



# THE CITY RECORD

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## TABLE OF CONTENTS

### PUBLIC HEARINGS & MEETINGS

City Council	161
City Planning Commission	162
Community Boards	168
Employees' Retirement System	168
Labor Relations	168
Landmarks Preservation Commission	168
Teachers' Retirement Board	169
Transportation	169

### PROPERTY DISPOSITION

Citywide Administrative Services	170
Division of Municipal Supply Services	170
Health and Hospitals Corporation	170
Police	170
PROCUREMENT	
Administration for Children's Services	170
Citywide Administrative Services	170
Division of Municipal Supply Services	170

Vendor Lists	171
Design and Construction	171
Contract Section	171
Health and Hospitals Corporation	171
Homeless Services	171
Office of Contracts and Procurement	171
Housing Authority	171
Juvenile Justice	171

Parks and Recreation	171
Revenue and Concessions	171
School Construction Authority	171
Contract Administration	171
Small Business Services	171
Procurement	171
Transportation	171
READER'S GUIDE	172

## THE CITY RECORD

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## PUBLIC HEARINGS AND MEETINGS

See Also: Procurement; Agency Rules

### CITY COUNCIL

#### ■ PUBLIC HEARINGS

**NOTICE IS HEREBY GIVEN THAT the Council has scheduled the following public hearings on the matters indicated below:**

**A public hearing will be held on the following matters in the Council Chambers, City Hall, New York, New York 10007, commencing at 9:30 A.M. on Tuesday, January 26, 2010:**

#### WEBSTER AVENUE REZONING

**BRONX CB - 12 C 090397 ZMX**  
Application submitted by Webster Commons, LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 1 d, by changing from an R6 District to an R7X District property bounded by Webster Avenue, a line 1,910 feet northerly of East Gun Hill Road, the westerly boundary of a railroad right-of-way (New York and Harlem Line), and a line 800 feet northerly of East Gun Hill Road, as shown on a diagram (for illustrative purposes only) dated August 17, 2009, and subject to the conditions of CEQR Declaration E-240.

#### AMBOY ROAD TEXT AMENDMENT

**STATEN ISLAND CB - 3 N 090176 ZRR**  
Application submitted by Brookside Amboy, LLC., pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, concerning the Special South Richmond Development District (Article X, Chapter 7) Appendix A, relating to modification of arterial setback requirements in Community District 3,

The Zoning Resolution of the City of New York, effective as of December 15, 1961, and as subsequently amended, is further amended as follows:



DIAGRAM SHOWING PROPOSED CHANGE IN ARTERIAL SETBACK SHOWN ON SOUTH RICHMOND SPECIAL DISTRICT PLAN ON SECTIONAL MAP 33c BOROUGHS OF STATEN ISLAND

#### SANDY GROUND REZONING

**STATEN ISLAND CB - 3 C 090042 ZMR**  
Application submitted by Andrew J. Lanza, the Civic Association of the Sandy Ground Area, and Pleasant Plains, Prince's Bay, Richmond Valley Civic Association pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 32c, 32d, 33a and 33b, changing from an R3-2 District to an R3-1 District property bounded by:

- West Shore Expressway, a line 365 feet northeasterly of Winant Avenue and its northwesterly prolongation, Correll Avenue, Rossville Avenue, a line 300 feet northwesterly of Mason Boulevard, Bombay Street, Shiel Avenue, Bloomingdale Road, Candon Avenue, a line 450 feet northeasterly of Bloomingdale Road, Correll Avenue, Winant Avenue, Lucille Avenue, Bloomingdale Road, Candon Avenue, a line 330 feet southwesterly of Bloomingdale Road, the southwesterly centerline prolongation of Shiel Avenue, Bloomingdale Road, a line 500 feet southerly of Anthony Street, Maguire Avenue, Stafford Avenue, Lenevar Avenue, Ramona Avenue, Minturn Avenue, Rathbun Avenue, Maguire Avenue, Ramona Avenue, Bloomingdale Road, and Sharrots Road and its easterly centerline prolongation; and
- Rossville Avenue, a line 100 feet southeasterly of Barrow Place, Alverson Avenue, and Correll Avenue;

as shown on a diagram (for illustrative purposes only) dated September 21, 2009.

**A public hearing will be held on the following matters in the Council Chambers, City Hall, New York, New York 10007, commencing at 11:00 A.M. on Tuesday, January 26, 2010:**

**RALPH AND ANN E. VAN WYCK MEAD HOUSE MANHATTAN CB - 3 20105196 HKM (N 100129 HKM)**  
Designation (List No. 419/LP-2331) by the Landmarks Preservation Commission pursuant to Section 3020 of the New York City Charter of the landmark designation of the Ralph and Ann E. Van Wyck Mead House (later Isaac T. Hopper Home of the Women's Prison Association) building, located at 110 Second Avenue (Block 448, Lot 4), as an historic landmark.

**JARMULOWSKY BANK BUILDING MANHATTAN CB - 3 20105197 HKM (N 100128 HKM)**  
Designation (List No. 419/LP-2363) by the Landmarks Preservation Commission pursuant to Section 3020 of the New York City Charter of the landmark designation of the (Former) Jarmulowsky Bank building, 54 Canal Street, a/k/a 54-58 Canal Street (Block 294, Lot 8), as an historic landmark.

**LAMARTINE PLACE HISTORIC DISTRICT MANHATTAN CB - 4 20105198 HKM (N 100130 HKM)**  
Designation (List No. 419/LP-2324) by the Landmarks Preservation Commission pursuant to Section 3020 of the New York City Charter of the landmark designation of the Lamartine Place Historic District. The district boundaries are: bounded by a line beginning at the southeast corner of the lot of No. 333 West 29th Street, extending northerly along the eastern side of the lot to the northern property line of No. 333 West 29th Street, then extending westerly along the northern property lines of No. 333 to No. 355 West 29th

Street, then extending southerly along the western property line of No. 355 West 29th Street, to the southern curb line of West 29th Street, then easterly along the southern curb line in front of Nos. 355 to No. 333 West 29th Street, to a point in said curb line formed by a line extending southerly from the eastern property line of No. 333 West 29th Street, then northerly across the sidewalk, to the point of beginning, as an historic district.

**EDITH ANDREWS LOGAN RESIDENCE MANHATTAN CB - 5 20105200 HKM (N 100123 HKM)**  
Designation (List No. 418/LP-2329) by the Landmarks Preservation Commission pursuant to Section 3020 of the New York City Charter of the landmark designation of the of the Edith Andrews Logan Residence, located at 17 West 56th Street (Block 1272, Lot 25), as an historic landmark.

**OCEAN ON THE PARK HISTORIC DISTRICT BROOKLYN CB - 9 20105201 HKK (N 100141 HKK)**  
Designation (List No. 421/LP-2334) by the Landmarks Preservation Commission pursuant to Section 3020 of the New York City Charter of the landmark designation of the Ocean on the Park Historic District. The district boundaries are: bounded by a line beginning at a point on the eastern curblines of Ocean Avenue on a line extending westerly from the southern property line of 211 Ocean Avenue, easterly along said line and the southern property line of 211 Ocean Avenue, northerly along the eastern property lines of Nos. 211 through 189 Ocean Avenue, westerly along the northern property line of 189 Ocean Avenue to the eastern curblines of Ocean Avenue, and southerly along the eastern curblines of Ocean Avenue, to the point of beginning, as an historic district.

**26 WEST 56TH STREET MANHATTAN CB - 5 20105262 HKM (N 100160 HKM)**  
Designation (List No. 422/LP-2330) by the Landmarks Preservation Commission pursuant to Section 3020 of the New York City Charter of the landmark designation of the E. Hayward and Amelia Parsons Ferry House, located at 26 West 56th Street (Block 1271, Lot 54), as an historic landmark.

**1780 BROADWAY MANHATTAN CB - 5 20105263 HKM (N 100161 HKM)**  
Designation (List No. 421/LP-2380) by the Landmarks Preservation Commission pursuant to Section 3020 of the New York City Charter of the landmark designation of the B.F. Goodrich Company Building, located at 1780 Broadway (Block 1029, p/o Lot 14), as an historic landmark.

**ASCHENBROEDEL VEREIN BUILDING MANHATTAN CB - 3 20105264 HKM (N 100166 HKM)**  
Designation (List No. 423/LP-2328) by the Landmarks Preservation Commission pursuant to Section 3020 of the New York City Charter of the landmark designation of the Aschenbroedel Verein Building (later Gesangverein Schillerbund/now La Mama Experimental Theatre Club), 74 East 4th Street (Block 459, Lot 23), as an historic landmark.

**145 EIGHTH AVENUE HOUSE MANHATTAN CB - 4 20105265 HKM (N 100167 HKM)**  
Designation (List No. 423/LP-2345) by the Landmarks Preservation Commission pursuant to Section 3020 of the New York City Charter of the landmark designation of the 145 Eighth Avenue House, located at 145 Eighth Avenue (Block 741, Lot 31), as an historic landmark.

**147 EIGHTH AVENUE HOUSE MANHATTAN CB - 4 20105267 HKM (N 100168 HKM)**  
Designation (List No. 423/LP-2346) by the Landmarks Preservation Commission pursuant to Section 3020 of the New York City Charter of the landmark designation of the 147 Eighth Avenue House, located at 147 Eighth Avenue (Block 741, Lot 32), as an historic landmark.

**PARAMOUNT HOTEL MANHATTAN CB - 5 20105268 HKM (N 100169 HKM)**  
Designation (List No. 423/LP-2342) by the Landmarks Preservation Commission pursuant to Section 3020 of the New York City Charter of the landmark designation of the Paramount Hotel, located at 235-245 West 46th Street (Block 1018, Lot 6), as an historic landmark.

**327 WESTERVELT AVENUE STATEN ISLAND CB - 1 20105269 HKR (N 100170 HKR)**  
Designation (List No. 423/LP-2349) by the Landmarks Preservation Commission pursuant to Section 3020 of the

New York City Charter of the landmark designation of 327 Westervelt Avenue known as the Vanderzee-Harper House(Block 27, Lot 5), as an historic landmark.

A public hearing will be held on the following matters in the Council Chambers, City Hall, New York, New York 10007, commencing at 1:00 P.M. on Tuesday, January 26, 2010:

151 EAST TREMONT AVENUE BRONX CB - 5 N 100116 HAX Application submitted by the Department of Housing Preservation and Development (HPD):

- 1) pursuant to Article 16 of the General Municipal Law of New York State for: a. the designation of property located at 151 East Tremont Avenue (Block 2808, Lot 4) as an Urban Development Action Area; and b. an Urban Development Action Area Project for such an area;

to facilitate development of the site.

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

- 1. Find that the present status of the listed areas tends to impair or arrest the sound growth and development of the municipality and that the proposed Urban Development Action Area Project is consistent with the policy and purposes of Section 691 of the General Municipal Law; 2. Waive the area designation requirements of Section 693 of the General Municipal Law pursuant to said Section; 3. Waive the requirements of Sections 197-c and 197-d of the New York City Charter pursuant to Section 694 of the General Municipal Law; and 4. Approve the projects as Urban Development Action Area Projects pursuant to Section 694 of the General Municipal Law. 5. Approve an exemption of the project from real property taxes pursuant to Section 696 of the General Municipal Law for No. 2.

Table with 5 columns: NO., ADDRESS, BLOCK/LOT, BORO, COMMUNITY PROGRAM BOARD. Lists various addresses and their corresponding zoning information.

j20-26

CITY PLANNING COMMISSION

PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT RESOLUTIONS Have been adopted by the City Planning Commission scheduling public hearings on the following matters to be held at Spector Hall, 22 Reade Street New York, New York, on Wednesday, January 27, 2010, commencing at 10:00 A.M.

BOROUGH OF BROOKLYN Nos. 1, 2 & 3 ROSE PLAZA ON THE RIVER No. 1

CD 1 C 080339 ZMK IN THE MATTER OF an application submitted by Rose Plaza on the River, LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 12d:

- 1. changing from an M3-1 District to an R7-3 District property bounded by a line 850 feet southerly of the westerly centerline prolongation of Broadway, Kent Avenue, Division Avenue, a U.S. Pierhead and Bulkhead Line, and a U.S. Pierhead Line; and 2. establishing within the proposed R7-3 District a C2-4 District bounded by a line 850 feet southerly of the westerly centerline prolongation of Broadway, Kent Avenue, Division Avenue, a U.S. Pierhead and Bulkhead Line, a line 100 feet northeasterly of Division Avenue, and a line 100 feet westerly of Kent Avenue;

as shown on a diagram (for illustrative purposes only), dated November 2, 2009.

No. 2 C 080340 ZSK IN THE MATTER OF an application submitted by Rose Plaza on the River, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 62-736 of the Zoning Resolution to modify the requirements of former Section 62-34 (Height and Setback Regulations on Waterfront Blocks) to facilitate the construction of a mixed use development on property located at 470-490 Kent Avenue (Block 2134, Lots 1 and p/o

150), in R7-3 and R7-3/C2-4 Districts\*.

\*Note: The site is proposed to be rezoned from an M3-1 District to R7-3 and R7-3/C2-4 Districts under a related concurrent application (C 080339 ZMK).

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

No. 3 N 100056 ZRY CD 1 IN THE MATTER OF an application submitted by Rose Plaza on the River, LLC, 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 Appendix F (INCLUSIONARY HOUSING DESIGNATED AREAS), inclusive, concerning the extension of the Inclusionary Housing Program to proposed R7-3 districts.

Matter in underline is new, to be added; Matter in strikeout is old, 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

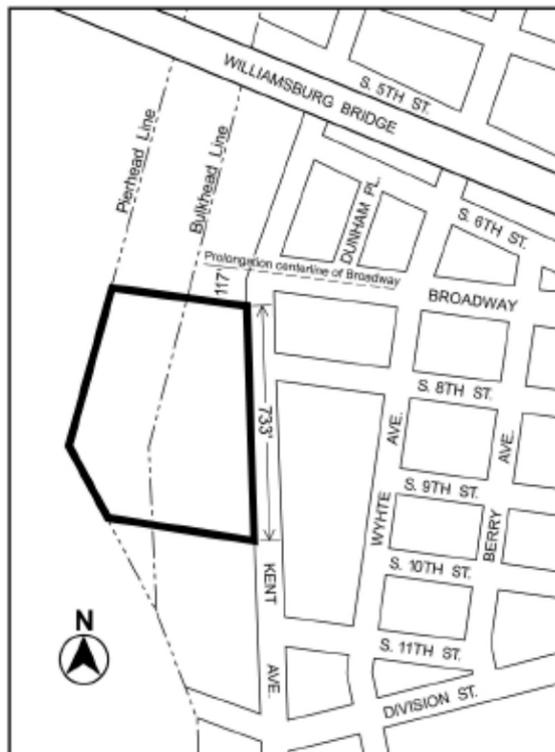
The boundaries of #Inclusionary Housing designated areas# are shown on the maps listed in this Appendix F. The #Residence Districts# listed for such areas shall include #Commercial Districts# where #residential buildings# or the #residential# portion of #mixed buildings# are governed by #bulk# regulations of such #residence districts#.

\* \* \* Brooklyn, Community District 1

In Waterfront Access Plan BK-1, as set forth in Section 62-352, and in the R6, R6A, R6B, R7A and R7-3 Districts within the areas shown on the following Maps 1, 2 and 3:

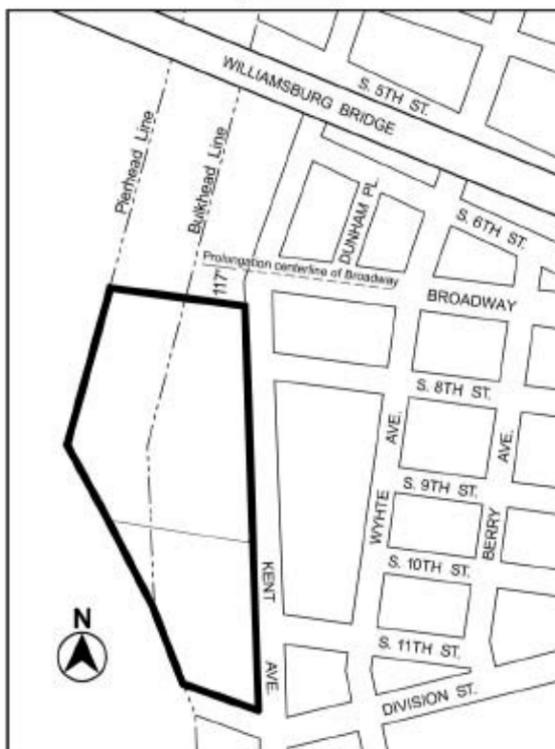
\* \* \*

Map 3 (8/16/06)



Portion of Community District 1, Brooklyn EXISTING

Map 3



Portion of Community District 1, Brooklyn PROPOSED

\* \* \*

BOROUGH OF MANHATTAN No. 4 55 BROADWAY

CD 1 C 090069 ZSM IN THE MATTER OF an application submitted by 55 Broadway L.L.C. pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 91-71(c) of the Zoning Resolution to allow the elimination of mandatory and elective public amenities and other improvements built pursuant to the regulations of the former Special Greenwich Street Development District without a corresponding reduction in floor area of an existing 31-story commercial building, on property located at 55 Broadway (Block 20, Lot 16), in a C5-5 District, within the Special Lower Manhattan District (LM).

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

BOROUGH OF QUEENS No. 5 BOUNDARY FENCE

CD 9 C 100081 PPQ IN THE MATTER OF an application submitted by the Department of Citywide Administrative Services (DCAS), pursuant to Section 197-c of New York City Charter, for the disposition of one (1) city-owned property located at 87-35 131st Street, Block 9339, Lot 34, in the Jamaica Industrial Business Zone, South Jamaica Empire Zone, pursuant to zoning.

No. 6 SPECIAL COLLEGE POINT DISTRICT TEXT AMENDMENT

CD 7 N100124 ZRQ IN THE MATTER OF an application submitted by Skanska USA Civil Northeast Inc. pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, concerning Article XII, Special Purpose Districts, Chapter 6 (Special College Point District), relating to Section 126-233 (b) (Special provisions along district boundaries).

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

Article XII - Special Purpose Districts

Chapter 6 Special College Point District

126-20 SPECIAL BULK REGULATIONS

126-23 Modification of Yard Regulations

126-233 Special provisions along district boundaries

The following regulations shall supplement the provisions of Section 43-30 (Special Provisions Applying along District Boundaries).

- (a) Sections 43-301 (Required yards along district boundary coincident with side lot line of zoning lot in an R1, R2, R3, R4 or R5 District) and 43-303 (Required yards along district boundary coincident with side lot line of zoning lot in a Manufacturing District) shall be modified so that an open area not higher than #curb level# and at least 20 feet wide shall be provided within the #Manufacturing District# on any #zoning lot# which is within 25 feet of a #residence district#. (b) Within the areas depicted on the Special College Point District Map as 60-foot buffer areas, an open area not higher than #curb level# shall be provided within the #Manufacturing District# as follows: (1) and at least 60 feet wide, or where such open buffer area is adjacent to a #street#, a #front yard# not higher than #curb level# at least 60 feet in depth, shall be provided within the #Manufacturing District#. (2) where such buffer area is not adjacent to a #street#, an open area at least 60 feet wide shall be provided along the boundary of the #Manufacturing District#. Such open area may be reduced to a width of not less than 25 feet where there is an open area in an adjacent #Residence District# so that, in combination with the open area within the #Manufacturing District#, there is an open area totaling at least 60 feet in width. The open area in the #Residence District# shall be subject to a restrictive declaration requiring that such area be maintained pursuant to the standards of this Section, in a form approved by the New York City Department of Buildings, and subsequently recorded in the Office of the City Register of the City of New York against all tax lots comprising such restricted open area. Proof of recordation of the restrictive declaration in a form acceptable to the New York City Department of Buildings shall be submitted.

All ~~Such~~ open areas shall not be used for #accessory# off-street parking, #accessory# off-street loading, or for storage or processing of any kind.

- (c) All open areas required pursuant to this Section and Section 43-30 shall be planted, except at entrances to and exits from the #building# and except for access driveways to #accessory# parking and loading areas. In addition, except within #front yards#, there shall be a planting strip at least four feet wide, along the portion of the #lot line# adjoining the #Residence District#, complying with the provisions applicable to Section 126-136 (Screening of storage), provided that paragraph (b) of Section 126-136 shall not be a permitted form of screening.

\* \* \*

BOROUGH OF STATEN ISLAND
Nos. 7 & 8
GRYMES HILL/SUNNYSIDE REZONING
No. 7

CD 1 C 100120 ZMR
IN THE MATTER OF an application submitted by Clove Lakes Civic Association pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 21b:

- 1. changing from an R3-1 District to an R2 District property bounded by:
a. Waldron Avenue, a line 150 feet northeasterly of Clove Road, Victory Boulevard, and Clove Road; and
b. a line 140 feet southeasterly of Victory Boulevard, a line 100 feet northeasterly of Clove Road, a line midway between Victory Boulevard and Glenwood Avenue, a line 150 feet northeasterly of Clove Road, Dudley Avenue, and Clove Road;
2. changing from an R3X District to an R2 District property bounded by a southeasterly boundary line of Silver Lake Park and its southwesterly prolongation, a line 230 feet northeasterly of Melrose Avenue and its northwesterly prolongation, Waldron Avenue, a line 270 feet northeasterly of Melrose Avenue, a line midway between Victory Boulevard and Waldron Avenue, Cheshire Place, Victory Boulevard, a line 420 feet northeasterly of Grand Avenue, a line midway between Victory Boulevard and Glenwood Avenue, Highland Avenue, Arlo Road, a line 100 feet easterly of Highland Avenue, Howard Avenue, Highland Avenue, a line 95 feet northwesterly of Sunnyside Terrace and its northeasterly prolongation, a line 95 feet northeasterly of Clove Road, a line 60 feet southeasterly of Van Courtlandt Avenue, Clove Road, Dudley Avenue, a line 150 feet northeasterly of Clove Road, a line midway between Victory Boulevard and Glenwood Avenue, a line 100 feet southwesterly of Grand Avenue, Glenwood Avenue, Grand Avenue, Victory Boulevard, a line 150 feet northeasterly of Clove Road, Waldron Avenue, Clove Road, a line perpendicular to the northeasterly street line of Clove Road distant 80 feet northwesterly (as measured along the street line) from the point of intersection of the northeasterly street line of Clove Road and the northwesterly street line of Beverly Avenue, a line 400 feet northeasterly of Clove Road, a line 75 feet southeasterly of Cheshire Place, a line 145 feet northeasterly of Clove Road, Cheshire Place, and Clove Road;
3. changing from an R3X District to an R3-2 District property bounded by Cheshire Place, a line 145 feet northeasterly of Clove Road, a line 75 feet southeasterly of Cheshire Place, a line 400 feet northeasterly of Clove Road, a line perpendicular to the northeasterly street line of Clove Road distant 80 feet northwesterly (as measured along the street line) from the point of intersection of the northeasterly street line of Clove Road and the northwesterly street line of Beverly Avenue, and Clove Road; and
4. establishing a Special Hillside Preservation District (HS) bounded by Victory Boulevard, Highland Avenue, Howard Avenue, and Clove Road;

as shown on a diagram (for illustrative purposes only) dated November 30, 2009.

No. 8

CD1 N 100121 ZRR
IN THE MATTER OF an application submitted by Clove Lakes Civic Association, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, concerning an expansion to the boundaries of the Special Hillside Preservation District (Article XI, Chapter 9).

CITYWIDE
No. 9

RESIDENTIAL STREETSCAPE PRESERVATION TEXT
CITYWIDE N 100139 ZRY
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 Articles I, II, III, VII and XII and other related Sections concerning front yard planting, parking location and curb cut regulations for residential uses.

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

Article I
GENERAL PROVISIONS

\* \* \*

Chapter 2
Construction of Language and Definitions

\* \* \*

12-10
DEFINITIONS

\* \* \*

Building segment

\* \* \*

Building, Quality Housing
A "Quality Housing building" is a #building developed, enlarged, extended# or converted pursuant to the Quality Housing Program.

Building segment, Quality Housing
A "Quality Housing building segment" is a #building segment developed, enlarged, extended# or converted pursuant to the Quality Housing Program

\* \* \*

Chapter 3
Comprehensive Off-Street Parking Regulations in Community Districts 1 through 8 in Manhattan and a portion of Community Districts 1 and 2 in the Borough of Queens

\* \* \*

13-50
SPECIAL PERMITS AND AUTHORIZATIONS

\* \* \*

13-55
Authorizations

\* \* \*

13-551
Accessory off-street parking spaces

The City Planning Commission may, by authorization, subject to the otherwise applicable zoning district regulations, allow on-site enclosed #accessory# off-street parking facilities with a maximum capacity of 15 spaces in existing #buildings#, provided that the Commission finds that:

- (a) the #building# does not have #accessory# off-street parking spaces;
(b) such parking spaces are needed for and will be used exclusively by the occupants of the #use# to which they are #accessory#;
(c) the parking spaces will not create or contribute to serious traffic congestion and will not unduly inhibit surface traffic and pedestrian movement;
(d) the parking spaces will not adversely affect pedestrian movement; and
(e) the parking spaces will not be incompatible with, or adversely affect, adjacent #uses# including #uses# within the #building#; and
(f) the curb cut accessing such parking spaces is not inconsistent with the character of the existing streetscape.

\* \* \*

13-553
Curb cuts

The City Planning Commission may authorize, subject to the applicable zoning district regulations, curb cuts located on a #wide street# provided the Commission finds that a curb cut at such location:

- (a) is not hazardous to traffic safety;
(b) will not create or contribute to serious traffic congestion, or unduly inhibit vehicular and pedestrian movement; and
(c) will not adversely affect pedestrian movement;
(d) will not interfere with the efficient functioning of bus lanes, specially designated #streets# and public transit facilities; and
(e) will not be inconsistent with the character of the existing streetscape.

\* \* \*

Article 2
RESIDENCE DISTRICT REGULATIONS

Chapter 3
Bulk Regulations for Residential Buildings in Residence Districts

\* \* \*

23-011
Quality Housing Program

- (a) In R6A, R6B, R7A, R7B, R7D, R7X, R8A, R8B, R8X, R9A, R9X, R10A or R10X Districts, any #development# or #enlargement# #building# shall comply with the applicable district #bulk#

regulations as set forth in this Chapter and any #residential development#, #enlargement#, #extension# or conversion any #building# containing #residences# shall also comply with the requirements of Article II, Chapter 8 (Quality Housing Program). In R5D Districts, certain requirements of Article II, Chapter 8, shall apply as set forth in Section 28-01 (Applicability of this Chapter).

- (b) In other R6, R7, R8, R9 or R10 Districts, the #bulk# regulations applicable to #Quality Housing #developments# #buildings# may, as an alternative, be applied if the #zoning lot# is #developed# or #enlarged# pursuant to all of the requirements of the Quality Housing Program. Such #developments# #buildings# may be subsequently #enlarged# only pursuant to the Quality Housing Program. In these districts, the Quality Housing #bulk# regulations may apply to #developments# or #enlargements# on #zoning lots# with existing #buildings# to remain, if:

- (1) the existing #buildings# are non-#residential# and the entire #zoning lot# will comply with the #floor area ratio# and density standards applicable to Quality Housing #developments# #Quality Housing buildings#; or
(2) the existing #buildings# are #residential#, and such #buildings# comply with the maximum base heights and maximum #building# heights listed in the tables in Section 23-633 or Section 35-24 for the applicable district, and the entire #zoning lot# will comply with the #floor area ratio#, #lot coverage#, and density standards applicable to Quality Housing #developments# or #enlargements# #Quality Housing buildings#.

\* \* \*

- (c) The optional Quality Housing #bulk# regulations permitted as an alternative pursuant to paragraph (b) of this Section shall not apply to:

\* \* \*

- (3) #zoning lots# in R6 or R7 Districts within the study areas set forth in this paragraph, (c)(3), and occupied, as of August 14, 1987, by a #single-#, #two-# or three-#family detached# or #semi-detached residence# where 70 percent or more of the aggregate length of the blockfronts in #residential use# on both sides of the #street# facing each other are occupied by such #residences#. For any #development# or #enlargement# on such #zoning lot#, the #floor area ratio# and density requirements of the underlying district shall apply. On a #narrow street# that intersects with a #wide street#, the 70 percent #residential use# requirement on a #narrow street# shall be measured from a distance of 100 feet from its intersection with a #wide street#.

The study areas are:

\* \* \*

In the Borough of Brooklyn:
Midwood Area

The area bounded by Avenue M, Coney Island Avenue, Avenue P, Ocean Avenue, Quentin Road Avenue O, and a line midway between East 10th Street and Coney Island Avenue.

\* \* \*

In the Borough of Queens:
Elmhurst/Corona Area

The area bounded by Junction Boulevard, Roosevelt Avenue, 114th Street, 34th Avenue, 105th Street and 35th Avenue 112 Street.

Bell Boulevard Area

The area bounded by 213th Street, the southerly prolongation of the center line of 213th Street, 212th Street, Northern Boulevard, 211th Street, 45th Road, 215th Street, 43rd Road, 214th Place, the northerly prolongation of the center line of 214th Place, 214th Place, 40th Avenue, Corporal Stone Street and 38th Avenue.

Forest Hills Area

The area bounded by Queens Boulevard, Union Turnpike, Austin Street and 76th Road.

Area A

The area bounded by Hillside Avenue, 181st Street, Jamaica Avenue and 168th Street.

Area B

The area bounded by Sutphin Boulevard, Jamaica Avenue, 138th Street and Hillside Avenue.

\* \* \*

23-10
OPEN SPACE AND FLOOR AREA REGULATIONS

\* \* \*

**23-12 Permitted Obstructions in Open Space**

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10  
In the districts indicated, the following shall not be considered obstructions when located in any open area on a #zoning lot#, or, where applicable, #open space# required on a #zoning lot#, except that no portion of such #open space# which is also a required #yard# or #rear yard equivalent#, or is #open space# needed to satisfy the minimum required area or dimensions of a #court#, may contain any obstructions not permitted in such #yard#, #rear yard equivalent# or #court#:

- (a) Balconies, unenclosed, subject to the provisions of Section 23-13;
- (b) Breezeways;
- (c) Driveways, private streets, open #accessory# off-street parking spaces, unenclosed #accessory# bicycle parking spaces or open #accessory# off-street loading berths, provided that, in accordance with the provisions of Section 25-64 (Restrictions on Use of Open Space for Parking), the total area occupied by all these items does not exceed the percent of the total open area or required #open space# on the #zoning lot#, as follows:
  - (1) 50 percent in R1, R2, R3, R4A, R4-1, R4B, R6, R7, R8, R9 or R10 Districts; and
  - (2) 66 percent in R4 other than R4A, R4-1 and R4B Districts, or R5 Districts;
- (d) Eaves, gutters or downspouts, projecting into such #open space# not more than 16 inches or 20 percent of the width of such #open space#, whichever is the lesser distance;
- (e) Parking spaces, off-street, enclosed, #accessory#, not to exceed one space per #dwelling unit#, when #accessory# to a #single-family#, #two-family# or three-#family residence#, provided that the total area occupied by a #building# used for such purposes does not exceed 20 percent of the total required #open space# on the #zoning lot#. However, two such spaces for a #single-family residence# may be permitted in #lower density growth management areas# and in R1-2A Districts;

**23-44 Permitted Obstructions in Required Yards or Rear Yard Equivalents**

In all #Residence Districts#, the following shall not be considered obstructions when located within a required #yard# or #rear yard equivalent#:

- (a) In any #yard# or #rear yard equivalent#:  
\* \* \*  
Parking spaces, off-street, open, within a #front yard#, that are #accessory# to a #residential building# where provided that:
  - (1) in R2X, R3, R4 and R5 Districts, no more than two parking spaces are required, provided such spaces are located in a permitted #side lot ribbon#;
  - (2) in R3, R4 and R5 Districts, more than two parking spaces are required, provided such spaces meet all the requirements of paragraph (b) of Section 25-621 (Location of parking spaces in certain districts) and the screening requirements of Section 25-66.

However, no such parking spaces shall be permitted in any #front yard# within a R1, R2 other than R2X, R4B, R5B or R5D District, and no such required spaces shall be permitted in any #front yard# within any R1, R2, R3, R4A or R4-1 District within a #lower density growth management area#.

- (1) in R1, R2, R3A, R3X, R3-1, R4A, R4-1 and R5A Districts, except in #lower density growth management areas#, such spaces shall be located in a driveway that accesses parking spaces located to the side or rear of the #residential building#. No such spaces or portions thereof shall be located between the #street line# and #street wall# of such #building#, except that parking spaces may be located between the #street line# and #street wall# of the #residential building# only where such spaces are in front of a garage;
- (2) in R3-2, R4 other than R4A, R4-1 and R4B Districts, and R5 Districts other than R5A, R5B and R5D Districts, no more than two parking spaces are required, and provided such spaces meet all the requirements of paragraph (a) of Section 25-621 (Location of parking spaces in certain districts);
- (3) in R3-2, R4 other than R4A, R4-1 and R4B Districts, and R5 Districts other than R5A, R5B and R5D Districts, more than two parking spaces are required, and provided such spaces meet all the requirements of paragraph (b) of Section 25-621 (Location of parking spaces in certain districts);
- (4) in #lower density growth management

areas#, such spaces are non-required and located in a driveway that accesses parking spaces that are located behind the #street wall# of the #building# or prolongation thereof;

However, no parking spaces of any kind shall be permitted in any #front yard# in an R4B, R5B or R5D District. Furthermore, no parking spaces of any kind shall be permitted in any #front yard# on a #zoning lot# containing an #attached building# or #semi-detached building# in an R1, R2, R3A, R3X, R4A or R5A District, or in any #front yard# on a #zoning lot# containing an #attached building# or a #semi-detached building# abutting an #attached building# in an R3-1 or R4-1 District.

- (b) In any #rear yard# or #rear yard equivalent#:  
\* \* \*

Parking spaces, off-street, #accessory#, for automobiles or bicycles, provided that:

- (1) the height of a #building# used for such purposes, if #accessory# to a #single-# or #two-family residence#, shall not exceed one #story# and, if located in an R1 District, such #building# may not be nearer than five feet to a #rear lot line# or #side lot line#. In R2A Districts, detached garages shall be included in #lot coverage#;
- (2) if #accessory# to any other kind of #residential building#, the height of such #accessory building# shall not exceed six ten feet above #curb level# in R3, R4 or R5 Districts, or fourteen feet above #curb level# or #base plane#, as applicable, in R6, R7, R8, R9 or R10 Districts;

**23-451 Planting requirement**

R1 R2 R3 R4 R5  
In the districts indicated, a minimum percentage of the area of the #front yard# shall be planted, which shall vary by #street# frontage of the #zoning lot# as set forth in the following table. For the purposes of this Section, the #front yard# shall include the entire area between all #street walls# of the #building# and their prolongations and the #street line#. Planted areas shall be comprised of any combination of grass, groundcover, shrubs, trees or other living plant material, and shall have a minimum dimension of one foot, exclusive of any bounding walls. Any planted area within a driveway or parking space shall not qualify towards meeting the minimum planting requirements of this Section.

For #through lots# or #corner lots#, the planting requirement of this Section shall be applied separately to each #street# frontage. For #corner lots#, planted areas of overlapping portions of #front yards# shall only be counted towards the planting requirement of one #front yard#.

For #zoning lots# with multiple #building segments#, the planting requirement of this Section shall be determined by the #street# frontage of each #building segment# and applied separately to the entire area between the #street wall# of each #building segment# and the #street line#.

Where multiple #buildings# on a single #zoning lot# front upon the same #street#, the planting requirements of this Section shall be determined by the #street# frontage allocated to the area occupied by each such #building# and applied separately to the entire area between the #street line# and the #street wall# of each #building# and its prolongation. The allocation of planting requirements to open areas between #buildings# shall be determined by dividing such open area evenly, with an equal portion attributed to each #building# on both sides of such open area.

Any #zoning lot# occupied by a #residential building# constructed after April 30, 2008 shall provide planted areas in accordance with the provisions of this Section. Any #zoning lot# occupied by a #residential building# constructed prior to such date shall not be altered in any way that will either create a new non-compliance or increase the degree of non-compliance with the provisions of this Section.

#Street# frontage of #zoning lot#, #street wall# width of #building segment#, or #street# frontage allocated to each of multiple #buildings# on a single #zoning lot#, as applicable.	Minimum percentage of #front yard# to be planted
Less than 20 feet	20
20 to 34 feet	25
35 to 59 feet	30
60 feet or greater	50

**23-80 COURT REGULATIONS, MINIMUM DISTANCE BETWEEN WINDOWS AND WALLS OR LOT LINES AND OPEN AREA REQUIREMENTS**

**23-89 Open Area Requirements for Residences in R1 through R5 Districts**

**23-891 In R1 through R5 Districts**

R1 R2 R3 R4 R5

In the districts indicated, except R4B and R5B Districts, the provisions of this Section shall apply to all #zoning lots# with two or more #residential buildings# or #building segments#. All such #residential buildings# or #building segments# shall provide open areas as follows:

- (a) An open area shall be provided adjacent to the rear wall of each such #building# or #building segment#. For the purposes of this Section, the "rear wall" shall be the wall opposite the wall of each #building# or #building segment# that faces a #street# or #private road#. The width of such open area shall be equal to the width of each #building# or #building segment#, and the depth of such open area shall be at least 30 feet when measured perpendicular to each rear wall. No such open areas shall serve more than one #building# or #building segment#. Only those obstructions set forth in Section 23-44 shall be allowed, except that parking spaces, whether enclosed or unenclosed, and driveways shall not be permitted within such open areas.
- (b) For #buildings# or #building segments# that front upon two or more #streets# or #private roads#, and for #buildings# or #building segments# that do not face a #street# or #private road#, one wall of such #building# or #building segment# shall be designated the rear wall, and the open area provisions of this Section applied adjacent to such wall. However, for not more than one #building# or #building segment# located at the corner of intersecting #streets# or #private roads#, the depth of such required open area may be reduced to 20 feet.

**23-892 In R6 through R10 Districts**

R6A R6B R7A R7B R7X R8A R8B R8X R9A R9X R10A R10X

- (a) In the districts indicated, the entire area of the #zoning lot# between the #street line# and all #street walls# of the #building# and their prolongations shall be planted, except at the entrances to and exits from the #building#. No #zoning lot# shall be altered in any way that will either create a new non-compliance or increase the degree of non-compliance with the provisions of this Section.

R6 R7 R8 R9 R10

- (b) In the districts indicated without a letter suffix, on #zoning lots# containing a #Quality Housing building#, the entire area of the #zoning lot# between the #street line# and all #street walls# of the #building# and their prolongations shall be planted, except at the entrances to and exits from the #building#.

**Chapter 5 Accessory Off-Street Parking and Loading Regulations**

**25-00 GENERAL PURPOSES AND DEFINITIONS**

**25-02 Applicability**

**25-025 Applicability of regulations to Quality Housing**

On any #zoning lot# containing #residences# in R6A, R6B, R7A, R7B, R7X, R8A, R8B, R8X, R9A, R9X, R10A or R10X Districts or their commercial equivalents, and on any #zoning lot# in other districts containing #residential uses developed#, #enlarged# or converted pursuant to the Quality Housing Program, a #Quality Housing building#, all #accessory# off-street parking spaces shall comply with the provisions of Section 28-50 (PARKING FOR QUALITY HOUSING).

**25-20 REQUIRED ACCESSORY OFF-STREET PARKING SPACES FOR RESIDENCES**

**25-21 General Provisions**

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10  
In all districts, as indicated, #accessory# off-street parking spaces, open or enclosed, shall be provided for all new #residences# constructed #dwelling units# or #rooming units# created after December 15, 1961, in accordance with the provisions of the following Sections and the other applicable provisions of this Chapter, as a condition precedent to the #use# of such #residences# #dwelling unit# or #rooming unit#.

- Section 25-22 (Requirements Where Individual Parking Facilities Are Provided)
- Section 25-23 (Requirements Where Group Parking Facilities Are Provided)
- Section 25-24 (Modification of Requirements for Small Zoning Lots)
- Section 25-25 (Modification of Requirements for Public Housing or Housing for Elderly)
- Section 25-28 (Special Provisions for Zoning Lots Divided by District Boundaries)

After December 15, 1961, for all #enlargements# which increase the number of #dwelling units# or #rooming units#

in a #building#, the same requirements shall apply to the additional #dwelling units# or #rooming units# created by such #enlargements#.

For #dwelling units# or #rooming units# created on or prior to December 15, 1961, off-street parking spaces #accessory# to such #dwelling units# or #rooming units# cannot be removed if such spaces would be required for such #dwelling units# or #rooming units# as if they were created pursuant to the applicable zoning regulations currently in effect.

For the purposes of these Sections, three #rooming units# shall be considered the equivalent of one #dwelling unit#.

For the purposes of calculating the number of required parking spaces for any #residential development# #building# containing #residences#, any fraction of a space 50 percent or greater shall be counted as an additional space. In the event that the number of #accessory# off-street parking spaces required under the provisions of these Sections exceeds the maximum number of spaces permitted under the provisions of Section 25-16 (Maximum Spaces for Other than Single-Family Detached Residences) the Commissioner of Buildings shall reduce the required number of spaces to the maximum number permitted.

25-211 Application of requirements to conversions and certain enlargements

R3 R4 (a) In the districts indicated, except for #zoning lots# in R4 Districts utilizing the special optional regulations of a #predominately built-up area#, wherever additional #dwelling units# are created by conversions or #enlargements# of #residential buildings#, there shall be one off-street parking space provided on the #zoning lot# for each such additional #dwelling unit#. Such off-street parking spaces shall be in addition to any existing off-street parking spaces on the #zoning lot# and shall not be located in any common easement driveways or within a #front yard#. The provisions of Section 25-27 (Waiver of Requirements for All Zoning Lots Where Access Would be Forbidden) shall not apply to such #zoning lots#. Furthermore, such additional #dwelling units# shall be permitted only if the #zoning lot# complies with the provisions of Section 25-64 (Restrictions on Use of Open Space for Parking).

R4 R5 (b) In R5 Districts, and for #zoning lots# in R4 Districts utilizing the special optional regulations of a #predominately built-up area#, the requirements of Section 25-21 (General Provisions) shall not apply to additional #dwelling units# created by conversions of #residential buildings# on #zoning lots# with less than 5,000 square feet of #lot area#, provided such #buildings# were constructed prior to (effective date of amendment) and not subsequently #enlarged#.

R1 R2 R3 R4 R5 R6 R7-1 R7A R7B R7D R7X (c) In the districts indicated, the requirements of Section 25-21 (General Provisions) shall not apply to #dwelling units# or #rooming units# created by conversions of non-#residential uses# to #residential uses# on #zoning lots# with less than 5,000 or more square feet of #lot area#.

R7-2 R8 R9 R10 (d) In the districts indicated, no #accessory# off-street parking is required for additional #dwelling units# created by conversions of any kind.

\* \* \*

25-261 For new developments or enlargements R4B R5B R5D R6 R7 R8 R9 R10 In the districts indicated, for all new #developments# or #enlargements#, For #developments# in R4B and R5B Districts, and for #developments# and #dwelling units# within #enlarged# portions of #buildings# in R5D, R6, R7, R8 R9 and R10 Districts, the maximum number of #accessory# off-street parking spaces for which requirements are waived is as set forth in the following table:

Table with 2 columns: Maximum number of spaces waived, District. Rows: 1 (R4B R5B R5D), 5 (R6 R7-1 R7B), 15 (R7-2 R7A R7D R7X R8 R9 R10)

25-262 For conversions R6 R7-1 R7A R7B R7D R7X In the districts indicated, for conversions of any kind in #buildings#, or portions thereof, which result in the creation of additional #dwelling units# or #rooming units#, the maximum number of #accessory# off-street parking spaces for which requirements are waived is 20 spaces; provided that However, the Board of Standards and Appeals may waive requirements for a greater number of spaces in accordance with the provisions of Section 73-46 (Waiver of Requirements for Conversions).

\* No accessory off street parking is required for additional dwelling units created by conversions in R7-2, R8, R9 or R10 Districts. See Section 25-211 (Application of requirements to conversions).

\* \* \*

25-27 Waiver of Requirements for All Zoning Lots Where Access Would Be Forbidden R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

In all districts, as indicated, the requirements set forth in Section 25-21 (General Provisions) shall not apply to any #building# or #zoning lot# as to which the Commissioner of Buildings has certified that where there is no way to arrange the required spaces with access to the #street# to conform to the provisions of Section 25-63 (Location of Access to the Street). The Commissioner of Buildings may refer such matter to the Department of Traffic for report and may base his determination on such report.

\* \* \*

25-62 Size and location of Spaces

\* \* \*

25-621 Location of parking spaces in certain districts

All #accessory# off-street parking spaces shall be located in accordance with the provisions of this Section, except that in R1, R2, R3, R4A and R4-1 Districts within #lower density growth management areas#, the provisions of Section 25-622 shall apply. In addition, all such parking spaces shall be subject to the curb cut requirements of Section 25-63 (Location of Access to the Street).

(a) For #zoning lots# with #residential buildings# where no more than two #accessory# parking spaces are required:

R2X R3 R4 R5

(1) In the districts indicated, except R4B or R5B Districts, #accessory# off-street parking spaces shall be permitted only in the #side lot ribbon#, within a #building# or in any open area on the #zoning lot# which is not between the #street line# and the #street wall# or prolongation thereof of the #building#. Access to the #accessory# spaces through a front setback area or required #front yard# shall be only through the #side lot ribbon#. However, for #zoning lots# that have a minimum of 35 feet of #street# frontage along one #street#, are occupied by a #single # or #two family detached residence#, and maintain a minimum of 18 feet of uninterrupted curbside space along the #street# frontage, access to #accessory# spaces need not be through a #side lot ribbon# provided that, on a #zoning lot# with less than 50 feet of frontage along a #street#, no more than one enclosed #accessory# parking space is provided within the #residential building#.

R6 R7 R8

(2) In the districts indicated without a letter suffix, for #zoning lots# comprised of #single #, #two #, or three #family residences# or #building segments#, #accessory# off-street parking spaces shall be located in accordance with the provisions of paragraph (a)(1) of this Section.

R4B R5B R5D R6B R7B R8B

(2) In the districts indicated, #accessory# off-street parking spaces shall be located only within a #building#, or in any open area on the #zoning lot# which is not between the #street line# and the #street wall# of the #building# or its prolongation. Access to such parking spaces shall be provided only through the #side lot ribbon# or through the #rear yard#.

R1 R2(4)

(4) In the districts indicated, required #accessory# off-street parking spaces shall be permitted only within a #building#, or in any open area on the #zoning lot# that is not between the #street line# and the #street wall# of the #building# or its prolongation.

(b) For #zoning lots# with #residential buildings# where more than two #accessory# parking spaces are required:

R2X R3 R4 R5

(1) In the districts indicated, except R4B or R5B Districts, #accessory# off-street parking spaces shall be permitted only within a #building# or in any open area on the #zoning lot# which is not between the #street line# and the #street wall# of the #building# or its prolongation, unless:

(i) no more than two such unenclosed spaces are accessed from a single curb cut, and the parking area for these spaces is not more than 20 feet in width measured parallel, or within 30 degrees of being parallel, to the #street line#; or

(ii) a #group parking facility# with five or more spaces is provided and is screened in accordance with the requirements of Section 25-66 (Screening), paragraphs (a) or (b).

R6 R7 R8

(2) In the districts indicated without a letter suffix, for #zoning lots# comprised of

#single #, #two #, or three #family residences# or #building segments#, #accessory# off-street parking spaces shall be located in accordance with the provisions of paragraph (b)(1) of this Section.

R4B R5B R5D R6B R7B R8B

In the districts indicated, #accessory# off-street parking spaces shall be located Only within a #building# or in any open area on the #zoning lot# that is not between the #street line# and the #street wall# of the #building# or its prolongation. Access to such parking spaces shall be provided only through the #side lot ribbon# or through the #rear yard#.

R1 R2 R3A R3X R3-1 R4A R4-1 R5A

(a) In the districts indicated, #accessory# off-street parking spaces shall be located within or to the side or rear of #buildings#. Such parking spaces may also be located between the #street line# and #street wall# of #buildings# and their prolongations only in accordance with the following provisions:

(1) for #detached# or #zero lot line buildings# on #zoning lots# with less than 35 feet of #street# frontage, if such parking spaces are located in a driveway in the #side lot ribbon# that accesses parking spaces located to the side or rear of the #residential building#, and no such parking spaces or portions thereof are located in front of the #street wall# of the #building#;

(2) for #detached buildings# on #zoning lots# with at least 35 feet of #street# frontage and at least 18 feet of uninterrupted curb space along the #street#, and for #semi-detached buildings#, where permitted, if such parking spaces are located in accordance with the following provisions:

(i) for #residential buildings# without garages accessed through the #street wall# of the #building#, if such parking spaces are located in a driveway that accesses parking spaces located to the side or rear of the #building#, and no such spaces shall be located in front of the #street wall# of the #building#; and

(ii) for #residential buildings# with garages accessed through the #street wall# of the #building#, if such spaces are located in a driveway in front of such garage.

(3) No parking spaces of any kind shall be allowed between the #street line# and #street wall# of an #attached building# or #semi-detached building# in an R1, R2, R3A, R3X, R4A or R5A District, or for an #attached building# or #semi-detached building# abutting an #attached building# in an R1, R2, R3-1 or R4-1 District.

R3-2 R4 R5

(b) In the districts indicated, other than R4A, R4B, R4-1, R5A, R5B and R5D Districts, #accessory# off-street parking spaces shall be located within or to the side or rear of such #buildings#. Such parking spaces may also be located between the #street line# and #street wall# of such #buildings# and their prolongations provided that, for #buildings# on #zoning lots# with less than 35 feet of #street# frontage, such spaces are located in a driveway in the #side lot ribbon#, and provided that for #buildings# on #zoning lots# with at least 35 feet of #street# frontage and at least 18 feet of uninterrupted curb space along a #street#, either:

(1) no more than two parking spaces located between the #street line# and #street wall# of such #buildings# and their prolongations shall be accessed from a single curb cut, and the parking area for these spaces shall not be more than 20 feet in width measured parallel, or within 30 degrees of being parallel, to the #street line#; or

(2) a #group parking facility# with five or more spaces is provided and is screened in accordance with the requirements of Section 25-66 (Screening), paragraphs (a) or (b).

R4B R5B R5D R6A R6B R7A R7B R7X R8A R8B R8X

(c) In the districts indicated, #accessory# off-street parking spaces shall be located only within or to the side or rear of a #building# containing #residences#. No parking spaces of any kind shall be permitted between the #street line# and the #street wall# of such #buildings# and their prolongations.

R6 R7 R8

(d) In the districts indicated without a letter suffix, the following provisions shall apply:

(1) for #zoning lots# comprised of non-#Quality Housing buildings# or non-#Quality Housing building segments#, each of which contains not more than three #dwelling units#, #accessory# off-street parking spaces shall be located in accordance with the provisions of paragraph (b) of this Section;

(2) for #zoning lots# comprised of #Quality Housing #buildings# or #Quality Housing building segments#, #accessory# off-street parking spaces shall be located in accordance with the provisions of paragraph (c) of this Section.

25-631 Location and width of curb cuts in certain districts

All curb cuts shall comply with the provisions of this Section, except that in #lower density growth management areas#, the provisions of Section 25-632 shall apply. The minimum width of a curb cut shall be eight feet, including splays. In addition, for #non-conforming buildings# in all districts, the provisions of Section 25-633 (Curb cut restrictions for non-conforming buildings in certain districts) shall apply.

(a) For #zoning lots# with #residential buildings# #buildings# containing #residences# where not more than two #accessory# parking spaces are required:

R2A

(1) In R2A Districts, the maximum width of a curb cut shall be 18 feet, and the maximum width of a driveway within a #front yard# shall be 20 feet. All #zoning lots# shall maintain at least 18 feet of uninterrupted curb space along each #street# frontage.

R2X R3 R4 R5

(2) In the districts indicated, except R4B and R5B Districts, and except as otherwise provided in Section 25-633 (Prohibition of curb cuts in certain districts), curb cuts shall comply with the following provisions:

(i) for #zoning lots# with less than 50 feet of frontage along a #street#, only one curb cut, having a maximum width, including splays, of ten feet, shall be permitted. Where access to #accessory# parking spaces is only through a #side lot ribbon#, all curb cuts shall be a continuation of the #side lot ribbon#;

(ii) for #zoning lots# with at least 50 feet of frontage along a #street#, no more than two curb cuts shall be permitted along such #street# frontage. If one curb cut is provided, such curb cut shall have a maximum width, including splays, of 15 18 feet. If two curb cuts are provided, the maximum width of each curb cut, including splays, shall be ten feet, and a minimum distance of 30 feet of uninterrupted curb space shall be provided between such curb cuts;

(iii) Where access to #accessory# parking spaces is only through a #side lot ribbon#, all curb cuts shall be a continuation of the #side lot ribbon#;

(iv) wherever #accessory# parking spaces are provided in adjacent #side lot ribbons# on #zoning lots# subdivided after June 30, 1989, the curb cuts giving access to such #side lot ribbons# shall be contiguous (paired), so that only one curb cut, having a maximum width of 15 18 feet, including splays, shall serve both #side lot ribbons#; and

(v) new #residential developments# shall maintain a minimum distance of 16 feet of uninterrupted curb space shall be maintained between all curb cuts constructed after June 30, 1989, provided that this requirement may be waived if the Commissioner of Buildings certifies that, due to the location of curb cuts on adjacent #zoning lots#, there is no way to locate the curb cut in compliance with this requirement and that at least 16 feet of uninterrupted curb space is maintained along

the #street# in front of the #zoning lot# shall not apply to #zoning lots# existing both on June 30, 1989 and (effective date of amendment) that are less than 40 feet wide and where at least 16 feet of uninterrupted curb space is maintained along the #street# in front of the #zoning lot#.

R4B R5B R6B R7B R8B

(4)(3) In the districts indicated, curb cuts are permitted only on #zoning lots# with at least 40 feet of #street# frontage and existing on the effective date of establishing such districts on the #zoning maps#. For #detached#, #semi-detached# and #zero lot line buildings#, the width and location of curb cuts shall be in accordance with paragraph (a)(2), inclusive, of this Section. For #attached residential buildings# and rowhouses, #building segments#, and for multiple dwellings in R5B, R6B, R7B and R8B Districts, new #residential developments# shall provide a minimum distance of 34 feet of uninterrupted curb space between all curb cuts constructed after June 30, 1989, at least 34 feet of uninterrupted curb space shall be maintained between all curb cuts constructed after June 30, 1989, provided that this requirement shall not apply to #zoning lots# existing on both June 30, 1989 and (the effective date of amendment) that are less than 76 feet wide and where at least 34 feet of uninterrupted curb space is maintained along the #street# in front of the #zoning lot#.

R6 R7 R8

(2)(4) In the districts indicated without a letter suffix, the following provisions shall apply: for #zoning lots# comprised of #single #, #two #, or three #family residences# or #building segments#, the width and location of curb cuts shall be in accordance with the provisions of paragraph (a)(2), inclusive, of this Section.

(i) for #zoning lots# containing non-#Quality Housing buildings# or non-#Quality Housing building segments#, each of which contains not more than three #dwelling units#, #accessory# off-street parking spaces shall be located in accordance with the provisions of paragraph (a)(2), inclusive, of this Section;

(ii) for #zoning lots# containing #Quality Housing #buildings# or #Quality Housing building segments#, #accessory# off-street parking spaces shall be located in accordance with the provisions of paragraph (b)(3) of this Section.

(b) For #zoning lots# with #residential buildings# #buildings# containing #residences# where more than two #accessory# parking spaces are required:

R2X R3 R4 R5

(1) In the districts indicated, except R4B and R5B Districts, and except as otherwise provided in Section 25-633, curb cuts shall comply with the following provisions:

(2) (i) #zoning lots# with 35 feet or more of frontage along a #street# shall maintain a minimum distance of 16 feet of uninterrupted curb space along such #street#;

(ii) new #residential developments# shall maintain a minimum distance of 16 feet of uninterrupted curb space between all curb cuts on the same or adjoining #zoning lots# developed after June 30, 1989; a minimum distance of 16 feet of uninterrupted curb space shall be maintained between all curb cuts constructed after June 30, 1989, provided that this requirement shall not apply to any #zoning lot# existing both on June 30, 1989 and (effective date of amendment) that is less than 40 feet wide and where at least 16 feet of uninterrupted curb space is maintained in front of such #zoning lot# along the #street#.

(iii) the maximum width of a curb cut serving a #group parking facility# shall be as set forth in the following table:

Size of Facility (in number of spaces)	Maximum Width of Curb Cuts (in feet)
up to 4	15

5 to 24

25 and over

22

20

(iv) (iii) all driveways shall be located at least 13 feet from any other driveway on the same or adjoining #zoning lots#. However, driveways may be paired with other driveways on the same or adjoining #zoning lots#, provided the aggregate width of such paired driveways, including any space between them, does not exceed 20 feet. Curb cuts accessing such paired driveway shall have a minimum width, including splays, of 18 feet. (iv) except for paired driveways as set forth in paragraph (iii) above, the maximum width of a curb cut accessing a #group parking facility# with less than 50 spaces shall be 12 feet, including splays, and the maximum width of a curb cut accessing a #group parking facility# with 50 or more spaces shall be 22 feet, including splays. However, where Fire Department regulations set forth in the Administrative Code of the City of New York require curb cuts of greater width than listed in this chart, such curb cuts may be increased to the minimum width acceptable to the Fire Department.

R4B R5B R6B R7B R8B

(2)(2) In the districts indicated, for #attached residential developments# and rowhouses, and for multiple dwellings in R5B, R6B, R7B and R8B Districts, a minimum distance of 34 feet between curb cuts. In addition, the maximum width of curb cuts serving a #group parking facility# shall be as set forth in the table in paragraph (b)(1) of this Section. curb cuts are permitted only on #zoning lots# at least 40 feet wide and existing on the effective date of establishing such district on the #zoning maps#. For #detached#, #semi-detached# and #zero lot line buildings#, the width and location of curb cuts shall be in accordance with paragraph (a)(2), inclusive, of this Section. For #attached residential buildings# and rowhouses, #building segments#, and for multiple dwellings in R5B, R6B, R7B and R8B Districts, new #residential developments# shall provide a minimum distance of 34 feet of uninterrupted curb space between all curb cuts constructed after June 30, 1989, at least 34 feet of uninterrupted curb space shall be maintained between all curb cuts constructed after June 30, 1989, provided that this requirement shall not apply to a #zoning lot# existing on both June 30, 1989 and (the effective date of amendment) that is less than 76 feet wide and where at least 34 feet of uninterrupted curb space is maintained in front of such #zoning lot# along the #street#. Such permitted curb cuts shall comply with the provisions of paragraph (b)(3) of this Section.

R6 R7 R8

(2) In the districts indicated without a letter suffix, for #zoning lots# comprised of #single #, #two #, or three #family residences# or #building segments#, the width and location of curb cuts shall be in accordance with the provisions of paragraph (b)(1) of this Section.

R6 R7 R8

(3) In the districts indicated, only one curb cut, having a maximum width of 12 feet, including splays, shall be permitted on any #street# frontage of a #zoning lot#. However, where a curb cut accesses a #group parking facility# with 50 or more spaces, the maximum width of a curb cut shall be 22 feet, including splays, or alternatively, two curb cuts shall be permitted to access such #group parking facility#, each with a maximum width of 12 feet, including splays, and spaced at least 60 feet apart. For #zoning lots# subdivided after (the effective date of amendment), curb cuts complying with the provisions of this paragraph (b)(3) shall only be permitted along the #street# frontage of such subdivided #zoning lot# where at least 34 feet of uninterrupted curb space is maintained.

These curb cut provisions shall apply as follows:

(i) In R6, R7 and R8 Districts

without a letter suffix, to non-Quality Housing buildings or non-Quality Housing building segments, any of which contain four or more dwelling units;

(ii) In R6A, R6A, R7X, R8A, R8X Districts, to all buildings; and

(iii) In R6B, R7B and R8B Districts, to zoning lots occupied by a building with a street wall at least 40 feet in width, or for zoning lots with multiple building segments, only where such curb cut is in front of a building segment with a street wall at least 40 feet in width. On such zoning lots, curb cuts shall be permitted only on the street frontage that is at least 40 feet wide. On all other zoning lots in R6B, R7B and R8B Districts, curb cuts shall be prohibited.

(c) Modification of curb cut location requirements:

R2X R3 R4 R5 R6 R7 R8

(1) In the districts indicated, the location and width of curb cuts, as required by the provisions of this Section, may be modified if the Commissioner of Buildings certifies that the specified curb cut locations would require the removal of shade trees maintained by the City of New York. The Commissioner of Buildings may refer such matter to the Department of Parks and Recreation and the Department of Transportation for reports, and may base the determination on such report.

R6 R7 R8

(2) In the districts indicated, except R6, R7 or R8 Districts with a letter suffix, the City Planning Commission may authorize modification of the location and width of curb cuts as required by the provisions of this Section provided that the Commission finds that: (i) the proposed modification does not adversely affect the character of the surrounding area; and (ii) where more than one curb cut is provided, the curb cuts are arranged to foster retention of curb side parking spaces along the street frontage of the development.

\* \* \*

25-633

Prohibition of curb cuts in certain districts

R4B R5B R6B R7B R8B

In the districts indicated, curb cuts are prohibited for residential developments on zoning lots having a width of less than 40 feet along a street and existing on the effective date of establishing such district on the zoning maps.

Curb cut restrictions for non-conforming buildings in R1 through R5 Districts

R1 R2 R3A R3X R3-1 R4A R4-1 R5A

(a) In the districts indicated, curb cuts are prohibited for attached buildings. Furthermore, for a semi-detached building that abuts an attached building, a curb cut shall only be permitted along that portion of the street frontage of the zoning lot directly in front of a side yard that is at least eight feet wide and accesses a parking space located beyond the front yard.

R1 R2 R3A R3X R4A R5A

(b) In the districts indicated, for semi-detached buildings, a curb cut shall only be permitted along that portion of the street frontage of the zoning lot directly in front of a side yard that is at least eight feet wide and accesses a parking space located beyond the front yard.

\* \* \*

25-64

Restrictions on Use of Open Space for Parking

Restrictions on the use of open space for parking and driveways are set forth in this Section, in accordance with the provisions of Section 23-12 (Permitted Obstructions in Open Space). For zoning lots in lower density growth management areas, the provisions of paragraph (b) of this Section shall apply.

(a) In accordance with the provisions of Section 23-12 (Permitted Obstructions in Open Space), driveways, private streets, open accessory off-street parking spaces, or open accessory off-street loading berths may not use more of the required open space on any zoning lot than the percent set forth in the following table:

Table with 2 columns: Percent, District. Rows: 50 R1 R2 R3 R6 R7 R8 R9 R10, 66 R4 R5

(b) In lower density growth management areas, the following regulations shall apply:

(1) Driveways, private roads and open accessory off-street parking spaces may occupy no more than 50 percent of the lot area not covered by residential buildings in R1, R2 and R3 Districts, and may occupy no more than 66 percent of the lot area not covered by residential buildings in R4 and R5 Districts; and

(2) The area within 30 feet and perpendicular to the rear wall line of any building or building segment that does not front upon two streets in its entirety shall not be occupied by driveways or off-street parking spaces, except that this provision shall not apply to any zoning lot occupied by only one single or two-family detached or semi-detached residence.

(a) In R1, R2, R3, R4A, R4-1 and R4B Districts, driveways, private roads and open accessory off-street parking spaces may occupy no more than 50 percent of the lot area not covered by buildings containing residences;

(b) In R4 Districts except for R4A, R4-1 and R4B Districts, and in R5 Districts, driveways, private roads and open accessory off-street parking spaces may occupy no more than 66 percent of the lot area not covered by buildings containing residences;

(c) In R6, R7, R8, R9 and R10 Districts, driveways, private streets, open accessory off-street parking spaces, or open accessory off-street loading berths may not use more than 50 percent of the required open space on any zoning lot. The provisions of this paragraph (c) shall not apply to Quality Housing buildings.

\* \* \*

Chapter 8 The Quality Housing Program

28-00 GENERAL PURPOSES

The Quality Housing Program is established to foster the provision of multi-family housing that:

- (a) is compatible with existing neighborhood scale and character;
(b) provides on-site recreation space to meet the needs of its occupants; and
(c) is designed to promote the security and safety of the residents.

28-01 Applicability of this Chapter

The Quality Housing Program is a specific set of standards and requirements for buildings containing residences. In R6A, R6B, R7A, R7B, R7D, R7X, R8A, R8B, R8X, R9A, R9X, R10A or R10X Districts, and in the equivalent Commercial Districts listed in Sections 34-111 and 34-112, some of these standards and requirements are mandatory for the development, enlargement, extension of, or conversion to any residential use other than a single or two-family residence. All such buildings shall comply with the Quality Housing Program standards and requirements as set forth in this Chapter. In R5D Districts, only the requirements set forth in Sections 28-12 (Street Tree Planting), 28-23 (Refuse Storage and Disposal), 28-33 (Planting Areas) and 28-53 (Location of Accessory Parking) shall apply. In other R6, R7, R8, R9 or R10 Districts, and in the equivalent Commercial Districts listed in Sections 34-111 and 34-112, residential developments, or residential enlargements where permitted, electing to use the optional Quality Housing bulk regulations in Article II, Chapter 3, shall comply with the mandatory Quality Housing Program standards and requirements set forth in this Chapter.

\* \* \*

28-50 PARKING FOR QUALITY HOUSING

Except as modified by the provisions of this Section, accessory off-street parking for Quality Housing developments, enlargements or conversions shall be provided as set forth in Article II, Chapter 5, and Article III, Chapter 6: the applicable underlying district regulations.

\* \* \*

28-52 Special Regulations for Off-Site Accessory Parking Off-site accessory off-street parking spaces for Quality Housing development, enlargement or conversion may be unenclosed, provided that the zoning lot on which such spaces are located does not contain a residential use#.

28-53 Location of Accessory Parking

On-site accessory off-street parking for Quality Housing developments, enlargements or conversions shall not be permitted between the street line and the street wall of a building or its prolongation. However, on through lots measuring less than 180 feet in depth from street to street, accessory off-street parking may be located between the street line and any street wall located beyond 50 feet of such street line.

\* \* \*

Chapter 6 Accessory Off-Street Parking and Loading Regulations 36-00 GENERAL PURPOSES AND DEFINITIONS

Off-Street Parking Regulations

\* \* \*

36-026 Applicability of regulations to Quality Housing

On any zoning lot containing residential uses developed, enlarged or converted pursuant to the Quality Housing Program, a Quality Housing building, all accessory off-street parking spaces shall comply with the provisions of Section 28-50 (PARKING FOR QUALITY HOUSING) to 28-52.

\* \* \*

36-10 PERMITTED ACCESSORY OFF-STREET PARKING SPACES

\* \* \*

36-12 Maximum Size of Accessory Group Parking Facilities

C1 C2 C3 C4 C5 C6 C7 C8 In all districts, as indicated, no accessory group parking facility shall contain more than 150 off-street parking spaces or, in the case of a Quality Housing development or enlargement, Quality Housing building, more than 200 spaces, except as provided in Section 36-13 (Modification of Maximum Size of Accessory Group Parking Facilities).

The provisions of this Section shall not apply to accessory off-street parking spaces provided in public parking garages in accordance with the provisions of Section 36-57 (Accessory Off-Street Parking Spaces in Public Parking Garages).

\* \* \*

36-30 REQUIRED ACCESSORY OFF-STREET PARKING SPACES FOR RESIDENCES WHEN PERMITTED IN COMMERCIAL DISTRICTS

36-31 General Provisions

C1 C2 C3 C4 C5 C6 In all districts, as indicated, accessory off-street parking spaces, open or enclosed, shall be provided for all new residences constructed dwelling units or rooming unit created after December 15, 1961, in accordance with the provisions of the following Sections and the other applicable provisions of this Chapter, as a condition precedent to the use of such residences dwelling unit or rooming unit:

- Section 36-32 (Requirements Where Individual Parking Facilities Are Provided)
Section 36-33 (Requirements Where Group Parking Facilities Are Provided)
Section 36-34 (Modification of Requirements for Small Zoning Lots)
Section 36-35 (Modification of Requirements for Public Housing or Non-profit Residences for Elderly)
Section 36-37 (Special Provisions for a Single Zoning Lot with Uses Subject to Different Parking Requirements)
Section 36-39 (Special Provisions for Zoning Lots Divided by District Boundaries)

After December 15, 1961, for all enlargements which increase the number of dwelling units or rooming units in a building, the same requirements shall apply to the additional dwelling units or rooming units created by such enlargements.

For the purposes of these Sections, three rooming units shall be considered the equivalent of one dwelling unit#.

36-311 Application of requirements to conversions in C1 or C2 Districts

C1 C2 In the districts indicated, where such districts are mapped within R1, R2, R3, R4, R5, R6, R7B or R7-1 Districts, the requirements of Section 36-31 (General Provisions) shall not apply to the additional dwelling units or rooming units created by conversions of any kind on zoning lots with less than 5,000 or more square feet of lot area, except as otherwise provided in Sections 36-363 (For conversions in C1 or C2 Districts governed by surrounding Residence District bulk regulations) and 73-46 (Waiver of Requirements for Conversions).

36-312 Application of requirements to conversion in C3 or C4 Districts

C3 C4-1 C4-2 C4-3 In the districts indicated, the requirements of Section 36-31 (General Provisions) shall not apply to the additional dwelling units or rooming units created by conversions of any kind on zoning lots with less than 5,000 or more square feet of lot area, except as otherwise provided in Sections 36-364 (For conversions in C4 Districts) and 73-46 (Waiver of Requirements for Conversions).

\* \* \*

36-32 Requirements Where Individual Parking Facilities Are Provided

C1-1 C1-2 C1-3 C1-4 C1-5 C2-1 C2-2 C2-3 C2-4 C2-5 C3 C4-1 C4-2 C4-3

In the districts indicated, where #group parking facilities# are not provided, the requirements for #accessory# off-street parking spaces are as set forth in this Section.

**36-321 In C1 or C2 Districts governed by surrounding Residence District bulk regulations**

C1-1 C1-2 C1-3 C1-4 C1-5 C2-1 C2-2 C2-3 C2-4 C2-5

In the districts indicated, where such districts are mapped within R1, R2, R3, R4, R5, R6 or R7-1 Districts, and where #group parking facilities# are not provided, one #accessory# off-street parking space, open or enclosed, shall be provided for each #dwelling unit#. The provisions of this Section shall not apply to these districts when mapped within R6A, R6B, R7A, R7B or R7X Districts or to #residential buildings developed# or #enlarged# pursuant to the Quality Housing Program #Quality Housing buildings# in R6 or R7 Districts without a letter suffix.

\* \* \*

**36-33 Requirements Where Group Parking Facilities Are Provided**

C1 C2 C3 C4 C5 C6 C7 C8

In the districts indicated, for new #residences developed# under single ownership or control where #group parking facilities# are provided, the number of required #accessory# off-street parking spaces is as set forth in this Section.

\* \* \*

**36-50 ADDITIONAL REGULATIONS FOR PERMITTED OR REQUIRED ACCESSORY OFF-STREET PARKING SPACES**

\* \* \*

**36-52 Size and Location of Spaces**

C1 C2 C3 C4 C5 C6 C7 C8

In the districts indicated, all #accessory# off-street parking spaces shall comply with the size and location provisions of this Section.

(a) Size of spaces

**36-521 Size of spaces**

C1 C2 C3 C4 C5 C6 C7 C8

\* \* \*

(b) Location of parking spaces in certain districts

**36-522 Location of parking spaces in certain districts**

C1-6A C1-7A C1-8A C1-8X C1-9A C2-6A C2-7A C2-7X C2-8A C4-2A C4-3A C4-4A C4-4D C4-5A C4-5D C4-5X C4-6A C4-7A C5-1A C5-2A C6-2A C6-3A C6-3D C6-4A C6-4X

In the districts indicated, and in C1 and C2 Districts mapped within R5D, R6A, R6B, R7A, R7B, R7D, R7X, R8A, R8B, R8X, R9A, R9D, R9X, R10A and R10X Districts, and for #Quality Housing buildings# in C1, C2, C4, C5 and C6 Districts without a letter suffix, all #accessory# off-street parking spaces shall comply with the provisions of this Section.

(a) #Buildings other than #mixed buildings# #accessory# off-street parking spaces shall not be located between the #street wall# of a #building# and any #street line# that is coincident with the boundary of a #Commercial District# mapped along an entire blockfront. Where a #zoning lot# is bounded by more than one #street line# that is coincident with the boundary of a #Commercial District# mapped along an entire blockfront, this provision need not apply along more than one #street line#. For any blockfront that is entirely within a #Commercial District#, #accessory# off-street parking spaces shall not be located between the #street wall# of a #building# and its prolongation and any #street line# of such blockfront. Where a #zoning lot# is bounded by more than one such #street line#, this provision shall apply along only one #street line#.

(b) #Mixed buildings# For #mixed buildings#, all #accessory# off-street parking spaces shall be located only within a #building# or in any open area on the #zoning lot# that is not between the #street line# and the #street wall# of the #building# or its prolongation.

**36-53 Width of Curb Cuts and Location of Access to the Street**

C1 C2 C3 C4 C5 C6 C7 C8

\* \* \*

**36-531 Location of curb cuts in C1 or C2 Districts mapped in R5D Districts**

In C1 or C2 Districts mapped within R5D Districts, a minimum distance of 34 feet of uninterrupted curb space shall be provided between all curb cuts constructed after June 29, 2006. Furthermore, no curb cuts shall be permitted on the #wide street# frontage of any #zoning lot# existing on June 29, 2006, with access to a #narrow street#.

**36-532 Location and width of curb cuts accessing residential parking spaces in certain districts**

The provisions of this Section 36-532 shall apply to all curb cuts accessing off-street parking spaces #accessory# to #residences# in C1 and C2 Districts mapped within R1 through R8 Districts, and in all other #commercial districts#

where, as set forth in the Tables in Section 34-112 or 35-23, as applicable, the applicable #Residential District# is R3, R4, R5, R6, R7 or R8.

(a) All such curb cuts shall comply with the provisions of Section 25-631 (Location and width of curb cuts in certain districts), as set forth for the applicable #building#, #building segment# and #residence district#. All #buildings# containing #residences# in C1 and C2 Districts mapped within R1, R2, R3A, R3X, R3-1, R4A, R4-1 and R5A Districts shall comply with the provisions set forth in Section 25-631 for an R3-2 District;

(b) All such curb cuts shall be prohibited on the #wide street# frontage of any #zoning lot# existing on (the effective date of amendment) with access to a #narrow street#; and

(c) Where a commercial district with only #narrow street# frontage is mapped along the short end of a #block#, and a #zoning lot# existing on (effective date of amendment) has access to both the short and long ends of such #block#, all such curb cuts shall be prohibited along the #street line# of the short end of such #block#.

\* \* \*

**73-46 Waiver of Requirements for Conversions**

In R6 or R7-1 Districts, in C1 or C2 Districts mapped within R6 or R7-1 Districts, or in C4-2 or C4-3 Districts, where the number of #accessory# off-street parking spaces required for additional #dwelling units# created by conversions of any kind exceeds the number of spaces which may be waived as of right under the provisions of Sections 25-262 (For conversions), 36-363 (For conversions in C1 or C2 Districts governed by surrounding Residence District bulk regulations) or 36-364 (For conversions in C4 Districts), the Board of Standards and Appeals may waive all or part of the required spaces, provided that the Board finds that there is neither a practical possibility of providing such spaces:

(a) on the same #zoning lot# because of insufficient #open space# and the prohibitive cost of structural changes necessary to provide the required spaces within the #building#; nor

(b) on a site located within 1,200 feet of the nearest boundary of the #zoning lot# because all sites within such radius are occupied by substantial improvements.

\* \* \*

**Article XII - Special Purpose Districts Chapter 3 Special Mixed Use District**

\* \* \*

**123-70 PARKING AND LOADING**

\* \* \*

**123-72 Residential and Community Facility Uses**

For #residences# and #community facility uses#, the #accessory# off-street parking and loading regulations of the designated #Residence District#, as set forth in Article II, Chapter 5, shall apply, except that:

(a) the provisions of Section 25-50 (RESTRICTIONS ON LOCATION OF ACCESSORY OFF-STREET PARKING SPACES) shall not apply. In lieu thereof, the provisions of Section 44-30 (RESTRICTIONS ON LOCATION AND USE OF ACCESSORY OFF-STREET PARKING SPACES) shall apply to such #uses#; and in #mixed use buildings#, the provisions of Section 25-60 shall not apply. In lieu thereof, the provisions of Section 44-40 (ADDITIONAL REGULATIONS FOR PERMITTED OR REQUIRED ACCESSORY OFF-STREET PARKING SPACES) shall apply to such #uses#- for #buildings# containing #residences# in #Special Mixed Use Districts#, in addition to the applicable #accessory# off-street parking and loading regulations set forth in Article II, Chapter 5, the provisions of Section 44-46 (Accessory Off-Street Parking Spaces in Public Parking Garages), Section 44-47 (Parking Lot Maneuverability and Curb Cut Regulations) and Section 44-48 (Parking Lot Landscaping) shall apply.

\* \* \*

**BOROUGH OF THE BRONX No. 10 PERRY AVENUE HISTORIC DISTRICT**

**CD 7 N 100193 HKX**  
IN THE MATTER OF a communication dated December 22, 2009, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the Perry Avenue Historic District, designated by the Landmarks Preservation Commission on December 15, 2009 (List No. 424, LP No. 2339). The district boundaries are:

property bounded by a line beginning at the intersection of the northwestern curblin of Perry Avenue with a line extending southeasterly from the northeastern property line of 2987 Perry Avenue, northwesterly along said property line to the northwestern property line of 2987 Perry Avenue, southwesterly along said property line and the property lines of 2985 through 2971 Perry Avenue to the southwestern property line of 2971 Perry Avenue, southeasterly along said property line to the northwestern curblin of Perry Avenue, northeasterly along said curblin to the point of the beginning.

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

j14-27

**COMMUNITY BOARDS**

**PUBLIC HEARINGS**

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

**BOROUGH OF BROOKLYN**

COMMUNITY BOARD NO. 12 - Monday, January 25, 2010 at 6:00 P.M., 5910 13th Avenue, Brooklyn, NY

**#C 070520ZMK**

IN THE MATTER OF an application submitted by Job Tom Gluck pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, by establishing within an existing R5 district a C1-3 district property, bounded by 48th Street, 18th Avenue, 49th Street and a line 100 feet northwesterly of 18th Avenue.

**BSA# 325-09-BZ**

1362-1364 52nd Street

The application seeks to permit the development of a community facility on the referenced premises.

j19-25

**EMPLOYEES' RETIREMENT SYSTEM**

**INVESTMENT MEETING**

Please be advised that the next Investment Meeting of the Board of Trustees of the New York City Employees' Retirement System has been scheduled for Tuesday, January 26, 2010 at 9:30 A.M. to be held at the New York City Employees' Retirement System, 335 Adams Street, 22nd Floor Boardroom, Brooklyn, NY 11201-3751.

j19-25

**LABOR RELATIONS**

**NOTICE**

The New York City Deferred Compensation Plan Board will hold its monthly meeting on Thursday, January 21, 2010 from 10:00 A.M. to 1:00 P.M. The meeting will be held at 40 Rector Street, 3rd Floor, NYC.

j19-21

**LANDMARKS PRESERVATION COMMISSION**

**PUBLIC HEARINGS**

NOTICE IS HEREBY GIVEN that pursuant to the provisions of Title 25, chapter 3 of the Administrative Code of the City of New York (Sections 25-307, 25-308, 25,309, 25-313, 25-318, 25-320) (formerly Chapter 8-A, Sections 207-6.0, 207-7.0, 207-12.0, 207-17.0, and 207-19.0), on Tuesday, **February 02, 2010 at 9:30 A.M.** in the morning of that day, a public hearing will be held in the Conference Room at 1 Centre Street, 9th Floor, Borough of Manhattan with respect to the following properties and then followed by a public meeting. Any person requiring reasonable accommodation in order to participate in the hearing or attend the meeting should call or write the Landmarks Commission no later than five (5) business days before the hearing or meeting.

CERTIFICATE OF APPROPRIATENESS  
BOROUGH OF STATEN ISLAND 10-4370 - Block 15, Lot 53-49 St. Marks Place - St. George Historic District  
A neo-Romanesque style church building designed by Harding and Gooch and built in 1900-01. Application is to replace face brick on the Carroll Place facade.

CERTIFICATE OF APPROPRIATENESS  
BOROUGH OF BROOKLYN 10-4968 - Block 45, Lot 7509-72 Front Street, aka 70 Washington Street - DUMBO Historic District  
An Industrial neo-Classical style factory building designed by William Higginson and built in 1911. Application is to install a bracket sign.

CERTIFICATE OF APPROPRIATENESS  
BOROUGH OF BROOKLYN 10-2543 -Block 31, Lot 1-201 Water Street - DUMBO Historic District  
A Daylight Factory style factory building designed by Frank H. Quinby and built in 1913; and a vernacular style factory building built c. 1900. Application is to amend a previous approval to alter ground floor openings and install storefront infill.

CERTIFICATE OF APPROPRIATENESS  
BOROUGH OF BROOKLYN 10-4512 - Block 252, Lot 60-31 Joralemon Street - Brooklyn Heights Historic District  
A Greek Revival style house built in 1845. Application is to construct a rear yard addition. Zoned R6.

CERTIFICATE OF APPROPRIATENESS  
BOROUGH OF BROOKLYN 10-4752 - Block 1059, Lot 64-181 Lincoln Place - Park Slope Historic District  
A complex of school buildings including the original neo-Jacobean style Berkeley Institute designed by Walker and Morris and built in 1896, and a gymnasium designed by John Burke and built in 1937-38. Application is to construct an addition and a rooftop fence. Zoned R7B.

## CERTIFICATE OF APPROPRIATENESS

BOROUGH OF BROOKLYN 10-3809 - Block 5032, Lot 9-130 Maple Street - Prospect Lefferts Gardens Historic District

A neo-Renaissance style rowhouse designed by Axel Hedman and built in 1908-1911. Application is construct a rear deck and alter openings.

## ADVISORY REPORT

BOROUGH OF BROOKLYN 10-5321 - Block 7073, Lot 1-West 16th Street at Reigelmann Boardwalk - The Parachute Jump- Individual Landmark

A structure invented by Commander James H. Strong, engineered by Elwyn E. Seelye & Company, and erected in 1939; and moved to its present site by architect Michael Marlo and engineer Edwin W. Kleinert in 1940-41. Application is to reconstruct the plaza surrounding and beneath the structure.

## BINDING REPORT

BOROUGH OF BROOKLYN 10-4985 - Block 7073, Lot 1-West 16th Street at Reigelmann Boardwalk - The Parachute Jump- Individual Landmark

A structure invented by Commander James H. Strong, engineered by Elwyn E. Seelye & Company, and erected in 1939; and moved to its present site by architect Michael Marlo and engineer Edwin W. Kleinert in 1940-41. Application is to install fencing, lighting, bird control, and anti-climbing measures.

## CERTIFICATE OF APPROPRIATENESS

BOROUGH OF MANHATTAN 10-4370 - Block 41, Lot 15-60 Pine Street - Down Town Association- Individual Landmark

A Romanesque Revival style clubhouse designed by Charles C. Haight, built in 1886-87, and modified with an extension designed by Warren & Wetmore and built in 1910-11. Application is to construct a rooftop addition, infill the non-visible interior courtyard, alter the Cedar Street façade and areaway to provide barrier-free access, and remove a fire escape. Zoned C5-5.

## CERTIFICATE OF APPROPRIATENESS

BOROUGH OF MANHATTAN 10-4718 - Block 189, Lot 5-144 Franklin Street - Tribeca West Historic District

A neo-Grec style warehouse building designed by J. Morgan Slade and built in 1882-1883. Application is to modify windows and install a balcony.

## CERTIFICATE OF APPROPRIATENESS

BOROUGH OF MANHATTAN 10-0515 - Block 189, Lot 7501-

6 Varick Street - Tribeca West Historic District

A neo-Grec/Queen Anne style warehouse built in 1881-1882. Application is to establish a master plan governing the future installation of windows.

## CERTIFICATE OF APPROPRIATENESS

BOROUGH OF MANHATTAN 10-3122 - Block 193, lot 26 - 35 Walker Street - Tribeca East Historic District

A building with mid-19th century features originally built as a house circa 1808. Application is to reconstruct party walls; construct rooftop additions; install a barrier-free access ramp; install doors; and remove a fire escape. Zoned C6-2A.

## CERTIFICATE OF APPROPRIATENESS

BOROUGH OF MANHATTAN 10-5026 - Block 515, Lot 15-155 Wooster Street - SoHo-Cast Iron Historic District

A Classical Revival style store and loft building designed by George F. Pelham and built in 1897-1898. Application is to install a painted wall sign. Zoned M1-5A.

## CERTIFICATE OF APPROPRIATENESS

BOROUGH OF MANHATTAN 10-4067 - Block 632, Lot 55-535 Hudson Street - Greenwich Village Historic District

An apartment building designed by Samuel Roth and built in 1951-1953. Application is to construct rooftop and rear yard additions. Zoned C1-6.

## CERTIFICATE OF APPROPRIATENESS

BOROUGH OF MANHATTAN 10-4692 - Block 572, Lot 52-17 West 8th Street - Greenwich Village Historic District

A Greek Revival style house built in 1845-46. Application is to alter the facade and install windows and storefront infill.

## CERTIFICATE OF APPROPRIATENESS

BOROUGH OF MANHATTAN 10-2680 - Block 746, Lot 20-331 West 22nd Street - Chelsea Historic District

An Italianate style rowhouse built in 1850. Application is to legalize the installation of window grilles without Landmarks Preservation Commission permits and alterations to the areaway completed in non-compliance with Permit for Minor Work 06-2142.

## CERTIFICATE OF APPROPRIATENESS

BOROUGH OF MANHATTAN 10-5380 - Block 1260, lot 16-37 West 44th Street - New York Yacht Club-Individual Landmark

A Beaux-Arts style building designed by Warren & Wetmore and built in 1899-1900. Application is to remove cast iron skylights.

## CERTIFICATE OF APPROPRIATENESS

BOROUGH OF MANHATTAN 10-3014 - Block 1216, Lot 27-101 West 85th Street - Upper West Side/Central Park West Historic District

A Renaissance Revival style apartment hotel designed by John G. Prague and built in 1889-90. Application is to modify the areaway and install a barrier-free lift.

j20-f2

## TEACHERS' RETIREMENT BOARD

## MEETING

A regular meeting of the Teacher's Retirement Board will be held on Thursday, January 21, 2010 at 3:30 P.M. in the 16th Floor Boardroom, 55 Water Street, New York, NY 10041.

j19-21

## TRANSPORTATION

## PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN, pursuant to law, that the following proposed revocable consents, have been scheduled for a public hearing by the New York City Department of Transportation. The hearing will be held at 55 Water Street, 9th Floor, Room 945 commencing at 2:00 P.M. on Wednesday, January 27, 2010. Interested parties can obtain copies of proposed agreements or request sign-language interpreters (with at least seven days prior notice) at 55 Water Street, 9th Floor SW, New York, NY 10041, or by calling (212) 839-6550.

**#1** In the matter of a proposed revocable consent authorizing Bri-Senna Limited to maintain and use a stoop, an areaway and a planted area on the north sidewalk of West 89th Street, west of West End Avenue, in the Borough of Manhattan. The proposed revocable consent is for a term of ten years from July 1, 2010 to June 30, 2020 and provides, among other terms and conditions, for compensation payable to the City according to the following schedule:

For the period July 1, 2010 to June 30, 2025 - \$25/annum

the maintenance of a security deposit in the sum of \$5,000, and the filing of an insurance policy in the minimum amount of \$250,000/\$1,000,000 for bodily injury and property damage for each occurrence in the aggregate amount of \$100,000

**#2** In the matter of a proposed revocable consent authorizing Hospital for Special Surgery to maintain and use a conduit under and across East 71st Street, west of Franklin D. Roosevelt Drive, in the Borough of Manhattan. The proposed revocable consent is for a term of ten years from July 1, 2010 to June 30, 2020 and provides, among other terms and conditions, for compensation payable to the City according to the following schedule:

For the period July 1, 2010 to June 30, 2011 - \$4,618  
 For the period July 1, 2011 to June 30, 2012 - \$4,757  
 For the period July 1, 2012 to June 30, 2013 - \$4,896  
 For the period July 1, 2013 to June 30, 2014 - \$5,035  
 For the period July 1, 2014 to June 30, 2015 - \$5,174  
 For the period July 1, 2015 to June 30, 2016 - \$5,313  
 For the period July 1, 2016 to June 30, 2017 - \$5,452  
 For the period July 1, 2017 to June 30, 2018 - \$5,591  
 For the period July 1, 2018 to June 30, 2019 - \$5,730  
 For the period July 1, 2019 to June 30, 2020 - \$5,869

the maintenance of a security deposit in the sum of \$5,900, and the filing of an insurance policy in the minimum amount of \$250,000/\$1,000,000 for bodily injury and property damage for each occurrence in the aggregate amount of \$100,000.

**#3** In the matter of a proposed revocable consent authorizing Tribeca Grand Hotel, Inc. to maintain and use cornices projecting beyond the building lines above the sidewalks of Avenue of the Americas, Church and Walker Streets, in the Borough of Manhattan. The proposed revocable consent is for a term of ten years from July 1, 2010 to June 30, 2020 and provides, among other terms and conditions, for compensation payable to the City according to the following schedule:

For the period July 1, 2010 to June 30, 2011 - \$47,016  
 For the period July 1, 2011 to June 30, 2012 - \$48,426  
 For the period July 1, 2012 to June 30, 2013 - \$49,836  
 For the period July 1, 2013 to June 30, 2014 - \$51,246  
 For the period July 1, 2014 to June 30, 2015 - \$52,656  
 For the period July 1, 2015 to June 30, 2016 - \$54,066  
 For the period July 1, 2016 to June 30, 2017 - \$55,476  
 For the period July 1, 2017 to June 30, 2018 - \$56,886  
 For the period July 1, 2018 to June 30, 2019 - \$58,296  
 For the period July 1, 2019 to June 30, 2020 - \$59,706

the maintenance of a security deposit in the sum of \$44,700, and the filing of an insurance policy in the minimum amount of \$250,000/\$1,000,000 for bodily injury and property damage for each occurrence in the aggregate amount of \$100,000.

**#4** In the matter of a proposed revocable consent authorizing Gerald Gehman to maintain and use a fenced-in area on the north sidewalk of East 93rd Street, west of Madison Avenue, in the Borough of Manhattan. The proposed revocable consent is for a term of ten years from July 1, 2009 to June 30, 2019 and provides, among other terms and conditions, for compensation payable to the City according to the following schedule:

For the period July 1, 2009 to June 30, 2019 - \$25/annum

the maintenance of a security deposit in the sum of \$3,000, and the filing of an insurance policy in the minimum amount of \$250,000/\$1,000,000 for bodily injury and property damage for each occurrence in the aggregate amount of \$100,000.

**#5** In the matter of a proposed revocable consent authorizing 306 East 86th Street LLC to maintain and use a sidewalk hatch under the south sidewalk of East 86th Street, east of Second Avenue, in the Borough of Manhattan. The proposed revocable consent is for a term of ten years from July 1, 2010 to June 30, 2020 and provides, among other terms and conditions, for compensation payable to the City according to the following schedule:

For the period July 1, 2010 to June 30, 2011 - \$514  
 For the period July 1, 2011 to June 30, 2012 - \$529  
 For the period July 1, 2012 to June 30, 2013 - \$544  
 For the period July 1, 2013 to June 30, 2014 - \$559  
 For the period July 1, 2014 to June 30, 2015 - \$574  
 For the period July 1, 2015 to June 30, 2016 - \$589  
 For the period July 1, 2016 to June 30, 2017 - \$604  
 For the period July 1, 2017 to June 30, 2018 - \$619  
 For the period July 1, 2018 to June 30, 2019 - \$634  
 For the period July 1, 2019 to June 30, 2020 - \$649

the maintenance of a security deposit in the sum of \$1,000, and the filing of an insurance policy in the minimum amount of \$500,000/\$2,000,000 for bodily injury and property damage for each occurrence in the aggregate amount of \$200,000.

**#6** In the matter of a proposed revocable consent authorizing Urbivore Worldwide LLC to construct, maintain and use front entry steps on the south sidewalk of West 118th Street, west of Frederick Douglass Boulevard, in the Borough of Manhattan. The proposed revocable consent is for a term of

ten years from the Date of Approval by the Mayor and provides among other terms and conditions, for compensation payable to the City according to the following schedule:

From the Date of Approval to June 30, 2010 - \$350/annum

For the period July 1, 2010 to June 30, 2011 - \$361  
 For the period July 1, 2011 to June 30, 2012 - \$372  
 For the period July 1, 2012 to June 30, 2013 - \$383  
 For the period July 1, 2013 to June 30, 2014 - \$394  
 For the period July 1, 2014 to June 30, 2015 - \$405  
 For the period July 1, 2015 to June 30, 2016 - \$416  
 For the period July 1, 2016 to June 30, 2017 - \$427  
 For the period July 1, 2017 to June 30, 2018 - \$438  
 For the period July 1, 2018 to June 30, 2019 - \$449  
 For the period July 1, 2019 to June 30, 2020 - \$460

the maintenance of a security deposit in the sum of \$3,000, and the filing of an insurance policy in the minimum amount of \$250,000/\$1,000,000 for bodily injury and property damage for each occurrence in the aggregate amount of \$100,000.

**#7** In the matter of a proposed revocable consent authorizing 1251 Americas Associates II L.P. and 1221 Avenue Holdings LLC to maintain and use a passageway under and across West 49th Street, west of Avenue of the Americas, in the Borough of Manhattan. The proposed revocable consent is for a term of ten years from July 1, 2010 to June 30, 2020 and provides, among other terms and conditions, for compensation payable to the City according to the following schedule:

For the period July 1, 2010 to June 30, 2011 - \$108,821  
 For the period July 1, 2011 to June 30, 2012 - \$111,991  
 For the period July 1, 2012 to June 30, 2013 - \$115,161  
 For the period July 1, 2013 to June 30, 2014 - \$118,331  
 For the period July 1, 2014 to June 30, 2015 - \$121,501  
 For the period July 1, 2015 to June 30, 2016 - \$124,671  
 For the period July 1, 2016 to June 30, 2017 - \$127,841  
 For the period July 1, 2017 to June 30, 2018 - \$131,011  
 For the period July 1, 2018 to June 30, 2019 - \$134,181  
 For the period July 1, 2019 to June 30, 2020 - \$137,351

the maintenance of a security deposit in the sum of \$137,400, and the filing of an insurance policy in the minimum amount of \$1,250,000/\$5,000,000 for bodily injury and property damage for each occurrence in the aggregate amount of \$1,000,000.

**#8** In the matter of a proposed revocable consent authorizing The New York and Presbyterian Hospitals, Inc. to maintain and use a pedestrian tunnel under and across York Avenue, north of East 68th Street, in the Borough of Manhattan. The proposed revocable consent is for a term of ten years from July 1, 2008 to June 30, 2018 and provides, among other terms and conditions, for compensation payable to the City according to the following schedule:

For the period July 1, 2008 to June 30, 2009 - \$26,809  
 For the period July 1, 2009 to June 30, 2010 - \$27,613  
 For the period July 1, 2010 to June 30, 2011 - \$28,417  
 For the period July 1, 2011 to June 30, 2012 - \$29,221  
 For the period July 1, 2012 to June 30, 2013 - \$30,025  
 For the period July 1, 2013 to June 30, 2014 - \$30,829  
 For the period July 1, 2014 to June 30, 2015 - \$31,633  
 For the period July 1, 2015 to June 30, 2016 - \$32,437  
 For the period July 1, 2016 to June 30, 2017 - \$33,241  
 For the period July 1, 2017 to June 30, 2018 - \$34,045

the maintenance of a security deposit in the sum of \$34,100, and the filing of an insurance policy in the minimum amount of \$1,250,000/\$5,000,000 for bodily injury and property damage for each occurrence in the aggregate amount of \$1,000,000.

**#9** In the matter of a proposed revocable consent authorizing J.W. Mays, Inc. to maintain and use a bridge over and across Bond Street, north of Livingston Street, in the Borough of Brooklyn. The proposed revocable consent is for a term of ten years from July 1, 2010 to June 30, 2020 and provides, among other terms and conditions, for compensation payable to the City according to the following schedule:

For the period July 1, 2010 to June 30, 2011 - \$13,216  
 For the period July 1, 2011 to June 30, 2012 - \$13,601  
 For the period July 1, 2012 to June 30, 2013 - \$13,986  
 For the period July 1, 2013 to June 30, 2014 - \$14,371  
 For the period July 1, 2014 to June 30, 2015 - \$14,756  
 For the period July 1, 2015 to June 30, 2016 - \$15,141  
 For the period July 1, 2016 to June 30, 2017 - \$15,526  
 For the period July 1, 2017 to June 30, 2018 - \$15,911  
 For the period July 1, 2018 to June 30, 2019 - \$16,296  
 For the period July 1, 2019 to June 30, 2020 - \$16,681

the maintenance of a security deposit in the sum of \$59,000, and the filing of an insurance policy in the minimum amount of \$1,250,000/\$5,000,000 for bodily injury and property damage for each occurrence in the aggregate amount of \$1,000,000.

**#10** In the matter of a proposed revocable consent authorizing Marina Gafanovich to maintain and use an accessibility ramp and stairs on the north sidewalk of Avenue Z, between East 11th Street and East 12th Street, in the Borough of Brooklyn. The proposed revocable consent is for a term of ten years from July 1, 2009 to June 30, 2019 and provides, among other terms and conditions, for compensation payable to the City according to the following schedule:

For the period July 1, 2009 to June 30, 2019 - \$25/annum

the maintenance of a security deposit in the sum of \$1,500, and the filing of an insurance policy in the minimum amount of \$500,000/\$2,000,000 for bodily injury and property damage for each occurrence in the aggregate amount of \$200,000.

**#11** In the matter of a proposed revocable consent authorizing Midwood Hall Condominium to construct, maintain and use a fenced-in area, together with a stair and an entrance detail on the south sidewalk of Avenue J, east of Ocean Avenue, in the Borough of Brooklyn. The proposed revocable consent is for a term of ten years from the Date of Approval by the Mayor and provides among other terms and conditions, for compensation payable to the City according to the following schedule:

From the Date of Approval to June 30, 2010 - \$1,500/annum

For the period July 1, 2010 to June 30, 2011 - \$1,545  
 For the period July 1, 2011 to June 30, 2012 - \$1,590  
 For the period July 1, 2012 to June 30, 2013 - \$1,635  
 For the period July 1, 2013 to June 30, 2014 - \$1,680  
 For the period July 1, 2014 to June 30, 2015 - \$1,725  
 For the period July 1, 2015 to June 30, 2016 - \$1,770  
 For the period July 1, 2016 to June 30, 2017 - \$1,815  
 For the period July 1, 2017 to June 30, 2018 - \$1,860  
 For the period July 1, 2018 to June 30, 2019 - \$1,905  
 For the period July 1, 2019 to June 30, 2020 - \$1,950

the maintenance of a security deposit in the sum of \$10,000, and the filing of an insurance policy in the minimum amount of \$250,000/\$1,000,000 for bodily injury and property damage for each occurrence in the aggregate amount of \$100,000.

j6-27

#### NOTICE

### COMMUTER VAN SERVICE AUTHORITY APPLICATION Staten Island/Manhattan

NOTICE IS HEREBY GIVEN that the Department of Transportation has received an application for a commuter van service authority. The applicant proposes to operate a van service in the Boroughs of Staten Island and Manhattan. From the Borough of Staten Island bounded on the north by Arthur Kill Road from Bloomingdale Road to Giffords Line, bounded on the east to Giffords Line from Arthur Kill Road to Amboy Road, bounded on the south by Amboy Road from Giffords Line to Bloomingdale Road, bounded on the west by Bloomingdale Road from Amboy Road to Arthur Kill Road to the Borough of Manhattan bounded on the north by Houston Street from Houston Street to South Street, bounded on the south by South Street from Clinton Avenue to Fulton Street, bounded on the west by Fulton Street from South Street to Broadway. The applicant is Red Color Van Service, Inc. They can be reached at 133-56 41st Avenue, 1st Floor, Flushing, NY 11355. The applicant is proposing to use 15 van(s) daily to provide this service 16 hours a day.

There will be a public hearing held on Thursday, February 11, 2010 at the Staten Island Borough Hall, 10 Richmond Terrace, Hearing Room 122, 1st Floor, Staten Island, NY 10301 from 2:00 P.M. - 4:00 P.M. and on February 24, 2010 at the Manhattan Borough President's Office, One Centre Street, 19th Floor South, New York, NY 10007, from 2:00 P.M. - 4:00 P.M. for an opportunity to voice your position on this application. In addition, written comments in support or in opposition to this application may be sent to Ms. Dorothy Szorc at the New York City Department of Transportation, Office of Alternative Modes, 55 Water Street, 6th Floor, New York, NY 10041, no later than February 24, 2010. Any written comments received after this date may not be considered. Those opposing the application must clearly specify why the proposed additional van service will not meet present and/or future public convenience and necessity.

j19-25

## PROPERTY DISPOSITION

### CITYWIDE ADMINISTRATIVE SERVICES

#### DIVISION OF MUNICIPAL SUPPLY SERVICES

##### AUCTION

#### PUBLIC AUCTION SALE NUMBER 10001-P

NOTICE IS HEREBY GIVEN of a bi-weekly public auction of City fleet vehicles consisting of cars, vans, light duty vehicles, trucks, heavy equipment and miscellaneous automotive equipment to be held on Wednesday, February 3, 2010 (SALE NUMBER 10001-P). This auction is held every other Wednesday unless otherwise notified. Viewing is on auction day only from 8:30 A.M. until 9:00 A.M. The auction begins at 9:00 A.M.

LOCATION: 570 Kent Avenue, Brooklyn, NY (in the Brooklyn Navy Yard between Taylor and Clymer Streets).

A listing of vehicles to be offered for sale in the next auction can be viewed on our web site, on the Friday prior to the sale date at: <http://www.nyc.gov/autoauction>  
 Terms and Conditions of sale can also be viewed at this site.

For further information, please call (718) 417-2155 or (718) 625-1313.

j19-f3

### HEALTH AND HOSPITALS CORPORATION

#### SOLICITATIONS

Goods

SALE OF SCRAP METALS – Competitive Sealed Bids – PIN# 000041210021 – DUE 02-10-10 AT 3:00 P.M.

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.

Coler-Goldwater Memorial Hospital, 1 Main Street, Roosevelt Island, New York, NY 10044. Starr Kollore (212) 318-4260, [starr.kollore@nychhc.org](mailto:starr.kollore@nychhc.org)

j21

### POLICE

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

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

Recovered, lost, abandoned property, property obtained from prisoners, emotionally disturbed, intoxicated and deceased persons; and property obtained from persons incapable of caring for themselves. Motor vehicles, boats, bicycles, business machines, cameras, calculating machines, electrical and optical property, furniture, furs, handbags, hardware, jewelry, photographic equipment, radios, robes, sound systems, surgical and musical instruments, tools, wearing apparel, communications equipment, computers, and other miscellaneous articles.

#### INQUIRIES

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

#### FOR MOTOR VEHICLES

(All Boroughs):

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

#### FOR ALL OTHER PROPERTY

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

j1-d31

## PROCUREMENT

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

### ADMINISTRATION FOR CHILDREN'S SERVICES

#### SOLICITATIONS

Services (Other Than Human Services)

PROCESS SERVICE – Competitive Sealed Bids – PIN# 068-10-ADM-0002 – DUE 02-18-10 AT 3:00 P.M. – OPTIONAL PRE-BID DATE: Thursday, February 4, 2010 at 10:00 A.M. at 150 William Street, Room 8B1, New York, NY 10038.

Bid forms and specifications may be obtained, free of charge, from the ACS website, any time before the bid date (recommended method). Copy the link into your browser to go to the appropriate page <http://www.nyc.gov/html/acs/html/business/business.shtml>. In the event that you are unable to download this bid, further assistance should be requested by email. Send all e-mail requests to [schneiderg@acs.nyc.gov](mailto:schneiderg@acs.nyc.gov) and [dheadley@acs.nyc.gov](mailto:dheadley@acs.nyc.gov). Please type the PIN referenced above and type of service into the subject line. Also, type the name of the company, complete address, contact name, phone and fax numbers into the body of the e-mail. If all else fails, you may call (212) 341-3461 to make arrangements to pick up a bid package in person. Vendor Source code is 65893.

Use the following address unless otherwise specified in notice, to secure, examine or submit bid/proposal documents, vendor pre-qualification and other forms; specifications/blueprints; other information; and for opening and reading of bids at date and time specified above. Administration for Children's Services, 150 William Street, 9th Floor, Room 9J2, New York, NY 10038. Glenn Schneider (212) 341-3461, [accoadm@nysemil.state.ny.us](mailto:accoadm@nysemil.state.ny.us)

j21

#### INTENT TO AWARD

Human/Client Service

FOSTER CARE SERVICES - CITYWIDE – Negotiated Acquisition – DUE 01-27-10 AT 10:00 A.M. – PIN# 06810FC10006 - FOSTER CARE SERVICES - CITYWIDE

PIN# 06810FC10001 - FOSTER CARE SERVICES - CITYWIDE  
 PIN# 06810FC10008 - FOSTER CARE SERVICES - CITYWIDE  
 PIN# 06810FC10012 - FOSTER CARE SERVICES - CITYWIDE  
 PIN# 06810FC10013 - FOSTER CARE SERVICES - CITYWIDE  
 PIN# 06810FC10015 - FOSTER CARE SERVICES - CITYWIDE  
 PIN# 06810FC10016 - FOSTER CARE SERVICES - CITYWIDE  
 PIN# 06810FC10020 - FOSTER CARE SERVICES - CITYWIDE  
 PIN# 06810FC10021 - FOSTER CARE SERVICES - CITYWIDE  
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 PIN# 06810FC10039 - FOSTER CARE SERVICES - CITYWIDE  
 PIN# 06810FC10017 - FOSTER CARE SERVICES - CITYWIDE  
 PIN# 06810FC10004 - FOSTER CARE SERVICES - CITYWIDE  
 PIN# 06810FC10010 - FOSTER CARE SERVICES - CITYWIDE  
 PIN# 06810FC10011 - FOSTER CARE SERVICES - CITYWIDE

To enter into negotiation with the twenty four (24) organizations cited below for the provision of Foster Care Services - Citywide.

1. Cardinal McCloskey
2. Catholic Guardian Society
3. Catholic Guardian Society
4. Coalition Hispanic Family Services
5. Community Counseling and Mediation
6. Edwin Gould Services
7. Episcopal Social Services
8. Forestdale Inc.
9. Good Shepherd Services
10. Graham Windham
11. Harlem Dowling - West Side
12. Heartshare Human Services
13. Inwood House
14. Jewish Child Care
15. Little Flower
16. Lutheran Social Services
17. N.Y. Foundling
18. Ohel Children Family Services
19. Seaman's Society
20. SCO Family of Services
21. Mercyfirst
22. St. Vincent Services
23. The Children Aid Society
24. The Children's Village

In accordance with Section 3-04(b)(2)(iii) of the Procurement Policy Board rules, ACS intends to use the Negotiated Acquisition process to extend the subject contracts' terms to ensure continuity of mandated services. The terms of the Foster Care contracts are projected to be for four (4) months from March 1, 2010 to June 30, 2010. Suppliers may express interest in future procurements by contacting Rafael Asusta at ACS' Child Welfare Services Unit, 150 William street, 9th Floor, NY NY 10038 or by calling (212) 341-3511 between the hours of 10:00 A.M. and 4:00 P.M. on business days.

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

Administration for Children's Services, 150 William Street, New York, NY 10038. Rafael Asusta (212) 341-3511.

j15-22

### CITYWIDE ADMINISTRATIVE SERVICES

#### DIVISION OF MUNICIPAL SUPPLY SERVICES

##### SOLICITATIONS

Goods

GRP: DRESSER PUMPS AND PARTS – Competitive Sealed Bids – PIN# 8571000378 – DUE 02-19-10 AT 10:30 A.M.  
 ● FORKLIFT TRUCK (ELECTRIC POWERED), D.E.P. – Competitive Sealed Bids – PIN# 8570901403 – DUE 02-19-10 AT 10:30 A.M.

Request via fax (212) 669-7603.

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

Department of Citywide Administrative Services  
 1 Centre Street, Room 1800, New York, NY 10007.  
 Anna Wong (212) 669-8610, [dcasdmssbids@dcas.nyc.gov](mailto:dcasdmssbids@dcas.nyc.gov)

j21

**GRP: FIRE RESEARCH FLOWMETERS AND ACCESSORIES** – Competitive Sealed Bids – PIN# 8571000379 – DUE 02-09-10 AT 10:30 A.M. – Request via fax (212) 669-7603.

Use the following address unless otherwise specified in notice, to secure, examine or submit bid/proposal documents, vendor pre-qualification and other forms; specifications/blueprints; other information; and for opening and reading of bids at date and time specified above.  
Department of Citywide Administrative Services, 1 Centre Street, Room 1800, New York, NY 10007. Anna Wong (212) 669-8610, dcasdmssbids@dcas.nyc.gov

**VENDOR LISTS**

Goods

**ACCEPTABLE BRAND LIST** – In accordance with PPB Rules, Section 2-05(c)(3), the following is a list of all food items for which an Acceptable Brands List has been established.

1. Mix, Biscuit - AB-14-1:92
2. Mix, Bran Muffin - AB-14-2:91
3. Mix, Corn Muffin - AB-14-5:91
4. Mix, Pie Crust - AB-14-9:91
5. Mixes, Cake - AB-14-11:92A
6. Mix, Egg Nog - AB-14-19:93
7. Canned Beef Stew - AB-14-25:97
8. Canned Ham Shanks - AB-14-28:91
9. Canned Corned Beef Hash - AB-14-26:94
10. Canned Boned Chicken - AB-14-27:91
11. Canned Corned Beef - AB-14-30:91
12. Canned Ham, Cured - AB-14-29:91
13. Complete Horse Feed Pellets - AB-15-1:92
14. Canned Soups - AB-14-10:92D
15. Infant Formula, Ready to Feed - AB-16-1:93
16. Spices - AB-14-12:95
17. Soy Sauce - AB-14-03:94
18. Worcestershire Sauce - AB-14-04:94

Application for inclusion on the above enumerated Acceptable Brand Lists for foods shall be made in writing and addressed to: Purchase Director, Food Unit, Department of Citywide Administrative Services, Division of Municipal Supply Services, 1 Centre Street, 18th Floor, New York, NY 10007. (212) 669-4207.

jy17-j4

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

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

Applications for consideration of equipment products for inclusion on the acceptable brands list are available from: Vendor Relations, Department of Citywide Administrative Services, Division of Municipal Supply Services, 1 Centre Street, 18th Floor, New York, NY 10007. (212) 669-8610.

jy17-j4

**OPEN SPACE FURNITURE SYSTEMS - CITYWIDE** – In accordance with PPB Rules, Section 2.05(c)(3), an Acceptable Brands List, #AB-17W-1:99, has been established for open space furniture systems.

Application for consideration of product for inclusion on this acceptable brands list shall be made in writing and addressed to: Vendor Relations, Department of Citywide Administrative Services, Division of Municipal Supply Services, 1 Centre Street, 18th Floor, New York, NY 10007, (212) 669-8610.

jy17-j4

**DESIGN & CONSTRUCTION**

**CONTRACT SECTION**

**SOLICITATIONS**

Construction / Construction Services

**CONSTRUCTION OF STORM SEWERS IN 263RD STREET BET. 86TH AVENUE AND EAST WILLISTON AVENUE, QUEENS** – Competitive Sealed Bids – PIN# 8502010SE0011C – DUE 02-17-10 AT 11:00 A.M. – PROJECT NO.: SEQ200520. Vendor Source ID#: 65984.  
**CONSTRUCTION OF CATCH BASINS IN VARIOUS LOCATIONS, THE BRONX** – Competitive Sealed Bids – PIN# 8502009SE0019C – DUE 02-17-10 AT 11:00 A.M. - PROJECT NO.: SECBMTAX1. Vendor Source ID#: 65981.

Experience Requirements. Bid documents are available at: <http://www.nyc.gov/ddc>. This bid solicitation includes M/WBE participation goal(s) for subcontracted work. For the M/WBE goals, please visit our website at [www.nyc.gov/buildnyc](http://www.nyc.gov/buildnyc) see "Bid Opportunities." For more information about M/WBE certification, please call 311 or go to [www.nyc.gov/getcertified](http://www.nyc.gov/getcertified). Apprenticeship participation requirements apply to these contracts.

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. Bid document deposit - \$35.00 per set. Company check or money order only. No cash accepted. Late bids will not be accepted.  
Department of Design and Construction  
30-30 Thomson Avenue, 1st Floor, Long Island City, NY 11101. Ben Perrone (718) 391-2614.

j21

**HEALTH AND HOSPITALS CORPORATION**

The New York City Health and Hospitals Corporation is regularly soliciting bids for supplies and equipment

at its Central Purchasing Offices, 346 Broadway, New York City, Room 516, for its Hospitals and Diagnostic and Treatment Centers. All interested parties are welcome to review the bids that are posted in Room 516 weekdays between 9:00 a.m. and 4:30 p.m. For information regarding bids and the bidding process, please call (212) 442-3863.

j1-d31

**SOLICITATIONS**

Goods & Services

**REMOVAL AND REPLACEMENT OF REVOLVING DOORS** – Competitive Sealed Bids – PIN# 22210042 – DUE 02-09-10 AT 3:00 P.M. – There will be site visits on 02/01/2010 and 02/02/2010 at 10:00 A.M. both days at Lincoln Hospital Center, 234 East 149th Street, Bronx, New York 10451. Bidders will meet in the Purchasing Department in Room 2A2 prior to site visit. Bidder may chose either date to attend. No requests for bids will be honored after January 25, 2010.

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.  
Lincoln Hospital Center, 234 East 149th Street, Bronx, NY 10451. Raleigh Kelley (718) 579-5909, raleigh.kelley@nychhc.org

j21

**HOMELESS SERVICES**

**OFFICE OF CONTRACTS AND PROCUREMENT**

**SOLICITATIONS**

Human / Client Service

**CORRECTION: TRANSITIONAL RESIDENCES FOR HOMELESS/ DROP-IN CENTERS** – Competitive Sealed Proposals – Judgment required in evaluating proposals - PIN# 071-00S-003-262Z – DUE 06-27-11 AT 10:00 A.M. – CORRECTION: The Department of Homeless Services is soliciting proposals from organizations interested in developing and operating transitional residences for homeless adults and families including the Neighborhood Based Cluster Residence and drop-in centers for adults. This is an open-ended solicitation; there is no due date for submission.

Use the following address unless otherwise specified in notice, to secure, examine or submit bid/proposal documents, vendor pre-qualification and other forms; specifications/blueprints; other information; and for opening and reading of bids at date and time specified above.  
Department of Homeless Services, 33 Beaver Street  
13th Floor, New York, NY 10004.  
Marta Zmoira (212) 361-0888, mzmaira@dhs.nyc.gov

j6-20

**HOUSING AUTHORITY**

**SOLICITATIONS**

Construction / Construction Services

**ELEVATOR REHABILITATION AND MAINTENANCE AND SERVICE FOR TWELVE (12) ELEVATORS AT ST. MARY'S PARK** – Competitive Sealed Bids – PIN# EV9020162 – DUE 02-04-10 AT 10:00 A.M. – Bid documents are available Monday through Friday, 9:00 A.M. to 4:00 P.M. for a \$25.00 fee in the form of a money order or certified check made payable to NYCHA.

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, 11th Floor  
New York, NY 10007. Gloria Guillo, MPA, CPPO  
(212) 306-3121, gloria.guillo@nycha.nyc.gov

j14-21

**SIDEWALK SHEDS REQUIREMENTS CONTRACT FOR VARIOUS LOCATIONS, THE BRONX AND QUEENS** – Competitive Sealed Bids – PIN# BW9021241 – DUE 02-04-10 AT 10:30 A.M. – Bid documents are available Monday through Friday, 9:00 A.M. to 4:00 P.M., for a \$25.00 fee in the form of a money order or certified check made payable to NYCHA.

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, 11th Floor  
New York, NY 10007. Gloria Guillo, MPA, CPPO  
(212) 306-3121.

j14-21

**JUVENILE JUSTICE**

**SOLICITATIONS**

Human / Client Service

**PROVISION OF NON-SECURE DETENTION GROUP HOMES** – Negotiated Acquisition – Judgment required in evaluating proposals - PIN# 13010DJJ000 – DUE 06-30-11 AT 2:00 P.M. – The Department of Juvenile Justice is soliciting applications from organizations interested in operating non-secure detention group homes in New York City. This is an open-ended solicitation; applications will be accepted on a rolling basis until 2:00 P.M. on 6/30/11.

Use the following address unless otherwise specified in notice, to secure, examine or submit bid/proposal documents, vendor pre-qualification and other forms; specifications/

blueprints; other information; and for opening and reading of bids at date and time specified above.  
Department of Juvenile Justice, 110 William Street  
14th Floor, New York, NY 10038.  
Chuma Uwechia (212) 442-7716, cuwechia@djj.

jy1-d16

**PARKS AND RECREATION**

**REVENUE AND CONCESSIONS**

**SOLICITATIONS**

Services (Other Than Human Services)

**DEVELOPMENT OF A CHILDREN'S AMUSEMENT VENUE, INCLUDING THE RENOVATION AND OPERATION OF THE FOREST PARK CAROUSEL AND SNACK BAR** – Competitive Sealed Proposals – Judgment required in evaluating proposals - PIN# Q15-B-CL-SB – DUE 03-03-10 AT 3:00 P.M. – In Forest Park, Queens, NY.  
There will be a recommended on-site proposer meeting and site tour on Thursday, January 28 at 11:00 A.M. We will be meeting at the concession site, which is located at the Woodhaven Blvd., entrance to the park. You may park in the parking lot next to the band shell. We will be meeting at the entrance to the concession premises. If you are considering responding to this RFP, please make every effort to attend this recommended meeting and site tour.

TELECOMMUNICATION DEVICE FOR THE DEAF (TDD)  
212-504-4115

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, The Arsenal-Central Park  
830 Fifth Avenue, Room 407, New York, NY 10021.  
Evan George (212) 360-1397, evan.george@parks.nyc.gov

j20-f2

**SCHOOL CONSTRUCTION AUTHORITY**

**CONTRACT ADMINISTRATION**

**SOLICITATIONS**

Construction / Construction Services

**EXTERIOR MASONRY, WINDOWS, ROOF, FLOOR ELIMINATION** – Competitive Sealed Bids – PIN# 10-13127D-1 – DUE 02-08-10 AT 10:00 A.M. – PS 12 (Queens) Project Range: \$1,480,000.00 to \$1,560,000. Non-refundable bid document charge: \$100.00, certified check or money order only. Make payable to the New York City School Construction Authority. Bidders must be pre-qualified by the SCA.

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.  
School Construction Authority, 30-30 Thomson Avenue  
Long Island City, NY 11101. Stephanie Lyle (718) 752-5854.

j21

**SMALL BUSINESS SERVICES**

**PROCUREMENT**

**AWARDS**

Human / Client Service

**CORRECTION: ARRA SECTOR FOCUSED JOB PREP AND PLACEMENT SERVICE ASP** – Negotiated Acquisition – Other (Describe below in Other Legally Mandated Information) - PIN# 801SBS90155RA – AMT: \$500,000.30 – TO: Restaurant Opportunities Center of New York, 275 Seventh Avenue, New York, NY 10001. The NYC Dept. of Small Business Services has awarded this vendor to provide sector focused job preparation and placement services. The notice of intent to enter into negotiation was published in the City Record from June 8, 2009 to June 16, 2009. The term of this contract is from 11/02/09 to 11/01/10.

j21

**TRANSPORTATION**

**INTENT TO AWARD**

Goods & Services

**HYBRID BLACK CAR PROGRAM** – Government to Government – PIN# 84110BXPS480 – DUE 02-04-10 AT 5:00 P.M. – Pursuant to Section 3-13 of the PPB Rules, DOT, Division of Planning and Sustainability, intends to enter into an Agreement with the New York State Energy Research and Development Authority for program management services in connection with the Black Car Hybrid Rebate Program, which seeks to accelerate the use of hybrid vehicle technology in the City's "Black Car" limousine industry. The DOT has determined to use this procurement method because NYSERDA is co-sponsor of the rebate program in conjunction with DOT. Qualified suppliers that wish to express their interest in providing such services in the future are invited to submit expressions of interest.

Use the following address unless otherwise specified in notice, to secure, examine or submit bid/proposal documents, vendor pre-qualification and other forms; specifications/blueprints; other information; and for opening and reading of bids at date and time specified above.  
Department of Transportation, Vincent Pullo, Agency Chief Contracting Officer, 55 Water Street, 8th Floor, NY, NY 10041, or email [vpullo@dot.nyc.gov](mailto:vpullo@dot.nyc.gov)

j21-27

# READER'S GUIDE

The City Record (CR) is, published each business day and includes notices of proposed New York City procurement actions, contract awards, and other procurement-related information. Solicitation notices for most procurements valued at or above \$100,000 for information technology and for construction and construction related services, above \$50,000 for other services, and above \$25,000 for other goods are published for at least one day. Other types of procurements, such as sole source, require notice in the City Record for five consecutive days. Unless otherwise specified, the agencies and offices listed are open for business Mondays thru Fridays from 9:00 A.M. to 5:00 P.M. except legal holidays.

## NOTICE TO ALL NEW YORK CITY CONTRACTORS

The New York State Constitution ensures that all laborers, workers or mechanics employed by a contractor or subcontractor doing public work are to be paid the same wage rate that prevails in the trade where the public work is being done. Additionally, New York State Labor Law §§ 220 and 230 provide that a contractor or subcontractor doing public work in construction or building service must pay its employees no less than the prevailing wage. Section 6-109 (the Living Wage Law) of the New York City Administrative Code also provides for a "living wage", as well as prevailing wage, to be paid to workers employed by City contractors in certain occupations. The Comptroller of the City of New York is mandated to enforce prevailing wage. Contact the NYC Comptrollers Office at [www.comptroller.nyc.gov](http://www.comptroller.nyc.gov), click on Labor Law Schedules to view rates.

New York City's "Burma Law" (Local Law No. 33 of 1997) No Longer to be Enforced. In light of the United States Supreme Court's decision in **Crosby v. National Foreign Trade Council**, 530 U.S. 363 (2000), the City has determined that New York City's Local Law No. 33 of 1997 (codified in Administrative Code Section 6-115 and Charter Section 1524), which restricts City business with banks and companies doing business in Burma, is unconstitutional. This is to advise, therefore, that the language relating to Burma contained in existing New York City contracts may not be enforced.

## CONSTRUCTION/CONSTRUCTION SERVICES OR CONSTRUCTION RELATED SERVICES

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.

## VENDOR ENROLLMENT APPLICATION

New York City procures approximately \$7 billion worth of goods, services, construction and construction-related services every year. The NYC Procurement Policy Board Rules require that agencies primarily solicit from established mailing lists called bidder/proposer lists. To register for these lists-free of charge-, prospective suppliers should fill out and submit the NYC-FMS Vendor Enrollment application.

- Online at <http://nyc.gov/selltonyc>
- To request a hardcopy application, call the Vendor Enrollment Center at (212) 857-1680.

## Attention Existing Suppliers:

Even if you already do business with NYC agencies, be sure to fill out an application. We are switching over to citywide, centralized Bidders Lists instead of the agency-specific lists previously used to issue notices about upcoming contract opportunities. To continue receiving notices of New York City contract opportunities, you must fill out and submit a NYC-FMS Vendor Enrollment application. If you are uncertain whether you have already submitted an application, call us at (212) 857-1680.

## SELLING TO GOVERNMENT TRAINING WORKSHOP

New and experienced vendors are encouraged to register for a free training course on how to do business with New York City. "Selling to Government" workshops are conducted by the Department of Small Business Services, 110 William Street, New York, NY 10038. Morning and afternoon sessions are convened on the first Tuesday of each month. For more information, and to register, call (212) 618-8845.

## PRE-QUALIFIED LIST

New York City procurement policy permits agencies to develop and solicit from pre-qualified lists of vendors, under prescribed circumstance. When it is decided by an agency to develop a pre-qualified list, criteria for pre-qualification must be clearly explained in the solicitation and notice of the opportunity to pre-qualify for that solicitation must be published in at least five issues of the CR.

Information and qualification questionnaires for inclusion on such list may be obtained directly from the Agency Chief Contracting Officer at each agency, (see Vendor Information Manual). A completed qualification Questionnaire may be submitted to the Chief Contracting Officer at any time, unless otherwise indicated and action (approval or denial) shall be taken by the agency within 90 days from the date of submission. Any denial or revocation of pre-qualified status can be appealed to the Office of Administrative Trials and Hearings, (OATH), Section 3-11 of the Procurement Policy Board Rules describes the criteria for the general use of pre-qualified lists.

## NON-MAYORAL ENTITIES

The following agencies are not subject to Procurement Policy Board rules and do not follow all of the above procedures: City University, Department of Education, Metropolitan Transportation Authority, Health & Hospitals Corporation, Housing Authority. Suppliers interested in applying for inclusion on bidders list should contact these entities directly (see Vendor Information Manual) at the addresses given.

## PUBLIC ACCESS CENTER

The Public Access Center is available to suppliers and the public as a central source for supplier-related information through on-line computer access. The Center is located at 253 Broadway, 9th floor, in lower Manhattan, and is open Monday through Friday from 10:00 A.M to 3:00 P.M. For information, contact the Mayor's Office of Contract Services at (212) 788-0010.

## ATTENTION: NEW YORK CITY MINORITY AND WOMEN OWNED BUSINESS ENTERPRISES

Join the growing number of Minority and Women Owned Business Enterprises (M/WBEs) that are competing for New York City's business. In order to become certified for the program, your company must substantiate that it: (1) is at least fifty-one percent (51%) owned, operated and controlled by a minority or woman and (2) is either located in New York City or has a significant tie to New York City's business community. To obtain a copy of the certification application and to learn more about the program, contact the New York City Department of Small Business Services, 110 William Street, 2nd Floor, New York, New York 10038 (212) 513-6311.

## PROMPT PAYMENT

It is the policy of the City of New York to pay its bills promptly. The Procurement Policy Board Rules generally require that the City pay its bills within 30 days after the receipt of a proper invoice. The City now pays interest on all late invoices. The grace period that formerly existed was eliminated on July 1, 2000. However, there are certain types of payments that are not eligible for interest. These are listed in Section 4-06 of the Procurement Policy Board Rules. The Comptroller and OMB determine the interest rate on late payments twice a year, in January and in July.

## PROCUREMENT POLICY BOARD RULES

The Rules may also be accessed on the City Website, <http://nyc.gov/selltonyc>

## COMMON ABBREVIATIONS USED IN THE CR

The CR contains many abbreviations. Listed below are simple explanations of some of the most common ones appearing in the CR:

- AB ..... Acceptable Brands List
- AC ..... Accelerated Procurement
- AMT ..... Amount of Contract
- BL ..... Bidders List
- CSB ..... Competitive Sealed Bidding (including multi-step)
- CB/PQ ..... CB from Pre-qualified Vendor List
- CP ..... Competitive Sealed Proposal (including multi-step)
- CP/PQ ..... CP from Pre-qualified Vendor List
- CR ..... The City Record newspaper
- DA ..... Date bid/proposal documents available
- DUE ..... Bid/Proposal due date; bid opening date
- EM ..... Emergency Procurement
- IG ..... Intergovernmental Purchasing
- LBE ..... Locally Based Business Enterprise
- M/WBE ..... Minority/Women's Business Enterprise
- NA ..... Negotiated Acquisition
- NOTICE ..... Date Intent to Negotiate Notice was published in CR
- OLB ..... Award to Other Than Lowest Responsible & Responsive Bidder/Proposer
- PIN ..... Procurement Identification Number
- PPB ..... Procurement Policy Board
- PQ ..... Pre-qualified Vendors List
- RS ..... Source required by state/federal law or grant
- SCE ..... Service Contract Short-Term Extension
- DP ..... Demonstration Project
- SS ..... Sole Source Procurement
- ST/FED ..... Subject to State &/or Federal requirements

## KEY TO METHODS OF SOURCE SELECTION

The Procurement Policy Board (PPB) of the City of New York has by rule defined the appropriate methods of source selection for City procurement and reasons justifying their use. The CR procurement notices of many agencies include an abbreviated reference to the source selection method utilized. The following is a list of those methods and the abbreviations used:

- CSB ..... **Competitive Sealed Bidding** (including multi-step)  
*Special Case Solicitations / Summary of Circumstances:*
- CP ..... **Competitive Sealed Proposal** (including multi-step)
- CP/1 ..... Specifications not sufficiently definite
- CP/2 ..... Judgement required in best interest of City
- CP/3 ..... Testing required to evaluate
- CB/PQ/4 ....
- CP/PQ/4 .... **CB or CP from Pre-qualified Vendor List/** Advance qualification screening needed
- DP ..... Demonstration Project
- SS ..... **Sole Source Procurement/**only one source
- RS ..... Procurement from a Required Source/ST/FED
- NA ..... Negotiated Acquisition  
*For ongoing construction project only:*
- NA/8 ..... Compelling programmatic needs

- NA/9 ..... New contractor needed for changed/additional work
- NA/10 ..... Change in scope, essential to solicit one or limited number of contractors
- NA/11 ..... Immediate successor contractor required due to termination/default  
*For Legal services only:*
- NA/12 ..... Specialized legal devices needed; CP not advantageous
- WA ..... **Solicitation Based on Waiver/Summary of Circumstances** (Client Services/BSB or CP only)
- WA1 ..... Prevent loss of sudden outside funding
- WA2 ..... Existing contractor unavailable/immediate need
- WA3 ..... Unsuccessful efforts to contract/need continues
- IG ..... **Intergovernmental Purchasing** (award only)
- IG/F ..... Federal
- IG/S ..... State
- IG/O ..... Other
- EM ..... **Emergency Procurement** (award only) An unforeseen danger to:
- EM/A ..... Life
- EM/B ..... Safety
- EM/C ..... Property
- EM/D ..... A necessary service
- AC ..... **Accelerated Procurement/**markets with significant short-term price fluctuations
- SCE ..... **Service Contract Extension/**insufficient time; necessary service; fair price  
*Award to Other Than Lowest Responsible & Responsive Bidder or Proposer / Reason* (award only)
- OLB/a ..... anti-apartheid preference
- OLB/b ..... local vendor preference
- OLB/c ..... recycled preference
- OLB/d ..... other: (specify)

## HOW TO READ CR PROCUREMENT NOTICES

Procurement Notices in the CR are arranged by alphabetically listed Agencies, and within Agency, by Division if any. The notices for each Agency (or Division) are further divided into three subsections: Solicitations, Awards; and Lists & Miscellaneous notices. Each of these subsections separately lists notices pertaining to Goods, Services, or Construction.

Notices of Public Hearings on Contract Awards appear at the end of the Procurement Section. At the end of each Agency (or Division) listing is a paragraph giving the specific address to contact to secure, examine and/or to submit bid or proposal documents, forms, plans, specifications, and other information, as well as where bids will be publicly opened and read. This address should be used for the purpose specified UNLESS a different one is given in the individual notice. In that event, the directions in the individual notice should be followed. The following is a SAMPLE notice and an explanation of the notice format used by the CR.

## SAMPLE NOTICE:

### POLICE

#### DEPARTMENT OF YOUTH SERVICES

#### ■ SOLICITATIONS

*Services (Other Than Human Services)*

**BUS SERVICES FOR CITY YOUTH PROGRAM** – Competitive Sealed Bids – PIN# 056020000293 – DUE 04-21-03 AT 11:00 A.M.

*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.*  
NYPD, Contract Administration Unit, 51 Chambers Street, Room 310, New York, NY 10007. Manuel Cruz (646) 610-5225.

☛ m27-30

ITEM	EXPLANATION
POLICE DEPARTMENT	Name of contracting agency
DEPARTMENT OF YOUTH SERVICES	Name of contracting division
■ SOLICITATIONS	Type of Procurement action
<i>Services (Other Than Human Services)</i>	Category of procurement
BUS SERVICES FOR CITY YOUTH PROGRAM	Short Title
CSB	Method of source selection
PIN # 056020000293	Procurement identification number
DUE 04-21-03 AT 11:00 am	Bid submission due 4-21-03 by 11:00 am; bid opening date/time is the same.
<i>Use the following address unless otherwise specified in notice, to secure, examine-submit bid/proposal documents; etc.</i>	Paragraph at the end of Agency Division listing giving contact information, or submit bid/information and Agency Contact address
	NYPD, Contract Administration Unit 51 Chambers Street, Room 310 New York, NY 10007. Manuel Cruz (646) 610-5225.
☛	Indicates New Ad
m27-30	Date that notice appears in City Record

## NUMBERED NOTES

**Numbered Notes are Footnotes.** If a Numbered Note is referenced in a notice, the note so referenced must be read as part of the notice. **1.** All bid deposits must be by company certified check or money order made payable to Agency or Company.