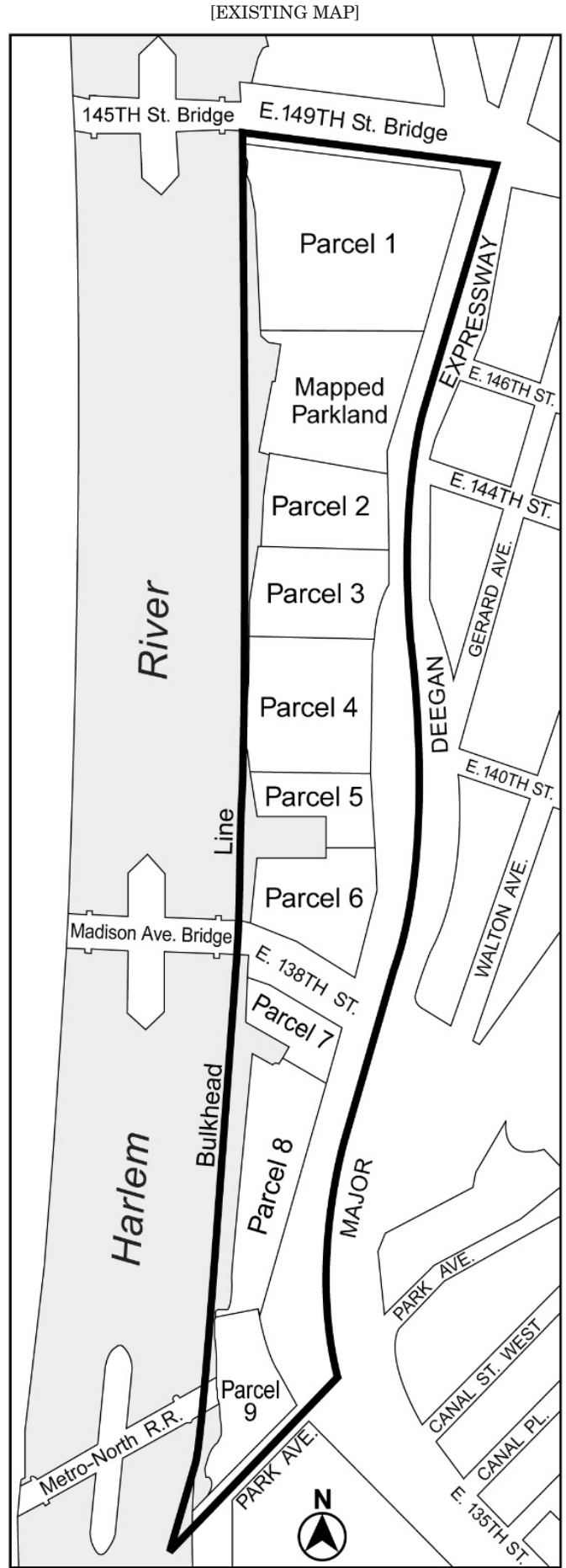
**87-72  
Applicability of Waterfront Regulations**

[NOTE: Existing provisions, moved from Section 87-65]

In the event that #streets# are mapped within a #zoning lot# on Parcels 1, 2, 3 and or 4 after June 30, 2009, or on Parcel 11 after [date of adoption], the area within such #streets# may continue to be considered part of the #zoning lot# for the purposes of applying all waterfront regulations of the Zoning Resolution.

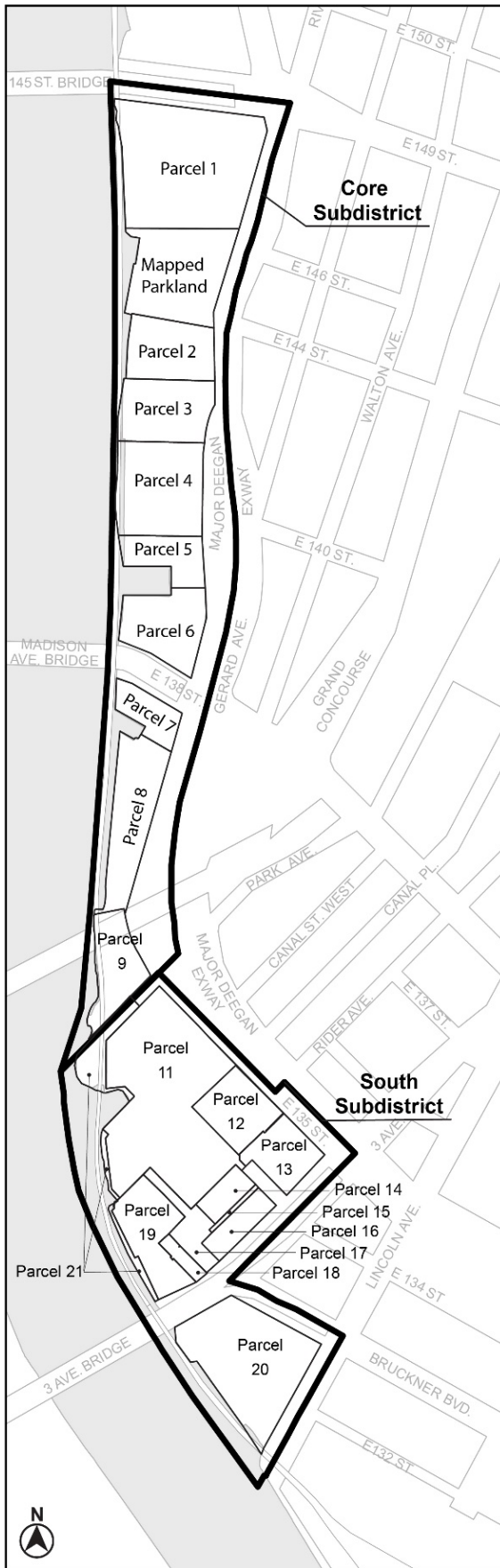
Appendix  
Special Harlem River Waterfront District Plan

Map 1. Special Harlem River Waterfront District, Subdistricts and Parcels



Special Harlem River Waterfront District

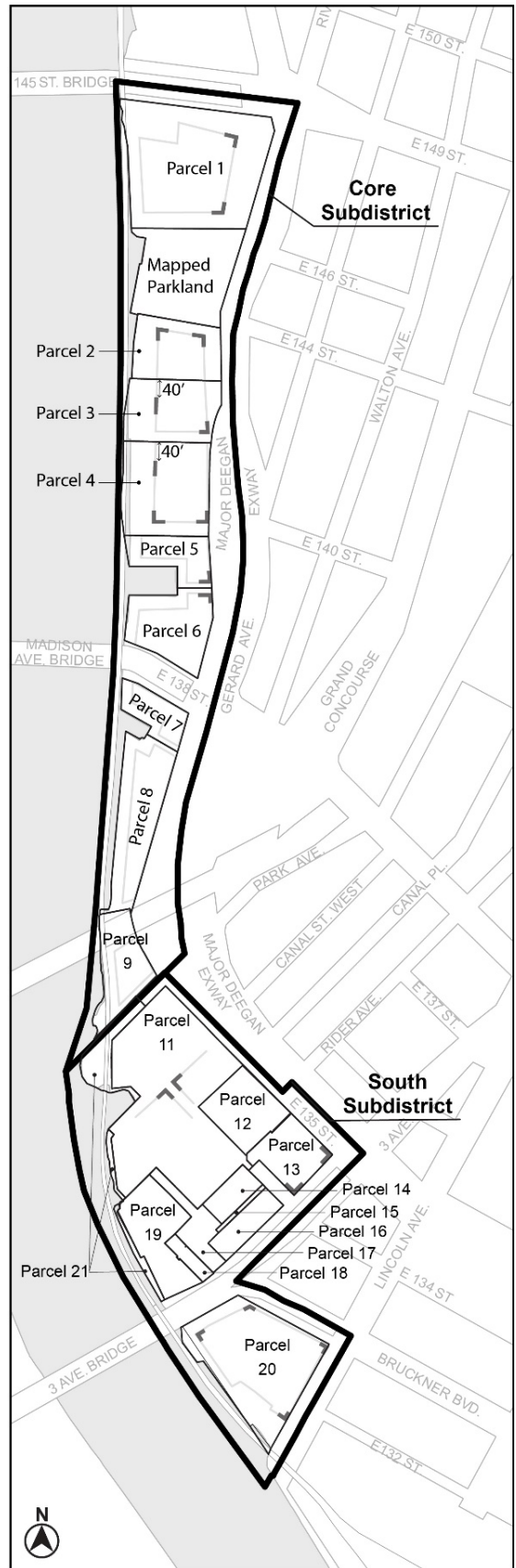
[PROPOSED MAP]



- Special Harlem River Waterfront District
- Parcel Line

Map 2. Designated Non-residential Use Locations

[PROPOSED MAP]

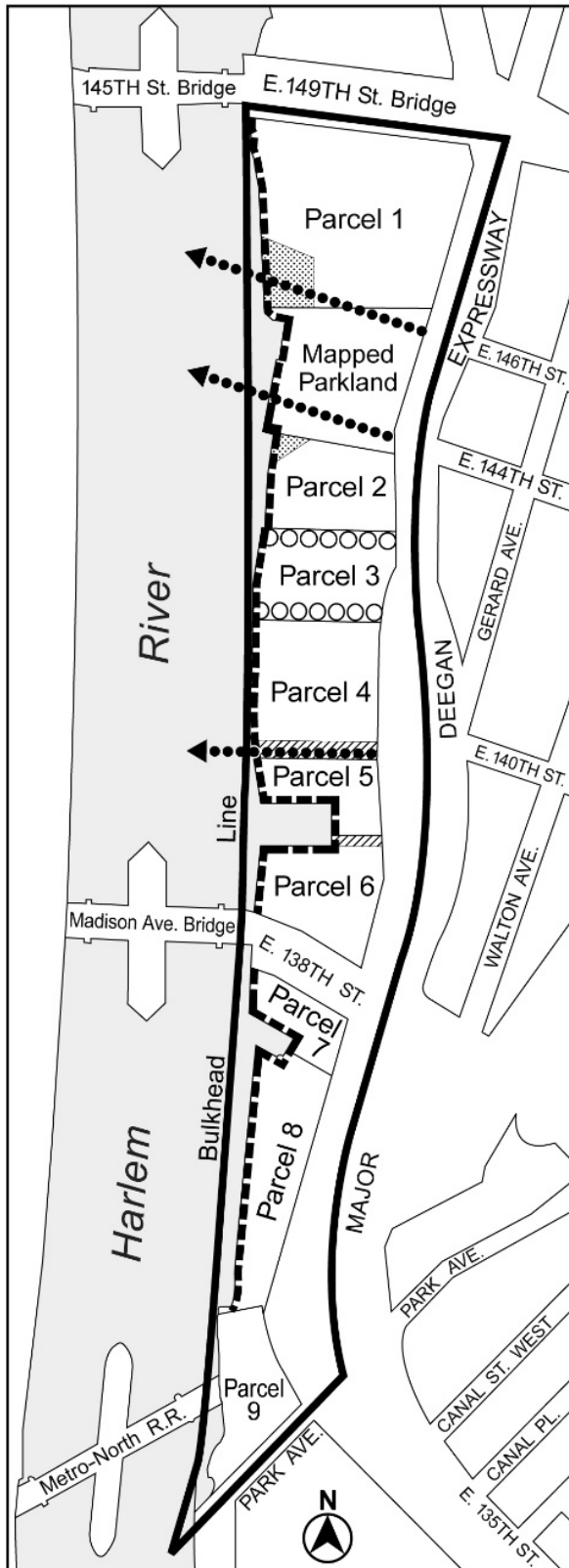


- Special Harlem River Waterfront District
- Parcel Line
- J** Active Use Required

Map 3. Waterfront Access Plan: Public Access Elements

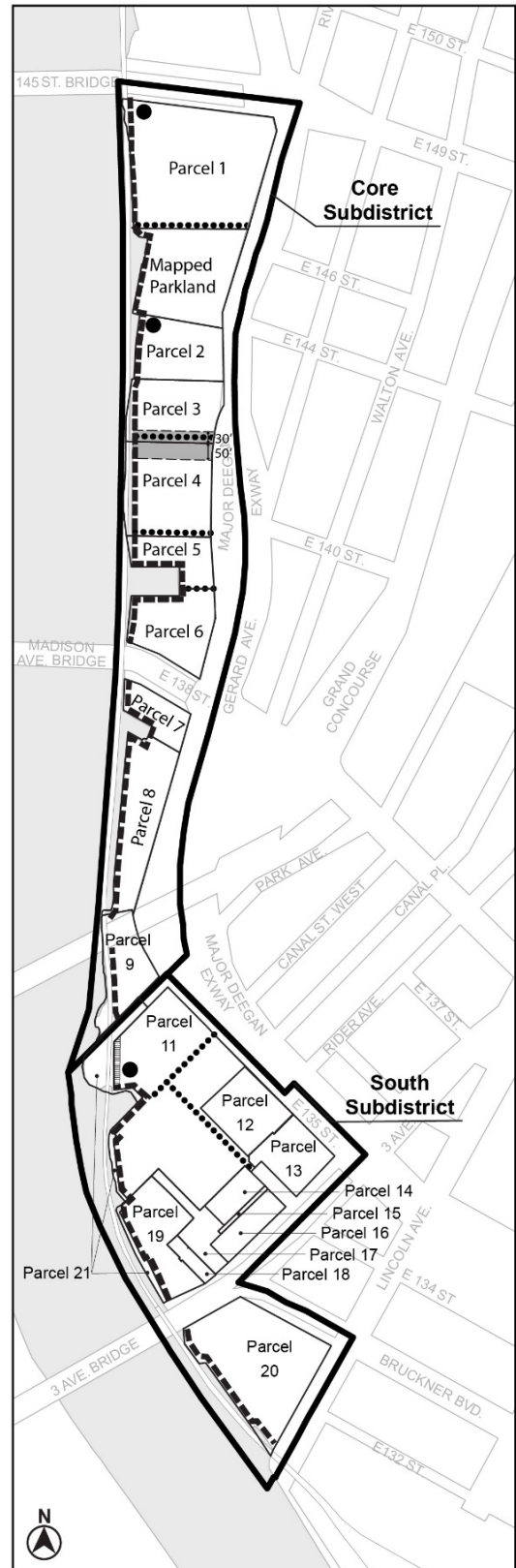


[EXISTING MAP]



- Special Harlem River Waterfront District
- - - Shore Public Walkway/ Waterfront Yard
- ◀●●●● Visual Corridor (Designated Location)
- Upland Connection (Variable Location)
- ▨ Upland Connection (Designated Location)
- ⋯ Supplemental Public Access Area (Designated Location)

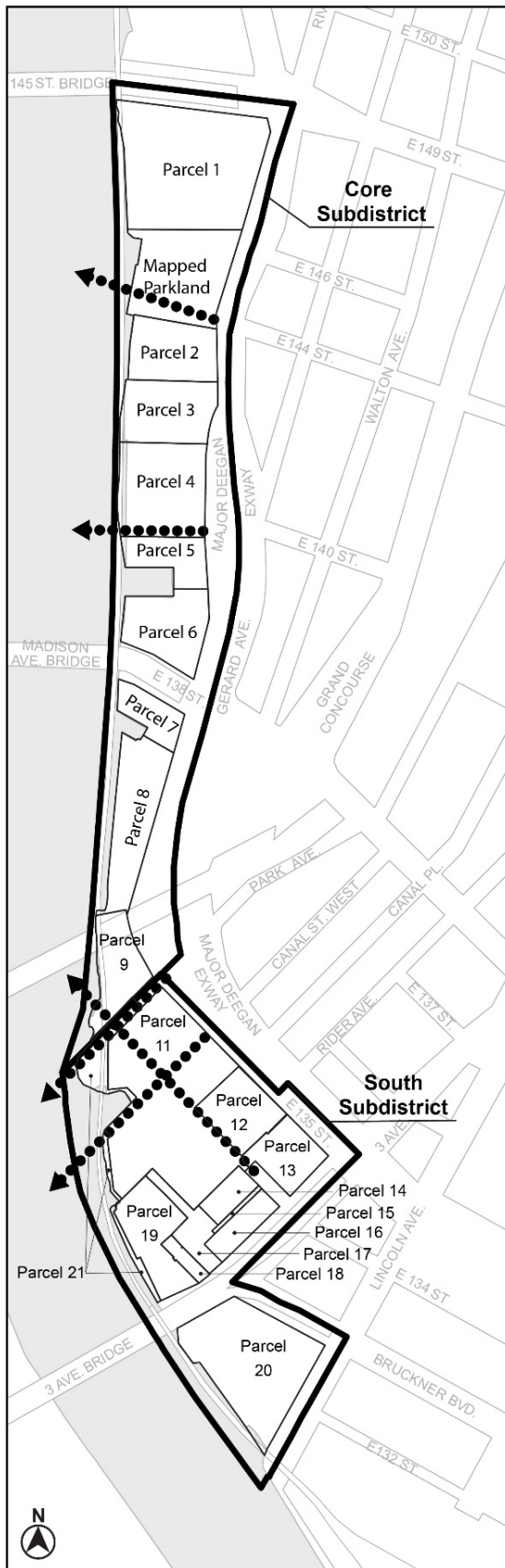
[PROPOSED MAP]



- Special Harlem River Waterfront District
- Parcel Line
- - - Shore Public Walkway
- ▨ Supplemental Public Access Area (SPW Location)
- Supplemental Public Access Area (Designated Location)
- ▨ Upland Connection (Within Flexible Location Zone)
- ⋯ Upland Connection (Designated Location)

Map 4. Waterfront Access Plan: Visual Corridors

[PROPOSED MAP]



- Special Harlem River Waterfront District
- Parcel Line
- ◄•••** Visual Corridor (Designated Location)

\* \* \*

**BOROUGH OF BROOKLYN**  
**No. 4**

**ALBANY NEIGHBORHOOD SENIOR CENTER**

**CD 8** **C 150382 PQQ**  
**IN THE MATTER OF** an application submitted by the Department for Aging 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 196 Albany Avenue (Block 1230, Lot 44) for continued use as a senior citizen center.

**No. 5**  
**930 FLUSHING AVENUE**

**CD 4** **C 170352 PQQ**  
**IN THE MATTER OF** an application submitted by the Office of Emergency Management 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 930 Flushing Avenue (Block 3140, Lot 1) for use as a warehouse.

**BOROUGH OF QUEENS**  
**No. 6**

**ALL MY CHILDREN DAY CARE CENTER**

**CD 12** **C 150395 PQQ**  
**IN THE MATTER OF** an application submitted by the Administration for Children's Services 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 117-16 Sutphin Boulevard (Block 12022, Lot 20) for continued use as a child care center.

**Nos. 7 & 8**  
**NORTHEASTERN TOWERS ANNEX REZONING**  
**No. 7**

**CD 12** **C 170336 ZMQ**  
**IN THE MATTER OF** an application submitted by Northeastern Towers Annex LP pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 18c and 19a, by changing from an R3X District to an R6 District property, bounded by a line perpendicular to the southwesterly street line of Guy R. Brewer Boulevard distant 350 feet northwesterly (as measured along the Street line) from the point of intersection of the northwesterly street line of 132nd Avenue and the southwesterly street line of Guy R. Brewer Boulevard, Guy R. Brewer Boulevard, 132nd Avenue, 161st Street, a line 295 feet northwesterly of 132nd Avenue, a line 135 feet northeasterly of 161st Street, and a line 355 feet northwesterly of 132nd Avenue, Borough of Queens, Community District 12, as shown on a diagram (for illustrative purposes only) dated May 22, 2017, and subject to the conditions of CEQR Declaration E-426.

**No. 8**

**CD 12** **N 170337 ZRQ**  
**IN THE MATTER OF** an application submitted by Northeastern Towers Annex LP pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying Appendix F for the purpose of establishing a Mandatory Inclusionary Housing area.

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

\* \* \*

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

\* \* \*

**QUEENS**

\* \* \*

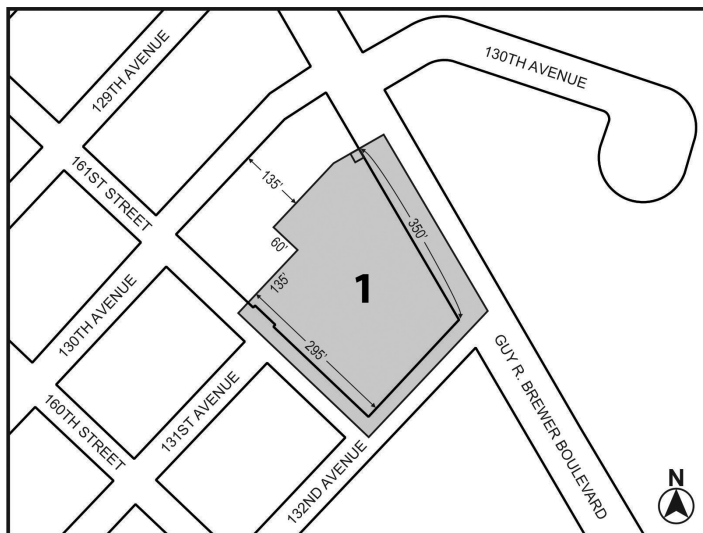
**Queens Community District 12**


\* \* \*

In the R6 District within the area shown on the following Map 2:

Map 2 – (date of adoption)

[PROPOSED MAP]



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

**1** Area 1 — [date of adoption] — MIH Program Option 1 and Option 2

Portion of Community District 12, Queens

\* \* \*

**BOROUGH OF MANHATTAN**

**No. 9**

**EAST RIVER FIFTIES-SUTTON PLACE TEXT AMENDMENT**  
**CD 6 N 170282 ZRM**

**IN THE MATTER OF** an application submitted by the East River Fifties Alliance, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York modifying Article II, Chapter 3 (Residential Bulk Regulations in Residence Districts), Article II, Chapter 4 (Bulk Regulations for Community Facilities in Residence Districts), Article III, Chapter 5 (Bulk Regulations for Mixed Buildings in Commercial Districts), and establishing a new Inclusionary Housing Designated Area in Appendix F, within an area generally bounded by East 58th Street and East 59th Street to the north, the East River and Franklin D. Roosevelt Drive to the east, midblock between East 51st Street and East 52nd Street to the south, and 100 feet east of First Avenue to the west.

Matter underlined is new, to be added;  
 Matter ~~struck out~~ is old, to be deleted;  
 Matter within # # is defined in Sections 12-10 and/or 23-911;  
 \* \* \* indicates where unchanged text appears in the Zoning Resolution

**ARTICLE II - RESIDENCE DISTRICT REGULATIONS**

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

\* \* \*

**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# 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.

\* \* \*

(c) Special provisions for specified #Inclusionary Housing designated areas#

\* \* \*

(4) Provisions for specified R10 Districts within Community District 6 in the Borough of Manhattan

In Community District 6 in the Borough of Manhattan, the area bounded by a line 100 feet east of First Avenue, East 58th Street, a line 100 feet west of Sutton Place, East 59th Street, Franklin D. Roosevelt Drive, midblock between East 52nd Street and East 51st Street shall be an #Inclusionary Housing designated area#. For all R10 Districts within such #Inclusionary Housing designated area#, the provisions of paragraph (b) of this Section shall not apply. In lieu thereof, the base #residential floor area ratio# shall be 10.0. Such base #floor area# may be increased on a #compensated zoning lot# by 1.25 square feet for each square foot of #low income floor area# provided, up to a maximum #residential floor area ratio# of 12.0.

\* \* \*

**23-60**  
**HEIGHT AND SETBACK REGULATIONS**

**23-61**  
**Applicability**  
 R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

In all districts, as indicated, height and setback regulations for a #building or other structure# shall be as set forth in Section 23-60, inclusive.

\* \* \*

Special height and setback provisions are set forth in Sections 23-67 (Special Height and Setback Provisions for Certain Areas) for #zoning lots# adjoining a #public park#, as well as for certain areas in Community Districts 4, 6, 7 and 9 in the Borough of Manhattan. Additional provisions are set forth in Sections 23-68 (Special Provisions for Zoning Lots Divided by District Boundaries) and 23-69 (Special Height Limitations).

\* \* \*

**23-67**  
**Special Height and Setback Provisions for Certain Areas**

\* \* \*

**23-675**  
**Provisions for Specified R10 Districts within Community District 6 in the Borough of Manhattan**

In Community District 6 in the Borough of Manhattan, for R10 Districts within the #Inclusionary Housing designated area# bounded by a line 100 feet east of First Avenue, East 58th Street, a line 100 feet west of Sutton Place, East 59th Street, Franklin D. Roosevelt Drive, midblock between East 52nd Street and East 51st Street, all #buildings# containing #residences# shall be #developed# or #enlarged# pursuant to the #bulk# regulations for #Quality Housing buildings#, and the following height and setback modifications shall apply:

- (a) The maximum #building# height shall be 235 feet for #zoning lots# or portions thereof within 100 feet of a #wide street# and 210 feet for #zoning lots# or portions thereof on a #narrow street# beyond 100 feet of a #wide street# and, for #zoning lots# with only #wide street# frontage, portions of such #zoning lot# beyond 100 feet of the #street line#.
- (b) However, for #zoning lots# that provide at least 1.0 #floor area ratio# of #affordable housing# pursuant to paragraph (c)(4) of Section 23-154 (Inclusionary Housing) or #affordable independent residences for seniors# pursuant to Section 23-155 (Affordable independent residences for seniors), the maximum #building# height shall be increased to 260 feet.
- (c) For #buildings# on lots that are equal to or greater than 80 feet in width, facade articulation of no less than three feet in depth, measured from the #street wall#, by five feet in width shall be required for each #building segment# at no more than thirty-foot intervals.

\* \* \*

**23-90**  
**INCLUSIONARY HOUSING**

\* \* \*

**23-932**  
**R10 Districts**

The Inclusionary Housing Program shall apply in all R10 Districts located in #Inclusionary Housing designated areas#, subject to the provisions of paragraph (b) of Section 23-154 (Inclusionary Housing) and in all R10 Districts located in #Mandatory Inclusionary Housing areas#, pursuant to the provisions of paragraph (d) of such Section. Special rules for certain R10 Districts in Community District 6 in the Borough of Manhattan are set forth in paragraph (c) of Section 23-154. The Inclusionary Housing Program shall apply in all other R10 Districts, subject to the provisions of paragraph (a) of Section 23-154, as applicable.

\* \* \*



Chapter 4 - Bulk Regulations for Community Facilities in Residence Districts

\* \* \*

24-10 FLOOR AREA AND LOT COVERAGE REGULATIONS

\* \* \*

24-16 Special Provisions for Zoning Lots Containing Both Community Facility and Residential Uses R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

In R1 through R5 Districts, and in R6 through R10 Districts without a letter suffix, the provisions of this Section shall apply to any #zoning lot# containing #community facility# and #residential uses#.

24-161 Maximum floor area ratio for zoning lots containing community facility and residential uses

R1 R2 R3-1 R3A R3X R4-1 R4A R4B R5D R6 R7-2 R8 R9 R10

In the districts indicated, for #zoning lots# containing #community facility# and #residential uses#, the maximum #floor area ratio# permitted for a #community facility use# shall be as set forth in Section 24-11, inclusive, and the maximum #floor area ratio# permitted for a #residential use# shall be as set forth in Article II, Chapter 3, provided the total of all such #floor area ratios# does not exceed the greatest #floor area ratio# permitted for any such #use# on the #zoning lot#.

In #Inclusionary Housing designated areas#, except within Waterfront Access Plan BK-1, and in R6 Districts without a letter suffix in Community District 1, Brooklyn, and certain areas in Community District 6 in the Borough of Manhattan, the maximum #floor area ratio# permitted for #zoning lots# containing #community facility# and #residential uses# shall be the base #floor area ratio# set forth in Section 23-154 (Inclusionary Housing) for the applicable district. Such base #floor area ratio# may be increased to the maximum #floor area ratio# set forth in such Section only through the provision of #affordable income housing# pursuant to Section 23-90 (INCLUSIONARY HOUSING).

In Community District 6 in the Borough of Manhattan, for R10 Districts within the #Inclusionary Housing designated area# bounded by a line 100 feet east of First Avenue, East 58th Street, a line 100 feet west of Sutton Place, East 59th Street, Franklin D. Roosevelt Drive, midblock between East 52nd Street and East 51st Street, the maximum #floor area ratio# permitted for a #community facility use# shall be as set forth in Section 24-11, inclusive, and the maximum #floor area ratio# permitted for a #residential use# shall be as set forth in Article II, Chapter 3. However, for #zoning lots# that provide at least 1.0 #floor area ratio# of #affordable housing# pursuant to paragraph (c)(4) of Section 23-154 (Inclusionary Housing) or #affordable independent residences for seniors# pursuant to Section 23-155 (Affordable independent residences for seniors), the total of all such #floor area ratios# on the #zoning lot# shall not exceed 13.0.

\* \* \*

24-56 Special Height and Setback Provisions for Certain Areas R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

(a) For Zoning Lots Directly Adjoining Public Parks

In all districts, as indicated, a #public park# with an area of between one and fifteen acres shall be considered a #wide street# for the purpose of applying the regulations set forth in Section 24-52 (Maximum Height of Walls and Required Setbacks) to any #building or other structure# on a #zoning lot# adjoining such #public park#. However, the provisions of this Section shall not apply to a #public park# more than 75 percent of which is paved.

(b) Community District 7, Manhattan

Within the boundaries of Community District 7 in the Borough of Manhattan, all #buildings or other structures# located in R10 Districts, shall comply with the requirements of Section 23-672 (Special height and setback regulations in R10 Districts within Community District 7, in the Borough of Manhattan).

(c) Community District 9, Manhattan

Within the boundaries of Community District 9 in the Borough of Manhattan, all #buildings# located in R8 Districts north of West 125th Street shall be #developed# or #enlarged# pursuant to the #residential bulk# regulations of Section 23-674 (Special height and setback regulations for certain sites in Community District 9, in the Borough of Manhattan).

(d) Community District 6, Manhattan

In Community District 6 in the Borough of Manhattan, for R10 Districts within the #Inclusionary Housing designated area# bounded by a line 100 feet east of First Avenue, East 58th Street, a line 100 feet west of Sutton Place, East 59th Street, Franklin

D. Roosevelt Drive, midblock between East 52nd Street and East 51st Street, #developments# or #enlargements# shall be subject to the height and setback regulations of Section 23-675 (Provisions for Specified R10 Districts within Community District 6 in the Borough of Manhattan).

\* \* \*

ARTICLE III: COMMERCIAL DISTRICT REGULATIONS

Chapter 5 - Bulk Regulations for Mixed Buildings in Commercial Districts

\* \* \*

35-31 Maximum Floor Area Ratio C1 C2 C3 C4 C5 C6

In the districts indicated, except as set forth in Section 35-311, the provisions of this Section shall apply to any #zoning lot# subject to the provisions of this Chapter.

The maximum #floor area ratio# permitted for a #commercial# or #community facility use# shall be as set forth in Article III, Chapter 3, and the maximum #floor area ratio# permitted for a #residential use# shall be as set forth in Article II, Chapter 3, provided the total of all such #floor area ratios# does not exceed the greatest #floor area ratio# permitted for any such #use# on the #zoning lot#.

Notwithstanding the provisions for R10 Districts in Community District 7 in the Borough of Manhattan set forth in Section 23-16 (Special Floor Area and Lot Coverage Provisions for Certain Areas), in C4-7 Districts within Community District 7 in the Borough of Manhattan, the maximum #residential floor area ratio# may be increased pursuant to the provisions of Sections 23-154 and 23-90 (INCLUSIONARY HOUSING).

In #Inclusionary Housing designated areas#, except within Waterfront Access Plan BK-1 and R6 Districts without a letter suffix in Community District 1, Brooklyn, and except within certain areas in Community District 6 in the Borough of Manhattan, the maximum #floor area ratio# permitted for #zoning lots# containing #residential# and #commercial# or #community facility uses# shall be the base #floor area ratio# set forth in Section 23-154 for the applicable district. However, in #Inclusionary Housing designated areas# mapped within C4-7, C5-4, C6-3D and C6-4 Districts, the maximum base #floor area ratio# for #zoning lots# containing #residential# and #commercial# or #community facility uses# shall be either the base #floor area ratio# set forth in Section 23-154 plus an amount equal to 0.25 times the non-#residential floor area ratio# provided on the #zoning lot#, or the maximum #floor area ratio# for #commercial uses# in such district, whichever is lesser.

The maximum base #floor area ratio# in #Inclusionary Housing designated areas# may be increased to the maximum #floor area ratio# set forth in Section 23-154 only through the provision of #affordable housing# pursuant to Section 23-90, inclusive.

In Community District 6 in the Borough of Manhattan, for R10 Districts within the #Inclusionary Housing designated area# bounded by a line 100 feet east of First Avenue, East 58th Street, a line 100 feet west of Sutton Place, East 59th Street, Franklin Delano Roosevelt Drive, midblock between East 52nd Street and East 51st Street, the maximum #floor area ratio# permitted for a #commercial# or #community facility use# shall be as set forth in Section 33-12, inclusive, and the maximum #floor area ratio# permitted for a #residential use# shall be as set forth in Article II, Chapter 3. However, for #zoning lots# that provide at least 1.0 #floor area ratio# of #affordable housing# pursuant to paragraph (c)(4) of Section 23-154 (Inclusionary Housing) or #affordable independent residences for seniors# pursuant to Section 23-155 (Affordable independent residences for seniors), the total of all such #floor area ratios# on the #zoning lot# shall not exceed 13.0.

Where #floor area# in a #building# is shared by multiple #uses#, the #floor area# for such shared portion shall be attributed to each #use# proportionately, based on the percentage each #use# occupies of the total #floor area# of the #zoning lot# less any shared #floor area#.

A non-#residential use# occupying a portion of a #building# that was in existence on December 15, 1961, may be changed to a #residential use# and the regulations on maximum #floor area ratio# shall not apply to such change of #use#.

\* \* \*

35-65 Height and Setback Requirements for Quality Housing Buildings C1 C2 C4 C5 C6

In the districts indicated, the #street wall# location provisions of Sections 35-651 and the height and setback provisions of Section 35-652, shall apply to #Quality Housing buildings#. In certain districts, the heights set forth in Section 35-652 may be increased pursuant to either the provisions of Section 35-653 (Tower regulations) or 35-654 (Modified height and setback regulations for certain Inclusionary

Housing buildings or affordable independent residences for seniors), as applicable. Additional provisions are set forth in Section 35-655. The height of all #buildings or other structures# shall be measured from the #base plane#.

In all such districts, the permitted obstructions provisions of Section 33-42 shall apply to any #building or other structure#. In addition, a dormer may be allowed as a permitted obstruction pursuant to paragraph (c)(1) of Section 23-621 (Permitted obstructions in certain districts).

In Community District 6 in the Borough of Manhattan, for R10 Districts within the #Inclusionary Housing Designated Area# bounded by a line 100 feet east of First Avenue, East 58th Street, a line 100 feet west of Sutton Place, East 59th Street, Franklin D. Roosevelt Drive, midblock between East 52nd Street and East 51st Street, the height and setback regulations of Section 23-675 (Provisions for Specified R10 Districts within Community District 6 in the Borough of Manhattan) shall apply.

\* \* \*

**APPENDIX F**

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

\* \* \*

Zoning Map	Community District	Maps of Inclusionary Housing Designated Areas	Maps of Mandatory Inclusionary Housing Areas
1d	Bronx CD 7	Map 1	
3b	Bronx CD 4	Map 1	
3c	Bronx CD 6	Maps 1 - 3	
3c	Bronx CD 7	Map 1	
3d	Bronx CD 3	Map 1	
3d	Bronx CD 6	Maps 2 - 5	
5d	Manhattan CD 7	Map 1	
6a	Manhattan CD 9	Map 1, Map 2	
6a	Manhattan CD 10	Map 1	
6a	Manhattan CD 11	Map 1	
6a	Bronx CD 1	Map 1	Map 2
6a	Bronx CD 4	Map 1	
6b	Manhattan CD 10	Map 1	
6b	Manhattan CD 11	Map 1	
6b	Manhattan CD 4	Map 1	
6c	Manhattan CD 4	Map 2	
6c	Manhattan CD 7	Map 2	
6d	Manhattan CD 4	Map 3, Map 4	
6d	Manhattan CD 5	Map 1	
6d	Manhattan CD 6	Map 1, Map 2	
6d	Queens CD 2	Map 3	
5a	Queens CD 1	Map 1	
5b	Queens CD 1	Map 2	
5b	Queens CD 2	Map 1	
5d	Queens CD 2	Map 1, Map 2	
10b	Queens CD 7		Map 1
12a	Manhattan CD 1	Map 1	
12a	Manhattan CD 2	Map 1	
12c	Manhattan CD 3	Map 1	
12c	Brooklyn CD 1	Map 1, Map 2	
12d	Brooklyn CD 1	Map 2, Map 3	
12d	Brooklyn CD 2	Map 1, Map 4	
12d	Brooklyn CD 3	Map 5	
13a	Brooklyn CD 1	Map 1, Map 2	
13b	Brooklyn CD 1	Map 2, Map 4	
13b	Brooklyn CD 3	Maps 3 - 5	
13b	Brooklyn CD 4	Map 1	
14d	Queens CD 8	Map 1	
14d	Queens CD 12	Map 1	
16a	Brooklyn CD 7	Map 2	
16c	Brooklyn CD 2	Maps 1 - 3	
16c	Brooklyn CD 3	Map 1	
16c	Brooklyn CD 6	Map 1	
16c	Brooklyn CD 8	Map 1	
16d	Brooklyn CD 7	Map 1	

\* \* \*

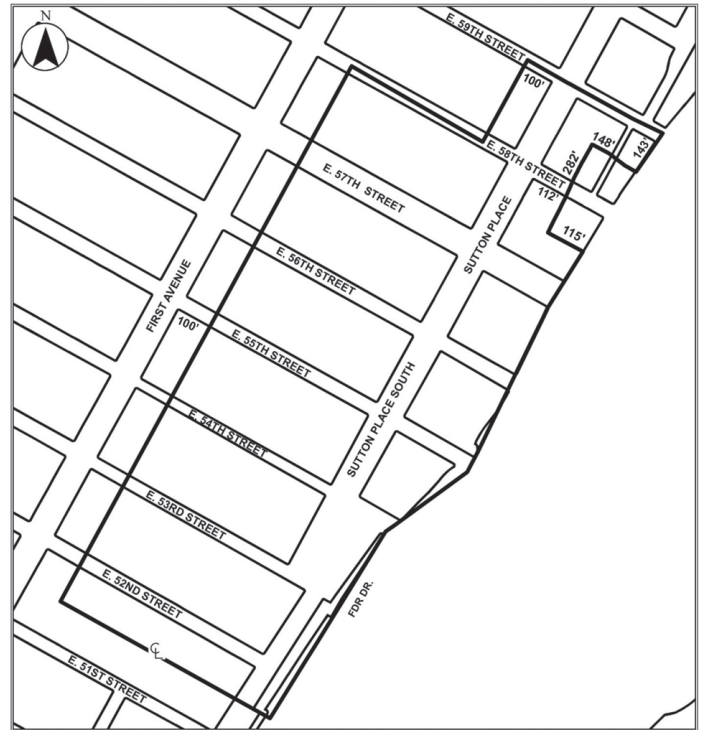
**MANHATTAN**

\* \* \*

**Manhattan Community District 6**

\* \* \*

In the R10 District within the area shown on the following Map 2:  
Map 2 – [date of adoption]



Portion of Community District 6, Manhattan

\* \* \*

**BOROUGH OF BROOKLYN  
No. 10**

**CD 2** **N 180016 PXX**  
**IN THE MATTER OF** a Notice of Intent to acquire office space submitted by the Department of Citywide Administrative Services, pursuant to Section 195 of the New York City Charter for use of property located at, 1 Pierrepont Plaza (Block 239, Lot 1) (Fire Department of New York offices).

Plans for this proposal are on file with the City Planning Commission and may be seen at, 120 Broadway, 31<sup>st</sup> Floor, New York, NY 10271-0001.

**BOROUGH OF THE BRONX  
No. 11**

**CD 10** **N 180015 PXX**  
**IN THE MATTER OF** a Notice of Intent to acquire office space submitted by the Department of Citywide Administrative Services, pursuant to Section 195 of the New York City Charter for use of property located at, 2500 Halsey Street (Block 3852, Lot 1) (Taxi & Limousine Commission offices)

Plans for this proposal are on file with the City Planning Commission and may be seen at, 120 Broadway, 31<sup>st</sup> Floor, New York, NY 10271-0001.

YVETTE V. GRUEL, Calendar Officer  
City Planning Commission  
120 Broadway, 31<sup>st</sup> Floor, New York, NY 10271  
Telephone (212) 720-3370



ky26-a9

**CITYWIDE ADMINISTRATIVE SERVICES**

**■ PUBLIC HEARINGS**

**DIVISION OF CITYWIDE PERSONNEL SERVICES PROPOSED AMENDMENT TO CLASSIFICATION**

**PUBLIC NOTICE IS HEREBY GIVEN** of a public hearing to amend the Classification of the Classified Service of the City of New York.

A public hearing will be held by the Commissioner of Citywide Administrative Services in accordance with Rule 2.6 of the Personnel Rules and Regulations of the City of New York, at 125 Worth Street, 2nd Floor Auditorium, New York, NY 10013, on **August 15, 2017, at 10:00 A.M.**

For more information go to the DCAS website at: [http://www.nyc.gov/html/dcas/html/work/Public\\_Hearing.shtml](http://www.nyc.gov/html/dcas/html/work/Public_Hearing.shtml).

**RESOLVED**, that in accordance with Section 931 of the County Law, the Classification of the Classified Service of the City of New York, is hereby amended in the Non-Competitive Class, subject to Rule XI, Part 1, under the heading **THE OFFICE OF THE NEW YORK COUNTY DISTRICT ATTORNEY (901)**, as follows:

1. By deleting the following:

Title Code Number	Number of Positions Authorized	Class of Positions	Annual Salary - Effective 07.16.2016		
			New Hire Minimum*	Incumbent Minimum	Maximum
30832	2	Supervising Rackets Investigator	\$55,880	\$63,096	\$82,462

2. By including the following:

Title Code Number	Number of Positions Authorized	Class of Positions	Annual Salary - Effective 07.16.2016		
			New Hire Minimum*	Incumbent Minimum	Maximum
30832	#Statutory	Supervising Rackets Investigator	\$55,880	\$63,096	\$82,462

# The Mayor of the City of New York may, with the consent of the District Attorney, increase or decrease the number of positions and the term, grade, salary, and compensation of these positions.

Part 1 positions are designated as confidential or policy influencing under Rule 3.2.3 (b) of the Personnel Rules and Regulations of the City of New York and therefore are not covered by Section 75 of the Civil Service Law.

\* Employees hired into City Service on or after 7/16/2016 shall be paid the hiring rate effective 7/16/2016. Upon completion of one (1) year of active or qualified inactive service, such employees shall be paid the indicated "minimum" for the applicable title that is in effect on the two year anniversary of their original appointment as set forth in the applicable Successor Separate Unit Agreement. In no case shall an employee receive less than the stated hiring minimum.

Accessibility questions: DCAS Accessibility at (212) 386-0256, or [accessibility@dcas.nyc.gov](mailto:accessibility@dcas.nyc.gov), by: Tuesday, August 8, 2017, 5:00 P.M.

 **a1-3**

**DIVISION OF CITYWIDE PERSONNEL SERVICES PROPOSED AMENDMENT TO CLASSIFICATION**

**PUBLIC NOTICE IS HEREBY GIVEN** of a public hearing to amend the Classification of the Classified Service of the City of New York.

A public hearing will be held by the Commissioner of Citywide Administrative Services in accordance with Rule 2.6 of the Personnel Rules and Regulations of the City of New York, at 125 Worth Street, 2<sup>nd</sup> Floor Auditorium, New York, NY 10013, on **August 15, 2017, at 10:00 A.M.**

For more information go to the DCAS website at: [http://www.nyc.gov/html/dcas/html/work/Public\\_Hearing.shtml](http://www.nyc.gov/html/dcas/html/work/Public_Hearing.shtml).

**RESOLVED**, that the Classification of the Classified Service of the City of New York, is hereby amended under the heading of **THE OFFICE OF THE RICHMOND COUNTY DISTRICT ATTORNEY (905)**, by including in the Non-Competitive Class, subject to Rule X, Part I, the following:

- I. By including in the Non-Competitive Class, subject to Rule X, Part I, with number of positions authorized as indicated:

Title Code Number	Class of Positions	Salary Range	Number of Authorized Positions
MXXXXX	Chief Investigator # 1 (Richmond County District Attorney)	#	1

# These are Management Class of positions paid in accordance with the Pay Plan for Management Employees. Salaries for these positions are set at a rate in accordance with duties and responsibilities.

Part I positions are designated as confidential or policy influencing under Rule 3.2.3 (b) of the Personnel Rules and Regulations of the City

of New York, and therefore are not covered by Section 75 of the Civil Service Law.

Accessibility questions: DCAS Accessibility at (212) 386-0256, or [accessibility@dcas.nyc.gov](mailto:accessibility@dcas.nyc.gov), by: Tuesday, August 8, 2017, 5:00 P.M.

 **a1-3**

**CONSUMER AFFAIRS**

**■ PUBLIC HEARINGS**

**NOTICE IS HEREBY GIVEN**, pursuant to law, that the New York City Department of Consumer Affairs will hold a Public Hearing on Wednesday, August 9, 2017, at 2:00 P.M., at 42 Broadway, 5<sup>th</sup> Floor, in the Borough of Manhattan, on the following petitions for sidewalk café revocable consent:

- 1) 109 West Broadway Food & Wine  
109 West Broadway in the Borough of Manhattan  
(To new maintain, and operate an enclosed sidewalk café for a term of two years.)
- 2) Emdc 2nd Ave Corp  
1555 2nd Avenue in the Borough of Manhattan  
(To new maintain, and operate an unenclosed sidewalk café for a term of two years.)
- 3) The Pickle People LLC  
2309 Broadway in the Borough of Manhattan  
(To new maintain, and operate an unenclosed sidewalk café for a term of two years.)
- 4) Uncle Jack's Meat Company  
3618 Ditmars Boulevard in the Borough of Queens  
(To new maintain, and operate an unenclosed sidewalk café for a term of two years.)
- 5) Tomino LLC  
192 Grand Street in the Borough of Manhattan  
(To new maintain, and operate an unenclosed sidewalk café for a term of two years.)
- 6) Local & Vine Co Corp  
282 Hudson Street in the Borough of Manhattan  
(To new maintain, and operate an unenclosed sidewalk café for a term of two years.)
- 7) La Luna Deli & Café Inc  
4401 30th Avenue in the Borough of Queens  
(To new maintain, and operate an unenclosed sidewalk café for a term of two years.)

Accessibility questions: Johanna Hernandez, (212) 436-0177, [jhernandez@dca.nyc.gov](mailto:jhernandez@dca.nyc.gov), by: Wednesday, August 9, 2017, 12:00 P.M.

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**DESIGN AND CONSTRUCTION**

**■ PUBLIC HEARINGS**

**PLEASE TAKE NOTICE**, that in accordance with Section 201-204 (inclusive) of the New York State Eminent Domain Procedure Law ("EDPL"), a public hearing will be held by the New York City Department of Design and Construction, on behalf of the City of New York, in connection with the acquisition of certain properties for infrastructure improvements, at 162<sup>nd</sup> Avenue between 95<sup>th</sup> Street, and the Shellbank Basin (Capital Project SEQ200490) in the Borough of Queens.

The time and place of the hearing are as follows:

**DATE:** August 23, 2017  
**TIME:** 10:00 A.M.  
**LOCATION:** Community Board No. 10  
115-01 Lefferts Boulevard  
South Ozone Park, NY 11420

The purpose of this hearing is to inform the public of the proposed roadway acquisition, the impact on adjacent properties and to review the public use to be served by the project, and the impact on the environment and residents. The scope of this Capital Project within the acquisition area will include the construction of the storm sewer extensions and a storm sewer's outfall at the Shellbank Basin to alleviate flooding and ponding conditions.

The properties proposed to be acquired are located in the Borough of Queens as follows:



- The bed of 162<sup>nd</sup> Avenue between 95<sup>th</sup> Street, and the Shellbank Basin, as shown on Damage and Acquisition Maps No. 5870 dated 4/16/2013.

The properties affected include the following areas as shown on the Tax Map of the City of New York for the Borough of Queens:

- Block 14189, part of Lot 57;
- Block 14195, part of Lot 22; and
- The bed of 162<sup>nd</sup> Avenue from 95<sup>th</sup> Street to the Shellbank Basin.

There are no proposed alternate locations.

Any person in attendance at this meeting shall be given a reasonable opportunity to present oral or written statements, and to submit other documents concerning the proposed acquisition. Each speaker shall be allotted a maximum of five (5) minutes. In addition, written statements may be submitted to the General Counsel, at the address stated below, provided the comments are received by 5:00 P.M., on August 30, 2017, (Five (5) working days from public hearing date).

NYC Department of Design and Construction  
Office of General Counsel, 4<sup>th</sup> Floor  
30 – 30 Thomson Avenue  
Long Island City, NY 11101

**Please note: Those property owners who may subsequently wish to challenge condemnation of their property, via judicial review may do so only on the basis of issues, facts and objections raised at the public hearing.**

jy31-a4

**ENVIRONMENTAL PROTECTION**

■ NOTICE

**NOTICE IS HEREBY GIVEN** that, pursuant to Title 5, Chapter 3, Subchapter 3 of the Administrative Code of the City of New York, a public hearing will be held at 1 Centre Street, Mezzanine, Borough of Manhattan, on Wednesday, August 16, 2017, at 10:00 A.M. on the following:

**REAL PROPERTY PUBLIC HEARING IN THE MATTER OF** the acquisition by the City of New York of fee simple (Fee) interests, and by the Watershed Agricultural Council of conservation easement interests (WAC CE) using funds provided by the City of New York, on the following real estate in the Counties of Delaware, Greene and Sullivan for the purposes of providing for the continued supply of water, and for preserving and preventing the contamination or pollution of the New York City water supply system:

NYC ID	County	Town	Type	Tax Lot ID	Acres (+/-)
5473	Delaware	Bovina	Fee	p/o 175.-1-1.1	98.50
4863		Delhi	Fee	147.-1-22.1	66.26
5113		Kortright	Fee	66.-1-12.3	33.20
9022		Meredith	Fee	64.-1-24 & p/o 64.-1-20	145.80
7790		Middletown	Fee	p/o 286.-1-18.231	23.04
8734		Middletown	Fee	p/o 243.-1-50.2	18.49
6233		Middletown	WAC CE	265.-1-8.1, 8.2 & 19	231.31
5726		Stamford	Fee	129.-1-18	41.82
8946		Tompkins	Fee	p/o 206.-1-42	75.00
2411	Greene	Prattsville	Fee	42.00-2-6	117.10
2959		Windham	Fee	62.00-1-8	80.50
9186		Windham	Fee	46.00-2-18	2.00
1247	Sullivan	Neversink	Fee	25.-1-39	49.69
4331		Neversink	Fee	p/o 18.-1-1.9 & p/o 18.-1-1.14	24.31
4331		Neversink	Fee	p/o 18.-1-1.15	10.84

**REAL PROPERTY PUBLIC HEARING IN THE MATTER OF** the acquisition by the City of New York of a Fee Simple or Easement interest in the following real estate in the County of Ulster in connection with the operation, repair and/or maintenance of the Catskill Aqueduct as part of the New York City water supply system:

NYC ID	County	Municipality	Type	Tax Lot ID	Acres (+/-)
9050	Ulster	Town of New Paltz	Fee	86.1-1-41	0.70
9059	Westchester	Village of Pleasantville	Easement	99.14-1-13	0.01
9060		Village of Pleasantville	Easement	99.14-1-12	0.01

A copy of the Mayor's Preliminary Certificates of Adoption and maps of the real estate to be acquired, are available for public inspection upon request. Please call (845) 340-7810.

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**FRANCHISE AND CONCESSION REVIEW COMMITTEE**

■ MEETING

**PUBLIC NOTICE IS HEREBY GIVEN** that the Franchise and Concession Review Committee, will hold a public meeting on Wednesday, August 9, 2017, at 2:30 P.M., at 2 Lafayette Street, 14<sup>th</sup> Floor Conference Room, Borough of Manhattan.

**NOTE:** Individuals requesting Sign Language Interpreters should contact the Mayor's Office of Contract Services, 253 Broadway, 9<sup>th</sup> Floor, New York, NY 10007, (212) 788-0010, no later than **SEVEN (7) BUSINESS DAYS PRIOR TO THE PUBLIC MEETING.**

jy31-a9

**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, August 15, 2017, a public hearing will be held at 1 Centre Street, 9<sup>th</sup> Floor, Borough of Manhattan with respect to the following properties and then followed by a public meeting. The final order and estimated times for each application will be posted on the Landmarks Preservation Commission website the Friday before the hearing. Any person requiring reasonable accommodation in order to participate in the hearing or attend the meeting should contact the Landmarks Commission no later than five (5) business days before the hearing or meeting.

**34-15 83rd Street - Jackson Heights Historic District**  
**LPC-19-10107** - Block 1444 - Lot 61 - **Zoning: R5**  
**CERTIFICATE OF APPROPRIATENESS**

An Anglo-American Garden Home style house designed by Pierce L. Kiesewetter and built in 1928-29. Application is to legalize alterations to an areaway and entrance stair, construction of walls and posts, and installation of a fence and security gate without Landmarks Preservation Commission permits.

**161-02 Jamaica Avenue - Individual Landmark**  
**LPC-19-09600** - Block - Lot 9 - **Zoning: C6-3**  
**CERTIFICATE OF APPROPRIATENESS**

A Beaux-Arts style bank building designed by Hough & Duell, and built in 1897-98. Application is to modify masonry openings, and install storefront infill and signage.

**288 Hicks Street - Brooklyn Heights Historic District**  
**LPC-19-7306** - Block 260 - Lot 43 - **Zoning: R6**  
**CERTIFICATE OF APPROPRIATENESS**

An eclectic rowhouse built in 1856. Application is to construct a rooftop addition.

**54 South Portland Avenue - Fort Greene Historic District**  
**LPC-19-14142** - Block 2099 - Lot 69 - **Zoning: R6B**  
**CERTIFICATE OF APPROPRIATENESS**

An Italianate style rowhouse built c. 1864. Application is to replace an oriel window.

**107 Columbia Heights - Brooklyn Heights Historic District**  
**LPC-19-13474** - Block 224 - Lot 5 - **Zoning: R6**  
**CERTIFICATE OF APPROPRIATENESS**

An apartment house built in 1959. Application is to construct bulkheads, install rooftop mechanical equipment, screens, railings and trellises; modify and create masonry openings; replace windows, entrance infill, and a canopy; alter the courtyard, and relocate a curb cut.

**208-212 Decatur Street - Bedford-Stuyvesant/Expanded Stuyvesant Heights Historic District**  
**LPC-19-1191** - Block 1679 - Lot 35/135 - **Zoning: R6B**  
**CERTIFICATE OF APPROPRIATENESS**

A flats building with store designed by Alfred S. Beasley and built c. 1897. Application is to construct a garage and create a curb cut.

**38 Decatur Street - Bedford-Stuyvesant/Expanded Stuyvesant Heights Historic District**  
**LPC-19-11860** - Block 1857 - Lot 49 - **Zoning: R6A**

**CERTIFICATE OF APPROPRIATENESS**

A Renaissance Revival/Romanesque Revival style rowhouse designed by Louis Berger & Co. Architects and built in 1907. Application is to construct a rooftop addition.

**207 MacDonough Street - Stuyvesant Heights Historic District**  
LPC-16-8705 - Block 1853 - Lot 46 - Zoning: R6B

**CERTIFICATE OF APPROPRIATENESS**

An Italianate style rowhouse built in 1872- 1873. Application is to legalize the installation of windows without Landmarks Preservation Commission permit(s).

**299 Park Place - Prospect Heights Historic District**

LPC-19-09296 - Block 1159 - Lot 76 - Zoning: R6B

**CERTIFICATE OF APPROPRIATENESS**

A Renaissance Revival style rowhouse with Romanesque Revival style elements, designed by William H. Reynolds and built c. 1894. Application is to enlarge the existing rooftop addition.

**63-63A Reade Street, aka 79-81 Chambers Street - Tribeca South Historic District**

LPC-19-6977 - Block 149 - Lot 3 - Zoning: C6-4A/C6-3A

**CERTIFICATE OF APPROPRIATENESS**

A Moderne style commercial building designed by Frederick J. Harwig and built in 1935-36. Application is to legalize alterations to a storefront without Landmarks Preservation Commission permits and to install new storefront infill.

**293 Church Street - Tribeca East Historic District**

LPC-19-09439 - Block 193 - Lot 20 - Zoning: C6-2A

**CERTIFICATE OF APPROPRIATENESS**

A Second Empire style store and loft building built in 1867-68. Application is to install rooftop bulkheads and to modify the entrance to provide barrier-free access.

**400 West Broadway - SoHo-Cast Iron Historic District**

**Extension**

LPC-19-12883 - Block 488 - Lot 22 - Zoning: M1-5A

**CERTIFICATE OF APPROPRIATENESS**

An Italianate style store building designed by William Jose and built in 1870-71, and altered in the late 20th century. Application is to legalize the installation of storefront infill in non-compliance with Certificate of Appropriateness 17-2488.

**83 Wooster Street - SoHo-Cast Iron Historic District**

LPC-19-14041 - Block 487 - Lot 30 - Zoning: M1-5A

**CERTIFICATE OF APPROPRIATENESS**

A Neo-Grec style store and loft building designed by J.B. Snook and built in 1876. Application is to install a painted wall sign.

**74 East 4th Street - East Village/Lower East Side Historic District**

LPC-19-8690 - Block 459 - Lot 23 - Zoning: R8B

**CERTIFICATE OF APPROPRIATENESS**

A professional association hall designed by August H. Blankenstein and built in 1873, altered in the German Renaissance Revival and Neo-Grec styles by Frederick William Kurtzer & Richard O.L. Rohl in 1892. Application is to construct rooftop additions and install storefront infill.

**601 West 26th Street - West Chelsea Historic District**

LPC-19-14085 - Block 672 - Lot 1 - Zoning: M2-3

**CERTIFICATE OF APPROPRIATENESS**

An International style warehouse building with Art Deco style details, designed by Russell G. and Walter M. Cory with Yasuo Matsui and Purdy & Henderson and built in 1930-1931. Application is to install ground floor infill, marquees, signage, decorative louver panels, and flood barriers; and to establish a master plan governing the future installation of storefront infill.

**413 West 14th Street - Gansevoort Market Historic District**

LPC-19-14271 - Block 712 - Lot 21- Zoning: M1-5

**CERTIFICATE OF APPROPRIATENESS**

An Arts and Crafts style market building designed by James S. Maher and built in 1914, and altered by William P. Seaver in 1922. Application is to install signage.

**23 West 69th Street - Upper West Side/Central Park West Historic District**

LPC-19-09902 - Block 1122 - Lot 21 - Zoning: R8B

**CERTIFICATE OF APPROPRIATENESS**

A Renaissance Revival style rowhouse designed by Gilbert A. Schellenger and built in 1892. Application is to replace windows, construct rooftop and rear yard additions, and alter the rear façade.

**103 East 91st Street - Carnegie Hill Historic District**

LPC-19-10205 - Block 1520 - Lot 104 - Zoning: R10

**CERTIFICATE OF APPROPRIATENESS**

A rowhouse originally built in 1884-84 and altered in the Neo-Georgian style by C. Dale Bradgeley in 1950-51. Application is to construct a rooftop addition.

**55 East 92nd Street - Carnegie Hill Historic District**

LPC-19-7466 - Block 1504 - Lot 26 Zoning: R8B

**CERTIFICATE OF APPROPRIATENESS**

Two Romanesque Revival style rowhouses designed by Louis Entzer, Jr. and built in 1893-94 and altered in 1946-47 by James E. Casale. Application is to construct rooftop and rear yard additions, excavate the cellar and rear yard, and alter the front façade.

**272 West 139th Street - St. Nicholas Historic District**

LPC-19-14679 - Block 2024 - Lot 64 - Zoning: R7-2

**CERTIFICATE OF APPROPRIATENESS**

An apartment house designed by Bruce Price and Clarence S. Luce and built in 1891-1892. Application is to install storefront infill.

**273 West 138th Street - St. Nicholas Historic District**

LPC-19-14680 - Block 2024 - Lot 1- Zoning: R7-2

**CERTIFICATE OF APPROPRIATENESS**

An apartment house designed by Bruce Price and Clarence S. Luce and built in 1891-1892. Application is to install storefront infill.

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**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, August 8, 2017, a public hearing will be held at 1 Centre Street, 9th Floor, Borough of Manhattan with respect to the following properties and then followed by a public meeting. The final order and estimated times for each application will be posted on the Landmarks Preservation Commission website, the Friday before the hearing. Any person requiring reasonable accommodation in order to participate in the hearing or attend the meeting should contact the Landmarks Commission no later than five (5) business days before the hearing or meeting.

**37-42 79th Street - Jackson Heights Historic District**

LPC-19-2345 - Block 1289 - Lot 27 - Zoning: R5

**CERTIFICATE OF APPROPRIATENESS**

An Anglo-American style Garden Home, designed by Benjamin Dreisler Jr. and built in 1926-27. Application is to install a fence.

**309 St. Paul's Avenue - St. Paul's Avenue-Stapleton Heights Historic District**

LPC-19-12768 - Block 517 - Lot 30 - Zoning: R3X

**CERTIFICATE OF APPROPRIATENESS**

A school building that is part of the Trinity Lutheran Church complex designed by Charles A. Duncker, built c. 196. Application is to construct a barrier-free access ramp with railing.

**1100 Grand Concourse - Grand Concourse Historic District**

LPC-19-6401 - Block 2462 - Lot 33 - Zoning: R8

**CERTIFICATE OF APPROPRIATENESS**

A Renaissance Revival style apartment building, designed by Gronenberg and Leuchtag and built in 1927-28. Application is to reconstruct walls and planters and install lighting.

**4637 Grosvenor Avenue - Fieldston Historic District**

LPC-19-4624 - Block 5822 - Lot 2750 - Zoning: R1-2

**CERTIFICATE OF APPROPRIATENESS**

A Dutch Colonial Revival style house built in 1920, designed by Edgar & Verna Cook Salomonsky. Application is to add an attic story to an existing one-story wing; and alter an existing opening on the front façade.

**107 Columbia Heights - Brooklyn Heights Historic District**

LPC-19-13474 - Block 224 - Lot 5 - Zoning: R6

**CERTIFICATE OF APPROPRIATENESS**

An apartment house built in 1959. Application is to construct bulkheads, install rooftop mechanical equipment, screens, railings and trellises; modify and create masonry openings; modify and replace windows, entrance infill, and a canopy; modify the courtyard design; and relocate a curb cut.

**124 Columbia Heights - Brooklyn Heights Historic District**

LPC-19-10368 - Block 208 - Lot 106 - Zoning: R6

**CERTIFICATE OF APPROPRIATENESS**

A Neo-Federal style building built c. 1930; a Moderne style building built in 1949; and a remnant of a late-19th/early-20th century building. Application is to construct rooftop and rear additions; modify masonry openings; install windows, doors, louvers, a canopy, mechanical equipment, and rooftop railings; and create a curb cut.

**119 Congress Street - Cobble Hill Historic District**

LPC-19-6410 - Block 295 - Lot 35 - Zoning: R6

**CERTIFICATE OF APPROPRIATENESS**

An Italianate style rowhouse, designed by Thomas Wheeler and built in 1852-55. Application is to enlarge an existing rear yard addition.

**536 1st Street - Park Slope Historic District**

LPC-19-10514 - Block 1077 - Lot 13 - Zoning: 16D

**CERTIFICATE OF APPROPRIATENESS**

A Neo-Renaissance style rowhouse built in 1909. Application is to construct a rooftop addition.

**575 Vanderbilt Avenue - Prospect Heights Historic District**

LPC-19-13327 - Block 1130 - Lot 5 - Zoning: R7A

**CERTIFICATE OF APPROPRIATENESS**



A Colonial Revival style store and flats building built c. 1912-1922, with an alteration to the ground floor by John J. Tricario in 1948. Application is to install a barrier-free access ramp.

**120 Stratford Road - Prospect Park South Historic District  
LPC-19-11341** - Block 5112 - Lot 19 - **Zoning:** R1-2  
**CERTIFICATE OF APPROPRIATENESS**

A Colonial Revival style house built c. 1910, altered in 1929 and 1952. Application is to alter the façades and roofs, construct a porch, and install solar paneled roof shingles.

**271 Church Street - Tribeca East Historic District  
LPC-19-11483** - Block 175 - Lot 7504 - **Zoning:** C6-2A  
**CERTIFICATE OF APPROPRIATENESS**

An Art Deco style office building designed by Cross and Cross and built in 1930-1931. Application is to install ground floor infill and signage.

**45 Bond Street - NoHo Historic District Extension  
LPC-19-4257** - Block 529 - Lot 31 - **Zoning:** M1-5B  
**CERTIFICATE OF APPROPRIATENESS**

A store and loft building designed by Adolph Giobbe and built in 1912-13 and later altered. Application is to replace storefront infill and windows.

**41 Greenwich Avenue - Greenwich Village Historic District  
LPC-19-12296** - Block 612 - Lot 64 - **Zoning:** C1-6  
**CERTIFICATE OF APPROPRIATENESS**

A late Greek Revival style house built in 1848-49 and later altered. Application is to reconstruct the brick façade and replace the cornice.

**379-381 West Broadway - SoHo-Cast Iron Historic District  
LPC-19-10616** - Block 487 - Lot 10 - **Zoning:** M1-5A  
**CERTIFICATE OF APPROPRIATENESS**

A Neo-Grec style factory building, designed by J.B. Snook and built in 1867. Application is to install a barrier-free access lift.

**1-3 Little West 12th Street - Gansevoort Market Historic District  
LPC-19-8887** - Block 628 - Lot 1 - **Zoning:** M1-5  
**CERTIFICATE OF APPROPRIATENESS**

A Neo-Grec style store and loft building, designed by Peter J. Zabriskie and built in 1887 and a vernacular style warehouse designed by John G. Michel and built in 1918-19. Application is to replace storefront infill.

**308 West 4th Street - Greenwich Village Historic District  
LPC-19-12020** - Block 624 - Lot 51 - **Zoning:** R6  
**CERTIFICATE OF APPROPRIATENESS**

A Greek Revival style rowhouse built in c. 1847. Application is to modify openings at the front and rear facades, replace infill, and excavate the rear yard.

**278 West 11th Street - Greenwich Village Historic District  
LPC-19-11404** - Block 622 - Lot 38 - **Zoning:** R6  
**CERTIFICATE OF APPROPRIATENESS**

An Italianate style house built in 1853 and later altered. Application is to replace windows; the entry door and ironwork; construct rooftop and rear yard additions; and excavate the rear yard.

**104 East 10th Street - St. Mark's Historic District Extension  
LPC-18-3643** - Block 465 - Lot 109 - **Zoning:** R8B C6-2A  
**CERTIFICATE OF APPROPRIATENESS**

A Neo-Grec style rowhouse built in 1879. Application is to construct a rooftop addition.

**32 2nd Avenue - East Village/Lower East Side Historic District  
LPC-18-0720** - Block 443 - Lot 8 - **Zoning:** C6-2A  
**CERTIFICATE OF APPROPRIATENESS**

A Renaissance Revival style courthouse designed by Alfred Hopkins and built in 1917-19. Application is to construct rooftop and side yard additions, and install signage.

**72 West 69th Street - Upper West Side/Central Park West Historic District  
LPC-19-13481** - Block 1121 - Lot 62 - **Zoning:** C1-8A R8B  
**CERTIFICATE OF APPROPRIATENESS**

A Renaissance/Romanesque Revival style flats building designed by Gilbert A. Schellenger and built in 1892-93. Application is to install a barrier-free access lift.

**124 West 88th Street - Upper West Side/Central Park West Historic District  
LPC-19-13281** - Block 1218 - Lot 41 - **Zoning:** R7-2  
**CERTIFICATE OF APPROPRIATENESS**

A rowhouse originally built in 1886-87 and altered in 1962 by Ifill and Johnson. Application is to modify masonry openings at the front and rear facades, replace infill, and alter the areaway.

jy26-a8

**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, August 8, 2017, at 9:30 A.M.**, a public hearing will be held at 1 Centre Street, 9th Floor, Borough of Manhattan with respect to the following properties and then followed by a public meeting. 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. Any person requiring reasonable accommodation in order to participate in the hearing or attend the meeting should contact the Landmarks Commission no later than five (5) business days before the hearing or meeting.

ITEMS FOR PUBLIC HEARING

Item No. 1  
LP-2593

**OLD SAINT JAMES EPISCOPAL CHURCH (OLD SAINT JAMES PARISH HALL)**

**86-02 Broadway, Elmhurst, Queens**

*Landmark Site:* Borough of Queens Tax Map Block 1549, Lot 1 in part.

jy26-a8

## PROPERTY DISPOSITION

### CITYWIDE ADMINISTRATIVE SERVICES

■ SALE

The City of New York in partnership with PropertyRoom.com posts vehicle and heavy machinery auctions online every week at: <https://www.propertyroom.com/s/nyc+fleet>

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

Vehicles can be viewed in person by appointment at: Kenben Industries Ltd., 1908 Shore Parkway, Brooklyn, NY 11214. Phone: (718) 802-0022

o11-m29

### OFFICE OF CITYWIDE PROCUREMENT

■ NOTICE

The Department of Citywide Administrative Services, Office of Citywide Procurement is currently selling surplus assets on the internet. Visit <http://www.publicsurplus.com/sms/nycdcas.ny/browse/home>.

To begin bidding, simply click on 'Register' on the home page.

There are no fees to register. Offerings may include but are not limited to: office supplies/equipment, furniture, building supplies, machine tools, HVAC/plumbing/electrical equipment, lab equipment, marine equipment, and more.

Public access to computer workstations and assistance with placing bids is available at the following locations:

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

j3-d29

### POLICE

■ NOTICE

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

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

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

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



**INQUIRIES**

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

**FOR MOTOR VEHICLES** (All Boroughs):

- Springfield Gardens Auto Pound, 174-20 North Boundary Road, Queens, NY 11430, (718) 553-9555
- Erie Basin Auto Pound, 700 Columbia Street, Brooklyn, NY 11231, (718) 246-2030

**FOR ALL OTHER PROPERTY**

- Manhattan - 1 Police Plaza, New York, NY 10038, (646) 610-5906
- Brooklyn - 84th Precinct, 301 Gold Street, Brooklyn, NY 11201, (718) 875-6675
- Bronx Property Clerk - 215 East 161 Street, Bronx, NY 10451, (718) 590-2806
- Queens Property Clerk - 47-07 Pearson Place, Long Island City, NY 11101, (718) 433-2678
- Staten Island Property Clerk - 1 Edgewater Plaza, Staten Island, NY 10301, (718) 876-8484

j3-d29



**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](http://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

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 prequalification application using the City’s Health and Human Services (HHS) Accelerator System. The HHS Accelerator System is a web-based system maintained by the City of New York for use by its human services Agencies to manage procurement. The process removes redundancy by capturing information about boards, filings, policies, and general service experience centrally. As a result, specific proposals for funding are more focused on program design, scope, and budget.

Important information about the new method

- Prequalification applications are 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, organizational capacity, and relevant service experience.
- Approved organizations will be eligible to compete and would submit electronic proposals through the system.

The Client and Community Service Catalog, which lists all Prequalification service categories and the NYC Procurement Roadmap, which lists all RFPs to be managed by HHS Accelerator may be viewed at <http://www.nyc.gov/html/hhsaccelerator/html/roadmap/roadmap.shtml>. All current and prospective vendors should

frequently review information listed on roadmap to take full advantage of upcoming opportunities for funding.

**Participating NYC Agencies**

HHS Accelerator, led by the Office of the Mayor, is governed by an Executive Steering Committee of Agency Heads who represent the following NYC Agencies:

- Administration for Children’s Services (ACS)
- Department for the Aging (DFTA)
- Department of Consumer Affairs (DCA)
- Department of Corrections (DOC)
- Department of Health and Mental Hygiene (DOHMH)
- Department of Homeless Services (DHS)
- Department of Probation (DOP)
- Department of Small Business Services (SBS)
- Department of Youth and Community Development (DYCD)
- Housing and Preservation Department (HPD)
- Human Resources Administration (HRA)
- Office of the Criminal Justice Coordinator (CJC)

To sign up for training on the new system, and for additional information about HHS Accelerator, including background materials, user guides and video tutorials, please visit [www.nyc.gov/hhsaccelerator](http://www.nyc.gov/hhsaccelerator)

**BUILDINGS**

■ INTENT TO AWARD

*Goods and Services*

**GOTO MEETING SOFTWARE LICENSES AND AUDIO SERVICE BUNDLE**

- Sole Source - Available only from a single source - PIN# 81017S0001 - Due 8-14-17 at 3:00 A.M.

The Department of Buildings intends to enter into a Sole Source Agreement with LogMeIn Inc., for GoTo Meeting Software Licenses and Audio Service Bundle available. The Department has determined that these particular goods and services are not available from any other vendors. Any vendor who believes it can provide these goods and services may so indicate in writing, to Marie Gill at NYC Department of Buildings, 280 Broadway, 6th Floor, New York, NY 10007, or by email or fax indicated herein, by the date and time specified.

*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.*

*Buildings, 280 Broadway, 6th Floor, New York, NY 10007. Marie Gill (212) 566-4072; Fax: (646) 500-6195; [mgill@buildings.nyc.gov](mailto:mgill@buildings.nyc.gov)*

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**CITYWIDE ADMINISTRATIVE SERVICES**

■ SOLICITATION

*Goods*

**ROTATING RACK OVENS** - Competitive Sealed Bids -

PIN# 8571700359 - Due 9-11-17 at 10:30 A.M.

A copy of the bid can be downloaded from the City Record Online at [www.nyc.gov/cityrecord](http://www.nyc.gov/cityrecord). Enrollment is free. Vendor may also request the bid by contacting Vendor Relations via email at [dcasdmssbids@dcas.nyc.gov](mailto:dcasdmssbids@dcas.nyc.gov), by telephone at (212) 386-0044.

*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.*

*Citywide Administrative Services, 1 Centre Street, 18th Floor, New York, NY 10007. Tia Clarke (212) 386-0227; [tclarke@dcas.nyc.gov](mailto:tclarke@dcas.nyc.gov)*

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**OFFICE OF CITYWIDE PROCUREMENT**

■ SOLICITATION

*Goods*

**HELMETS, BALLISTIC HELMETS** - Competitive Sealed Bids -

PIN# 8571700306 - Due 8-28-17 at 10:30 A.M.

The purpose of this contract is to procure brand specific delta 4, full cut r2s ballistic helmets with draw string carry bag for the New York City Police Department.

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.

Citywide Administrative Services, 1 Centre Street, 18th Floor South, New York, NY 10007. Michael Ransom (212) 386-0466; Fax: (646) 500-7298; mransom@dcas.nyc.gov

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Goods and Services

**SHELF STABLE FOOD PRODUCTS II** - Competitive Sealed Bids - PIN# 8571800019 - Due 8-17-17 at 10:00 A.M.

A copy of the bid can be downloaded from the City Record Online site at [www.nyc.gov/cityrecord](http://www.nyc.gov/cityrecord). Enrollment is free. Vendors may also request the bid by contacting Vendor Relations via email at [dcasdmssbids@dcas.nyc.gov](mailto:dcasdmssbids@dcas.nyc.gov), by telephone (212) 386-0044, or by fax at (212) 669-7585.

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.

Citywide Administrative Services, 1 Centre Street, 18th Floor, New York, NY 10007-1602. Mirta A Jarret (212) 386-6345; mjarrett@dcas.nyc.gov

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**EDUCATION**

**CONTRACTS AND PURCHASING**

■ SOLICITATION

Goods and Services

**REMOVAL OF ASBESTOS CONTAINING MATERIALS** - Competitive Sealed Bids - PIN# B3107040 - Due 10-17-17 at 4:00 P.M. There will be a Pre-Bid Conference on Wednesday, August 23, 2017, at 10:00 A.M., at 65 Court Street, 12th Floor, Conference Room 1201, Brooklyn, NY 11201.

● **REPAIR AND MAINTENANCE OF DIRECT DIGITAL CONTROL SYSTEMS** - Competitive Sealed Bids - PIN# B3129040 - Due 10-11-17 at 4:00 P.M.

There will be a Pre-Bid Conference on Monday, August 21, 2017, at 3:30 P.M., at 65 Court Street, 12th Floor, Conference Room 1201, Brooklyn, NY 11201.

To download, please go to <http://schools.nyc.gov/Offices/DCP/Vendor/RequestsforBids/Default.htm>. If you cannot download, send an email to [vendorhotline@schools.nyc.gov](mailto:vendorhotline@schools.nyc.gov) with the RFB number and title in the subject line.

For all questions related to this RFB, please email [krodrig7@schools.nyc.gov](mailto:krodrig7@schools.nyc.gov) with the RFB number and title in the subject line of your email.

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

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

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



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**ENVIRONMENTAL PROTECTION**

**WASTEWATER TREATMENT**

■ AWARD

Construction Related Services

**GENERAL CONSTRUCTION JOB ORDER CONTRACT FOR EAST REGION, QNS, BKLYN** - Competitive Sealed Bids -

PIN# 82617B0043001 - AMT: \$21,000,000.00 - TO: WDF Inc., 30 North MacQuesten Parkway, Mount Vernon, NY 10550. JOC-17-EG  
 ● **PLUMBING JOB ORDER CONTRACT FOR EAST REGION, QNS, BKLYN** - Competitive Sealed Bids - PIN# 82617B0045001 - AMT: \$21,000,000.00 - TO: WDF Inc., 30 North MacQuesten Parkway, Mount Vernon, NY 10550. JOC-17-EP  
 ● **ROCKAWAY WWTP LEVEL 1 BNR UPGRADES, ROCKAWAY WWTP, QUEENS** - Competitive Sealed Bids - PIN# 82617B0033001 - AMT: \$17,996,000.00 - TO: Jett Industries, Inc., PO BOX 219, Route 7, Colliersville, NY 13747. SF-BNR-RK

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Services (other than human services)

**SERVICE AND REPAIR OF VARIABLE FREQUENCY DRIVES AT VARIOUS WWTP, CITYWIDE** - Competitive Sealed Bids - PIN# 82617B0054001 - AMT: \$575,520.00 - TO: Longo Electrical-Mechanical, Inc., 1 Harry Shupe Boulevard, Wharton, NJ 07885. 1437-VFD  
 ● **SERVICE AND REPAIR OF LOW VOLTAGE VARIABLE, SOUTH REGION** - Competitive Sealed Bids - PIN# 82617B0055001 - AMT: \$400,370.00 - TO: Longo Electrical-Mechanical, Inc., 1 Harry Shupe Boulevard, Wharton, NJ 07885. 1438-VFD

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**WATER AND SEWER OPERATIONS**

■ AWARD

Construction Related Services

**DEMOLITION, REMOVAL AND DISPOSAL OF WATER TANKS AT VARIOUS GROUNDWATER FACILITIES, QUEENS COUNTY** - Competitive Sealed Bids - PIN# 82616B0032001 - AMT: \$5,598,500.00 - TO: Gramercy Group, Inc, 3000 Burn Street, Wantagh, NY 11793. GW-TANKS(R)

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**HEALTH AND MENTAL HYGIENE**

■ AWARD

Human Services/Client Services

**MENTAL HEALTH SERVICES** - Required/Authorized Source - Other - PIN# 18AZ004501R0X00 - AMT: \$2,203,944.00 - TO: ACMH, Inc., 254 West 31st Street, New York, NY 10001.  
 ● **CONFIDENTIAL, PRODUCTIVE, PRIMARY AND PREVENTATIVE CARE SERVICES FOR STUDENTS AT EDUCATIONAL COMPLEX** - BP/City Council Discretionary - PIN# 17SH020801R0X00 - AMT: \$193,032.81 - TO: The Mount Sinai Hospital, One Gustave Levy Place, New York, NY 10029.  
 ● **MENTAL HYGIENE SERVICES** - Required/Authorized Source - Other - PIN# 11AZ021201R3X00 - AMT: \$557,956.00 - TO: West Harlem Group Assistance Inc., 1652 Amsterdam Avenue, New York, NY 10031.  
 ● **MENTAL HYGIENE SERVICES** - Negotiated Acquisition - Other - PIN# 18AZ005301R0X00 - AMT: \$807,726.00 - TO: Weston United Community Renewal Inc., 290 Lenox Avenue, New York, NY 10027.  
 ● **MENTAL HEALTH SERVICES** - Required/Authorized Source - Other - PIN# 12AZ012401R2X00 - AMT: \$603,627.00 - TO: Comunilife, Inc., 989 Avenue of the Americas, 12th Floor, New York, NY 10018.

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**HOUSING AUTHORITY**

**SUPPLY MANAGEMENT**

■ SOLICITATION

Goods and Services

**SMD MAINTENANCE PAINTING OF APARTMENTS - VARIOUS DEVELOPMENTS WITHIN THE FIVE (5) BOROUGHES OF NYC** - Competitive Sealed Bids - Due 8-22-17

PIN# 65721 - Breukelen Houses, Brooklyn - Due at 10:00 A.M.  
 PIN# 65722 - Brevoort Houses, Brooklyn - Due at 10:05 A.M.  
 PIN# 65723 - Armstrong I and Armstrong II, Brooklyn - Due at 10:10 A.M.  
 PIN# 65724 - Soundview Houses, Bronx - Due at 10:15 A.M.  
 PIN# 65725 - Throggs Neck Houses, Throggs Neck Addition and Randall-Balcom Avenue, Bronx - Due at 10:20 A.M.  
 PIN# 65726 - Twin Parks West (Site 1 and 2), Twin Parks East (Site 9) and East 180th Street -Monterey, Bronx - Due at 10:25 A.M.  
 PIN# 65727 - Astoria Houses, Queens - Due at 10:30 A.M.  
 PIN# 65729 - Parkside Houses and Gun Hill Houses, Bronx - Due at 10:35 A.M.

PIN# 65730 - Sack Wern Houses and Clason Point Gardens, Bronx - Due at 10:40 A.M.

The Contractor must paint complete apartments (including all bedrooms, kitchen, living room, foyer, dinette, halls, bathrooms) in the manner described below, using a Standard One (1) Coat Paint System or a Standard Two (2) Coat Paint System as stated in the Specifications and as directed by the Authority in Work Authorizations.

No painting materials shall contain more than 0.06 percent of metallic lead base in the non-volatile content and all painting materials must conform to all applicable Federal, State and Local regulations including VOC/VOS (volatile organic compound/volatile organic substance) rules at the time of application.

Interested firms are invited to obtain a copy on NYCHA's website. To conduct a search for the RFQ number; vendors are instructed to open the link: <http://www1.nyc.gov/site/nycha/business/isupplier-vendor-registration.page>. Once on that page, please make a selection from the first three links highlighted in red: New suppliers for those who have never registered with iSupplier, current NYCHA suppliers and vendors for those who have supplied goods or services to NYCHA in the past but never requested a login ID for an iSupplier, and Login for registered suppliers if you already have an iSupplier ID and password. Once you are logged into iSupplier, select "Sourcing Supplier," then "Sourcing" followed by "Sourcing Homepage" and then reference the applicable RFQ PIN/solicitation number.

Suppliers electing to obtain a non-electronic paper document will be subject to a \$25 non-refundable fee; payable to NYCHA by USPS-Money Order/Certified Check only for each set of RFQ documents requested. Remit payment to NYCHA Finance Department, at 90 Church Street, 6th Floor; obtain receipt and present it to the Supply Management Procurement Group; RFQ package will be generated at the time of request.

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

Housing Authority, 90 Church Street, 6th Floor, New York, NY 10007. Mimose Julien (212) 306-8141; Fax: (212) 306-5109; [mimose.julien@nycha.nyc.gov](mailto:mimose.julien@nycha.nyc.gov)

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## HUMAN RESOURCES ADMINISTRATION

### ■ SOLICITATION

*Human Services/Client Services*

**OSCE MEDIATION SERVICES** - Request for Information - PIN# RFI07272017 - Due 8-31-17 at 2:00 P.M.

The New York City Human Resources Administration (HRA), Office of Child Support Enforcement (OCSE), serves approximately 355,000 families. OCSE's mission is to ensure that children receive the financial support that they need from both parents. OCSE's services include establishing paternity, obtaining child support and medical support orders from family court, and collecting, distributing and enforcing child support payments.

OSCE is in the process of compiling a list of organizations that offer mediation services. This list will be distributed to our clients at several points of contact, as well as published on our website. Please be advised that inclusion on this list does not constitute an endorsement from the City of New York, or OCSE. This list will be distributed to our clients with the express purpose of serving as a reference.

Questions about the Expressions of Interest should be transmitted by email, to Melanie Guinyard at, [Melanie.Guinyard2@dfa.state.ny.us](mailto:Melanie.Guinyard2@dfa.state.ny.us).

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.

Human Resources Administration, 150 Greenwich Street, 40th Floor, New York, NY 10007. Melanie Guinyard (929) 221-5401; Fax: (212) 437-4703; [melanie.guinyard2@dfa.state.ny.us](mailto:melanie.guinyard2@dfa.state.ny.us)

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## OFFICE OF MANAGEMENT AND BUDGET

### ■ AWARD

*Services (other than human services)*

#### VALUE ENGINEERING VENDOR PRE-QUALIFICATION

- Request for Proposals - PIN# 00216P0001001 - AMT: \$4,000,000.00 - TO: Value Management Strategies, Inc., 900 Canterbury Place, Suite 330, Escondido, CA 92025-3856.

Consultant to provide Value Engineering ("VE") services for studies of a wide range of capital construction projects as well as Value Analysis ("VA") and Value Management ("VM") services for studies of selected New York City ("City") procedures and of issues relating to its capital and expense operations.

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## PARKS AND RECREATION

### ■ VENDOR LIST

*Construction/Construction Services*

#### PREQUALIFIED VENDOR LIST: GENERAL CONSTRUCTION - NON-COMPLEX GENERAL CONSTRUCTION SITE WORK ASSOCIATED WITH NEW YORK CITY DEPARTMENT OF PARKS AND RECREATION ("DPR" AND/OR "PARKS") PARKS AND PLAYGROUNDS CONSTRUCTION AND RECONSTRUCTION PROJECTS

DPR is seeking to evaluate and pre-qualify a list of general contractors (a "PQL") exclusively to conduct non-complex general construction site work involving the construction and reconstruction of DPR parks and playgrounds projects not exceeding \$3 million per contract ("General Construction").

By establishing contractor's qualification and experience in advance, DPR will have a pool of competent contractors from which it can draw to promptly and effectively reconstruct and construction its parks, playgrounds, beaches, gardens and green-streets. DPR will select contractors from the General Construction PQL for non-complex general construction site work of up to \$3,000,000.00 per contract, through the use of a Competitive Sealed Bid solicited from the PQL generated from this RFQ.

The vendors selected for inclusion in the General Construction PQL will be invited to participate in the NYC Construction Mentorship. NYC Construction Mentorship focuses on increasing the use of small NYC contracts, and winning larger contracts with larger values. Firms participating in NYC Construction Mentorship will have the opportunity to take management classes and receive on-the-job training provided by a construction management firm.

DPR will only consider applications for this General Construction PQL from contractors who meet any one of the following criteria:

- 1) The submitting entity must be a Certified Minority/Woman Business Enterprise (M/WBE)\*;
- 2) The submitting entity must be a registered joint venture or have a valid legal agreement as a joint venture, with at least one of the entities in the joint venture being a certified M/WBE\*;
- 3) The submitting entity must indicate a commitment to sub-contract no less than 50 percent of any awarded job to a certified M/WBE for every work order awarded.

\*Firms that are in the process of becoming a New York City-Certified M/WBE, may submit a PQL application and submit a M/WBE Acknowledgement Letter, which states the Department of Small Business Services has begun the Certification process.

Application documents may also be obtained online at: <http://a856-internet.nyc.gov/nycvendoronline/home.asap>; or <http://www.nycgovparks.org/opportunities/business>.

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

Parks and Recreation, Olmsted Center, Annex, Flushing Meadows-Corona Park, Flushing, NY 11368. Alicia H. Williams (718) 760-6925; Fax: (718) 760-6885; [dmwbe.capital@parks.nyc.gov](mailto:dmwbe.capital@parks.nyc.gov)

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**POLICE**

**CONTRACT ADMINISTRATION**

■ AWARD

*Construction Related Services*

**PROFESSIONAL ENGINEERING AND DESIGN SERVICES**  
- Competitive Sealed Bids - PIN# 05615B0009 - AMT: \$136,500.00 - TO: Sigma, Design Co., 200 Pond Avenue, Middlesex, NJ 08846.

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*Services (other than human services)*

**CORRECTION: MAINTENANCE SERVICES FOR THE MEDICAL BILLS/MEDICAL RECORDS COMPUTER SYSTEM** - Competitive Sealed Proposals - Other - PIN# 056090000682 - AMT: \$355,030.00 - TO: Computer SI, Corp., 22 High Street, Norwalk, CT 06851. Renewal Awarded

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**TRANSPORTATION**

**TRAFFIC**

■ SOLICITATION

*Construction/Construction Services*

**INSTALLING AND REMOVING STREET LIGHTING EQUIPMENT AT TRAFFIC SIGNALS INTERSECTIONS IN THE CITY OF NEW YORK** - Competitive Sealed Bids - PIN#84117MBTR088 - Due 8-30-17 at 11:00 A.M.

A printed copy of the bid can also be purchased. A deposit of \$50.00 is required for the bid documents in the form of a Certified Check or Money Order payable to: New York City Department of Transportation. NO CASH ACCEPTED. Company address, telephone and fax numbers are required when picking up contract documents. (Entrance is located on the south side of the building facing the Vietnam Veterans Memorial). Proper government issued identification is required for entry to the building (driver's license, passport, etc.). A Pre-Bid Meeting (optional) will be held on August 8, 2017, at 10:00 A.M., at 55 Water Street, Ground Floor, Conference Room, New York, NY 10041. For additional information, please contact Sharif Choudhry at (212) 839-4370.

*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.*

*Transportation, Contract Management Unit, 55 Water Street, Ground Floor, New York, NY 10041. Bid Window (212) 839-9435.*

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**CONTRACT AWARD HEARINGS**

**NOTE: INDIVIDUALS REQUESTING SIGN LANGUAGE INTERPRETERS SHOULD CONTACT THE MAYOR'S OFFICE OF CONTRACT SERVICES, PUBLIC HEARINGS UNIT, 253 BROADWAY, 9TH FLOOR, NEW YORK, N.Y. 10007, (212) 788-7490, NO LATER THAN SEVEN (7) BUSINESS DAYS PRIOR TO THE PUBLIC HEARING. TDD USERS SHOULD CALL VERIZON RELAY SERVICES.**

**ADMINISTRATION FOR CHILDREN'S SERVICES**

■ PUBLIC HEARINGS

**NOTICE IS HEREBY GIVEN** that a Public Hearing will be held at the Administration for Children's Services, 150 William Street, 9th Floor - Conference Room 9C-1, Borough of Manhattan, on August 16, 2017, commencing at 10:00 A.M., on the following:

**IN THE MATTER OF** one (1) proposed contract between the Administration for Children's Services of the City of New York and the contractor listed below, for the provision of Residential Care services in

the form of a Youth Reception Center. The term of the contract will be from approximately March 1, 2017 to May 31, 2019, with a one 1 year renewal option from June 1, 2019 through May 31, 2020.

Contractor/Address	EPIN	Amount
Sheltering Arms Children & Family Services 305 7 <sup>th</sup> Avenue, 4 <sup>th</sup> Floor New York, NY 10001	06817N0006001	\$5,694,093.71

The proposed contractor has been selected by means of a Negotiated Acquisition Process, pursuant to Section 3-04 (b)(2)(i)(D) of the Procurement Policy Board Rules.

The draft contract is available for inspection at the New York City Administration for Children's Services, Office of Child Welfare Services, 150 William Street, 9th Floor, Borough of Manhattan, on business days from August 2, 2017 through August 16, 2017, exclusive of holidays, between the hours of 10:00 A.M. and 4:00 P.M. Please contact Mani Jadunauth of the Office of Child Welfare Services Contracts at (212) 676-7522 to arrange a visitation

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**SPECIAL MATERIALS**

**ADMINISTRATION FOR CHILDREN'S SERVICES**

■ NOTICE

This Request for Information (RFI) is to help The Administration for Children's Services ("ACS") determine costs for various mental health evaluation services in order to put forth a competitive solicitation.

The RFI may be downloaded from the City Record Online or ACS' Business Opportunities website.

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**OFFICE OF COLLECTIVE BARGAINING**

■ NOTICE

**NOTICE OF PROPOSED RECOGNITION**

The New York City Office of Collective Bargaining has received the notification described below. The proposed voluntary recognition will become effective if no objection is filed within 20 days of publication of this notice in the City Record on August 2, 2017.

**DATE:** July 25, 2017 **DOCKET #:** VR-1646-17

**FILED:** Notice of Voluntary Recognition

**DESCRIPTION:** NYC Health + Hospitals proposes to voluntarily recognize Doctors' Council as the bargaining representative of the following title, which it seeks to add to the Clinicians bargaining unit, Certification No. 50-73.

**TITLE:** **Emergency Medicine Physician Specialist, Levels I & II**  
(Title Code Nos. 005400 & 005410)

**EMPLOYER:** NYC Health + Hospitals  
55 Water Street - 25th Floor  
New York, NY 10041

**BARGAINING REPRESENTATIVE:**

Doctors' Council  
50 Broadway-11th Floor, Suite 1101  
New York, NY 10004

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OFFICE OF THE MAYOR

NOTICE

THE CITY OF NEW YORK
OFFICE OF THE MAYOR
NEW YORK, NY 10007

NOTICE OF VACANCY AND ELECTION

As a result of the conviction of a felony and the resulting disqualification of Ruben Wills as a Member of the City Council effective July 20, 2017, a vacancy has been created in the seat he has held as a Council Member for the 28th Council District. Accordingly, pursuant to Section 25(b)(9) of the New York City Charter, the person elected at the general election to be held on November 7, 2017, following party nomination of candidates for such election made at the primary election to be held on September 12, 2017, for the term commencing January 1, 2018, shall take office immediately upon qualification and serve the remainder of the current unexpired term until December 31, 2017, followed by a full four-year term beginning on January 1, 2018. Dated: July 24, 2017

/s/
Bill de Blasio
Mayor

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CHANGES IN PERSONNEL

DEPT OF PARKS & RECREATION
FOR PERIOD ENDING 06/30/17

Table with columns: NAME, TITLE, NUM, SALARY, ACTION, PROV, EFF DATE, AGENCY. Lists personnel changes for Parks & Recreation.

DEPT OF PARKS & RECREATION
FOR PERIOD ENDING 06/30/17

Table with columns: NAME, TITLE, NUM, SALARY, ACTION, PROV, EFF DATE, AGENCY. Lists personnel changes for Parks & Recreation.

Table with columns: NAME, TITLE, NUM, SALARY, ACTION, PROV, EFF DATE, AGENCY. Lists personnel changes for Parks & Recreation.

DEPT OF PARKS & RECREATION
FOR PERIOD ENDING 06/30/17

Table with columns: NAME, TITLE, NUM, SALARY, ACTION, PROV, EFF DATE, AGENCY. Lists personnel changes for Parks & Recreation.

DEPT. OF DESIGN & CONSTRUCTION
FOR PERIOD ENDING 06/30/17

Table with columns: NAME, TITLE, NUM, SALARY, ACTION, PROV, EFF DATE, AGENCY. Lists personnel changes for Design & Construction.