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THE CITY RECORD

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THE CITY RECORD

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PUBLIC HEARINGS AND MEETINGS

See Also: Procurement; Agency Rules

CITY PLANNING COMMISSION

■ PUBLIC HEARINGS

The City Planning Commission will hold a public hearing accessible both in-person and remotely via the teleconferencing application Zoom, at 10:00 A.M. Eastern Daylight Time, on Wednesday, June 18, 2025, regarding the calendar items listed below. The public hearing will be

held in person in the NYC City Planning Commission Hearing Room, Lower Concourse, 120 Broadway, New York, NY. Anyone attending the meeting in-person is encouraged to wear a mask.

The meeting will be live streamed through Department of City Planning's (DCP's) website and accessible from the following webpage, which contains specific instructions on how to observe and participate, as well as materials relating to the meeting: <https://www.nyc.gov/site/nycengage/events/city-planning-commission-public-meeting/481536/1>.

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

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

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

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

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

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

Please inform the Department of City Planning if you need a reasonable accommodation, such as a sign language interpreter, in order to participate in the meeting. The submission of testimony, verbal or written, in a language other than English, will be accepted, and real time interpretation services will be provided based on available resources. Requests for a reasonable accommodation or foreign language assistance during the meeting should be emailed to [AccessibilityInfo@planning.nyc.gov] or made by calling (212) 720-3366.

Requests must be submitted at least five business days before the meeting.

BOROUGH OF THE BRONX
Nos. 1 & 2
5602-5604 BROADWAY REZONING
No. 1

CD 8 **C 240278 ZMX**
IN THE MATTER OF an application submitted by Riverdale Garage Corp. pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 1d:

1. changing from an M1-1 District to an R7-3 District property bounded by a line 220 feet southwesterly of West 233rd Street, Major Deegan Expressway, the southeasterly centerline prolongation of Naples Terrace, and Broadway; and
2. establishing within the proposed R7-3 District a C2-3 District bounded by a line 220 feet southwesterly of West 233rd Street, Major Deegan Expressway, the southeasterly centerline prolongation of Naples Terrace, and Broadway;

as shown on a diagram (for illustrative purposes only) dated April 23, 2025, and subject to the conditions of CEQR Declaration E-843.

No. 2

CD 8 **N 240279 ZRX**
IN THE MATTER OF an application submitted by Riverdale Garage Corp. pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area.

Matter underlined is new, to be added;

Matter ~~struck out~~ is to be deleted;

Matter within # # is defined in Section 12-10;

* * * indicates where unchanged text appears in the Zoning Resolution.

* * *

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

* * *


THE BRONX

* * *

The Bronx Community District 8

Map 1 – [date of adoption]



 Mandatory Inclusionary Housing area
 Area # — [date of adoption] MIH Program Option 1 and Option 2

Portion of Community District 8, The Bronx

* * *

BOROUGH OF BROOKLYN

Nos. 3 and 4

1946 EAST 7TH STREET REZONING

No. 3

CD 15 **C 240252 ZMK**

IN THE MATTER OF an application submitted by Ahi Ezer Expansion Fund Inc pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 28c:

1. changing from an R5 District to an R6A District property bounded by a line 200 feet northerly of Avenue S, a line midway between East 7th Street and East 8th Street, a line 100 feet northerly of Avenue S, and a line 125 feet easterly of Ocean Parkway; and
2. changing from an R5 District to an R7A District property bounded a line 100 feet northerly of Avenue S, a line midway between East 7th Street and East 8th Street, Avenue S, and a line 125 feet easterly of Ocean Parkway;

as shown on a diagram (for illustrative purposes only) dated March 3, 2025, and subject to the conditions of CEQR Declaration E-821.

No. 4

CD 15 **N 240253 ZRK**

IN THE MATTER OF an application submitted by Ahi Ezer Expansion Fund Inc, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, amending Article XI, Chapter 3 (Special Ocean Parkway District) and APPENDIX F (Mandatory Inclusionary Housing Areas and former Inclusionary Housing Designated Areas) for the purpose of establishing a Mandatory Inclusionary Housing area.

Matter underlined is new, to be added;

Matter ~~struck out~~ is to be deleted;

Matter within # # is defined in Section 12-10;

* * * indicates where unchanged text appears in the Zoning Resolution.

* * *

ARTICLE XI

SPECIAL PURPOSE DISTRICTS

Chapter 3

Special Ocean Parkway District

* * *

Appendix A
Special Ocean Parkway District

[EXISTING MAP]



[PROPOSED MAP]



[EXISTING MAP]

[PROPOSED MAP]



* * *

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

* * *


BROOKLYN

* * *

Brooklyn Community District 15

* * *

Map 9 – [date of adoption]

 Mandatory Inclusionary Housing area

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

Portion of Community District 15, Brooklyn

* * *

BOROUGH OF MANHATTAN**Nos. 5 and 6****350 PARK AVENUE****No. 5****CD 5****C 250197 ZSM**

IN THE MATTER OF an application submitted by VNO 350 Park Development LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 81-645 of the Zoning Resolution to allow an increase in the amount of floor area ratio permitted on a qualifying site where an above-grade public concourse is provided, in connection with a proposed commercial building, on property located at 350 Park Avenue (Block 1287, Lots 21, 27, 28 and 33), in C5-3 and C5-2.5 Districts, within the Special Midtown District.

Plans for this proposal are on file with the City Planning Commission and may be seen on the Zoning Application Portal at <https://zap.planning.nyc.gov/projects/2024M0321> or the Department of City Planning at 120 Broadway, 31st Floor, New York, NY 10271-0001.

No. 6**CD 5****C 250198 ZSM**

IN THE MATTER OF an application submitted by VNO 350 Park Development LLC pursuant to Sections 197-c and 201 of the New York City Charter for, in conjunction with the related special permit pursuant to Section 81-645, the grant of a special permit pursuant to Section 81-685 of the Zoning Resolution, to modify:

1. the definition of a qualifying site under Section 81-613 (Definitions) and Section 81-681 (Mandatory requirements for qualifying sites) relating to the publicly accessible space requirements;
2. the height and setback requirements of Section 81-27 (Alternate Height and Setback Regulations - Daylight Evaluation), as modified by Section 81-66 (Special Height and Setback Requirements);
3. the floor area distribution requirements of Section 81-612 (Applicability along district boundaries); and
4. the mandatory district plan elements of Sections 81-42 (Retail Continuity Along Designated Streets) and 32-30 (STREETSCAPE REGULATIONS), Section 81-45 (Pedestrian Circulation Space), and Section 81-47 (Major Building Entrances);

in connection with a proposed commercial building, on property located at 350 Park Avenue (Block 1287, Lots 21, 27, 28 and 33), in C5-3 and C5-2.5 Districts, within the Special Midtown District.

Plans for this proposal are on file with the City Planning Commission and may be seen on the Zoning Application Portal at <https://zap.planning.nyc.gov/projects/2024M0321> or the Department of City Planning, 120 Broadway, 31st Floor, New York, NY 10271-0001.

Nos. 7 – 10
515 7TH AVENUE
No. 7

CD 5**C 240248 ZSM**

IN THE MATTER OF an application submitted by 515 Seventh Avenue Realty, LP pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-851 of the Zoning Resolution to allow a floor area bonus for a covered pedestrian space not to exceed the amount permitted pursuant to Section 121-31* by more than 20 percent, in connection with a proposed commercial building, on property located at 515 7th Avenue (Block 813, Lot 64), in an M1-6 District, within the Special Garment Center District (Subdistrict A3).

*Note: A zoning text amendment is proposed to modify Section 121-31 (Maximum Permitted Floor Area Within Subdistricts A-1 and A-3) under a concurrent related application (N 240247 ZRM).

Plans for this proposal are on file with the City Planning Commission and may be seen on the Zoning Application Portal at <https://zap.planning.nyc.gov/projects/2021M0138> or at the Department of City Planning, 120 Broadway, 31st Floor, New York, NY 10271-0001.

No. 8**CD 5****C 240249 ZSM**

IN THE MATTER OF an application submitted by 515 Seventh Avenue Realty, LP pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 121-71* of the Zoning Resolution to modify the maximum tower coverage requirements of Sections 121-32 (Height of Street Walls and Maximum Building Height Area Within Subdistricts A-1 and A-3) and 43-451 (Towers on small lots) in connection with a proposed commercial building, on property located at 515 7th Avenue (Block 813, Lot 64), in an M1-6 District, within the Special Garment Center District (Subdistrict 3).

*Note: A zoning text amendment is proposed to create a new Section 121-71 (Special Permit to Modify Bulk Regulations in Subdistrict A-3) under a concurrent related application (N 240247 ZRM).

Plans for this proposal are on file with the City Planning Commission and may be seen on the Zoning Application Portal at <https://zap.planning.nyc.gov/projects/2021M0138> or at the Department of City Planning, 120 Broadway, 31st Floor, New York, NY 10271-0001.

No. 9**CD 5****C 240246 ZSM**

IN THE MATTER OF an application submitted by 515 Seventh Avenue Realty, LP pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-153 of the Zoning Resolution to allow a 207,160 square feet transient hotel (Use Group V) on portions of the ground floor and the 12th through 36th floors of a proposed commercial building, on property located at 515 7th Avenue (Block 813, Lot 64), in an M1-6 District, within the Special Garment Center District.

Plans for this proposal are on file with the City Planning Commission and may be seen on the Zoning Application Portal at <https://zap.planning.nyc.gov/projects/2021M0138> or at the Department of City Planning, 120 Broadway, 31st Floor, New York, NY 10271-0001.

No. 10

N 240247 ZRM

CD 5

IN THE MATTER OF an application submitted by 515 Seventh Avenue Realty, LP, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, amending Article XII, Chapter 1 (Special Garment Center District).

Matter underlined is new, to be added;

Matter ~~struck out~~ is to be deleted;

Matter within # # is defined in Section 12-10;

* * * indicates where unchanged text appears in the Zoning Resolution.

ARTICLE I

GENERAL PROVISIONS

* * *

Chapter 2

Construction of Language and Definitions

* * *

12-10

DEFINITIONS

* * *

covered pedestrian space

A "covered pedestrian space" is an enclosed space for public use on a #zoning lot#, permitted by a special permit of the City Planning Commission pursuant to Section 74-85, et seq.

* * *

ARTICLE XII

SPECIAL PURPOSE DISTRICTS

Chapter 1

Special Garment Center District

* * *

121-00

GENERAL PURPOSES

* * *

121-03

Subdistricts

In order to carry out the purposes and provisions of this Chapter, ~~two~~ three Subdistricts, A-1, and A-2, ~~and A-3~~, are established within the #Special Garment Center District#. The location of the Subdistricts is shown on the map (Special Garment Center District and Subdistricts) in Appendix A of this Chapter.

121-10

SPECIAL USE REGULATIONS

* * *

121-13

M1-6 District in Subdistricts A-1 and A-3

In the M1-6 District located within Subdistricts A-1 ~~and A-3~~, #uses# listed under Use Groups IV(B), IX, and X shall be limited to those permitted within M1 Districts in #Special Mixed Use Districts#, as set forth in Section 123-21 (Modifications to M1 Use Regulations), inclusive.

* * *

121-30

SPECIAL BULK REGULATIONS WITHIN SUBDISTRICTS A-1 AND A-3

The following special #bulk# regulations shall apply within Subdistricts A-1 ~~and A-3~~, as shown in Appendix A of this Chapter.

121-31

Maximum Permitted Floor Area Within Subdistricts A-1 and A-3

(a)

~~The In Subdistrict A-1~~, the basic maximum #floor area ratio# of a #zoning lot# shall be as specified for the underlying district in Section 43-12 (Maximum Floor Area Ratio) and may be increased only pursuant to the public plaza provisions of paragraph (a) of Section 43-14 (Floor Area Bonus for Public Plazas and Arcades). No #public plaza#, or any part thereof, shall be permitted on

or within 100 feet of a #wide street#. The arcade provisions of paragraph (b) of Section 43-14 shall not apply.

- (b) In Subdistrict A-3, the basic maximum #floor area ratio# on a #zoning lot# shall be 15.0, which may be increased either pursuant to the public plaza provisions of paragraph (a) of Section 43-14, or by special permit of the City Planning Commission pursuant to Section 74-85 (Covered Pedestrian Space), inclusive. For the purposes of applying the provisions of Section 74-85, inclusive, the M1-6 District shall be considered a C5-3 District. In no event shall the resulting #floor area ratio# exceed 18.0. No #public plaza#, or any part thereof, shall be permitted on or within 100 feet of a #wide street#.

121-32

Height of Street Walls and Maximum Building Height Area Within Subdistricts A-1 and A-3

In Subdistricts A-1 ~~and A-3~~, the underlying height and setback regulations set forth in Sections 43-43 (Maximum Height of Front Wall and Required Front Setbacks) and 43-44 (Alternate Front Setbacks) shall not apply. In lieu thereof, the following provisions shall apply:

* * *

121-60

ANTI-HARASSMENT AND DEMOLITION REGULATIONS IN SUBDISTRICT A-2

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

121-70

SPECIAL PERMITS

121-71

Special Permit to Modify Bulk Regulations in Subdistrict A-3

For any #zoning lot# within Subdistrict A-3, the City Planning Commission may permit modifications to the applicable #bulk# regulations, other than #floor area ratio#, provided the Commission finds that such modifications:

- (a) provide a better distribution of #bulk# on the #zoning lot#;
 (b) result in a better relationship of the #building# to open areas, adjacent #streets# and surrounding #development#; and
 (c) provide adequate light and air for #buildings# on the #zoning lot# and neither impair access to light and air to #legally required windows# in adjacent #buildings# nor adversely affect adjacent #zoning lots# by unduly restricting access to light and air.

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

Appendix A

Special Garment Center District and Subdistricts

[EXISTING MAP]



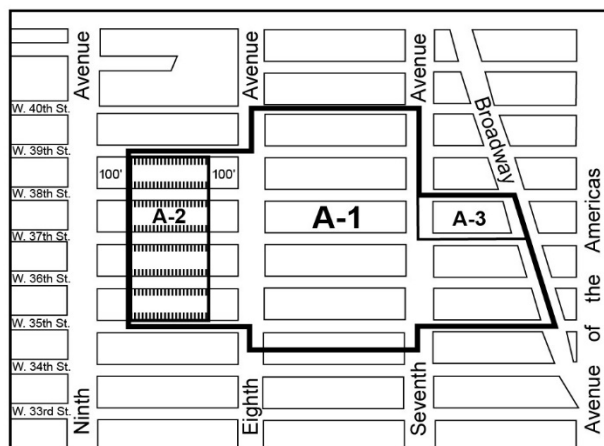
— #Special Garment Center District#

A-1 Garment Center Subdistrict A-1

A-2 Garment Center Subdistrict A-2

===== #Street Wall# required pursuant to 121-42 (a)

[PROPOSED MAP]



— Special Garment Center District

A-1 Garment Center Subdistrict A-1

A-2 Garment Center Subdistrict A-2

A-3 Garment Center Subdistrict A-3

----- Street Wall required pursuant to 121-42(a)

* * *

BOROUGH OF QUEENS

No. 11

JFK CONDUIT LOGISTICS CENTER DEMAPPING

CD 13

C 240151 MMQ

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

1. the elimination of 153rd Way between South Conduit Avenue and Byron Street; and
2. the elimination of Byron Street between 145th Avenue and 146th Avenue; and
3. the elimination of 145th Road between Byron Street and 155th Street; and
4. the adjustment of grades and block dimensions necessitated thereby;

including authorization for any acquisition or disposition of real property related thereto, in Community District 13, Borough of Queens, in accordance with Map No. 5044 dated February 20, 2025, and signed by the Borough President.

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

Accessibility questions: AccessibilityInfo@planning.nyc.gov ;
(212) 720-3366, by: Thursday, June 12, 2025, 5:00 P.M.



j3-18

The City Planning Commission will hold a public hearing accessible both in-person and remotely via the teleconferencing application Zoom, at 10 AM Eastern Daylight Time, on Wednesday, July 2, 2025, regarding the calendar items listed below. The public hearing will be held in person in the NYC City Planning Commission Hearing Room, Lower Concourse, 120 Broadway, New York, NY. Anyone attending the meeting in-person is encouraged to wear a mask.

The meeting will be live streamed through Department of City Planning's (DCP's) website and accessible from the following webpage, which contains specific instructions on how to observe and participate, as well as materials relating to the meeting: <https://www.nyc.gov/site/nycengage/events/city-planning-commission-public-meeting/481556/1>

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

entering the information listed below:

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

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

Meeting ID: **618 237 7396**

[Press # to skip the Participation ID]

Password: 1

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

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

Please inform the Department of City Planning if you need a reasonable accommodation, such as a sign language interpreter, in order to participate in the meeting. The submission of testimony, verbal or written, in a language other than English, will be accepted, and real time interpretation services will be provided based on available resources. Requests for a reasonable accommodation or foreign language assistance during the meeting should be emailed to [\[AccessibilityInfo@planning.nyc.gov\]](mailto:AccessibilityInfo@planning.nyc.gov) or made by calling 212-720-3366. Requests must be submitted at least five business days before the meeting.

BOROUGH OF BROOKLYN

No. 1

BROADWAY JUNCTION STATION CITY MAP AMENDMENT

CD 16

C 230375 MMK

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

1. the elimination, discontinuance, and closing of a portion of Sackman Street between Truxton Street and Fulton Street; and
2. the establishment of a park addition within the former portion of Sackman Street (discontinued and closed); and
3. the elimination of a portion of public park within the area bounded by Truxton Street, Van Sinderen Avenue, Fulton Street, and Eastern Parkway; and
4. the adjustment of grades and block dimensions necessitated thereby;

including authorization for any acquisition or disposition of real property related thereto, in Community District 16, Borough of Brooklyn, in accordance with Map Nos. N-2771 and N-2772 dated February 20, 2025, and signed by the Borough President.

BOROUGH OF QUEENS

Nos. 2 – 5

JAMAICA NEIGHBORHOOD PLAN and STATION PLAZA
JAMAICA CITY MAP CHANGES

No. 2

CDs 8 & 12

C 250172 ZMQ

IN THE MATTER OF an application submitted by Department of City Planning pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 14d, 15b, 18c, and 19a:

1. eliminating from within an existing R7A District a C1-2 District bounded by a line 100 feet southeasterly of Hillside Avenue, Parsons Boulevard, 88th Avenue, and a line 135 feet northeasterly of 153rd Street;
2. eliminating from within an existing R4 District a C1-3 District bounded by 109 Avenue, Guy R. Brewer Boulevard, a line 110 feet southeasterly of 109th Avenue, and a line 100 feet southwesterly of Guy R. Brewer Boulevard;
3. eliminating from within an existing R5D District a C1-3 District bounded by 110th Road, the southeasterly centerline prolongation of 171st Place, the southeasterly street line of 110th Road and its northeasterly prolongation, a line 90 feet southwesterly from 172nd Street, 111th Avenue, 172nd Street, 111th Road, and Merrick Boulevard;
4. eliminating from within an existing R5D District a C1-4 District bounded by:
 - a. Tuskegee Airman Way, Union Hall Street, a line 100 feet southeasterly of Tuskegee Airman Way, and 160th Street; and

- b. a line 100 feet southeasterly of Tuskegee Airman Way, Guy R. Brewer Boulevard, a line perpendicular to the northeasterly street line of Guy R. Brewer Boulevard distant 100 feet southeasterly (as measured along the street line) from the point of intersection of the southeasterly street line of Tuskegee Airmen Way and northeasterly street line of Guy R. Brewer Boulevard, a line midway between Guy R. Brewer Boulevard and 164th Street, 109th Avenue, Union Hall Street, a line 100 feet northwesterly of 109th Avenue, and a line midway between Union Hall Street and Guy R. Brewer Boulevard;
5. eliminating from within an existing R7A District a C1-4 District bounded by Tuskegee Airman Way, a line midway between Guy R. Brewer Boulevard and 164th Street, a line perpendicular to the northeasterly street line of Guy R. Brewer Boulevard distant 100 feet southeasterly (as measured along the street line) from the point of intersection of the southeasterly street line of Tuskegee Airmen Way and northeasterly street line of Guy R. Brewer Boulevard, Guy R. Brewer Boulevard, a line 100 feet southeasterly of Tuskegee Airmen Way, a line midway between Union Hall Street and Guy R. Brewer Boulevard, a line 125 feet southeasterly of Tuskegee Airmen Way, and Union Hall Street;
6. eliminating from within an existing R3-2 District a C2-3 District bounded by 112th Road, Guy R. Brewer Boulevard, Phroane Avenue, a line 100 feet northeasterly of Guy R. Brewer Boulevard, Sayres Avenue, Guy R. Brewer Boulevard, Linden Boulevard, and a line 100 feet southwesterly from Guy R. Brewer Boulevard;
7. eliminating from within an existing R5B District a C2-3 District bounded by Linden Boulevard, 173rd Street, a line 100 feet southeasterly of Linden Boulevard, a line midway between Merrick Boulevard and 172nd Street, 115th Avenue, a line 75 feet southwesterly of 172nd Street, a line 240 feet southeasterly of 115th Avenue, 172nd Street, 116th Avenue, a line 100 feet southwesterly of Merrick Boulevard, a line 200 feet southeasterly of Linden Boulevard, and 170th Street;
8. eliminating from within an existing R5D District a C2-3 District bounded by:
 - a. 108th Avenue, Sutphin Boulevard, 108th Avenue, a line 100 feet northeasterly of Sutphin Boulevard, 109th Avenue, Sutphin Boulevard, Ferndale Avenue, and a line 100 feet southwesterly of Sutphin Boulevard; and
 - b. 113th Avenue, Merrick Boulevard, the southeasterly boundary of St. Albans Memorial Park and its southwesterly prolongation, a line perpendicular to northwesterly street line of Linden Boulevard distant 276 feet northeasterly (as measured along the street line) from the point of intersection of the northwesterly street line of the Linden Boulevard and northeasterly street line of Merrick Boulevard, Linden Boulevard, and a line 130 feet southwesterly of Merrick Boulevard;
9. eliminating from within an existing R6A District a C2-3 District bounded by Liberty Avenue, a line 150 feet northeasterly of Sutphin Boulevard, Tuskegee Airmen Way, and Sutphin Boulevard;
10. eliminating from within an existing R7A District a C2-3 District bounded by Hillside Avenue, a line 100 feet northeasterly of 163rd Street, a line 150 feet southeasterly of Hillside Avenue, 163rd Street, a line 135 feet southeasterly of Hillside Avenue, 161st Street, a line 100 feet southeasterly of Hillside Avenue, Parsons Boulevard, a line midway between Hillside Avenue and 88th Avenue, and 148th Street;
11. eliminating from within an existing R6A District a C2-4 District bounded by:
 - a. a line 100 feet northwesterly of Hillside Avenue, 146th Street and its northwesterly centerline prolongation, a line 100 feet southeasterly of Hillside Avenue, and 139th Street;
 - b. a line 100 feet northwesterly of Hillside Avenue, a line perpendicular to the northwesterly street line of Hillside Avenue distant 330 feet southwesterly (as measured along the street line) from the point of intersection of the northwesterly street line of Hillside Avenue and southwesterly street line of Kingston Place, Hillside Avenue, and 167th Street;
 - c. a line 100 feet northeasterly of Jamaica Avenue, a line midway between 146th Street and Sutphin Boulevard, Jamaica Avenue, and 146th Street; and
 - d. a line 100 feet southerly of Jamaica Avenue, a line 80 feet westerly of 146th Street, a line 145 feet southerly of Jamaica Avenue, 146th Street, 91st Avenue, a line 100 feet northeasterly of 144th Place, a line 200 feet northwesterly of 91st Avenue, and 144th Place;
12. eliminating from within an existing R7A District a C2-4 District bounded by:
 - a. a line 100 feet northwesterly of Hillside Avenue, 167th Street, Hillside Avenue, and the northwesterly center line prolongation of 146th Street; and
 - b. a line 100 feet southeasterly of Hillside Avenue, 100 feet northeasterly of Parsons Boulevard, 88th Avenue, and Parsons Boulevard;
13. eliminating from within an existing R7X District a C2-4 District bounded by Hillside Avenue, 168th Street, a line 100 feet southeasterly of Hillside Avenue, and a line 200 feet northeasterly of Merrick Boulevard;
14. changing from an R3-2 District to an R6A District property bounded by a line 125 feet northwesterly from 111th Avenue, 172nd Street, 111th Avenue, and a line 90 feet southwesterly from 172nd Street;
15. changing from an R4-1 District to an R6A District property bounded by Hendrickson Place, a line 100 feet southwesterly of Merrick Boulevard, 108th Avenue, and 166th Street;
16. changing from an R5 District to an R6A District property bounded by:
 - a. a line 100 feet northwesterly of 87th Road, 164th Street, a line 100 feet northwesterly of Hillside Avenue, and 162nd Street; and
 - b. 97th Avenue, 148th Street, a line 100 feet northwesterly of Liberty Avenue, and 147th Place;
17. changing from an R5D District to an R6A District property bounded by:
 - a. 108th Avenue, a line 100 feet southwesterly of Merrick Boulevard, 108th Road, and 167th Street; and
 - b. a line 200 feet northwesterly of 110th Avenue/Brinkerhoff Avenue, 172nd Street, 110th Avenue/Brinkerhoff Avenue, and a line 100 feet northeasterly from Merrick Boulevard;
18. changing from an M1-1 District to an R6A District property bounded by a line 150 feet southeasterly of Atlantic Avenue, 148th Street, 97th Avenue, and 147th Place;
19. changing from an R3A District to an R6D District property bounded by 110th Road, a line 250 feet northeasterly from Guy R. Brewer Boulevard, a line perpendicular to the northwesterly street line of Claude Avenue distance 300 feet northeasterly (as measured along the street line) from the point of intersection of the northeasterly street line of Guy R. Brewer Boulevard and northwesterly street line of Claude Avenue, a line perpendicular to the southeasterly street line of Claude Avenue distance 220 feet northeasterly (as measured along the street line) from the point of intersection of the northeasterly street line of Guy R. Brewer Boulevard and southeasterly street line of Claude Avenue, Mathias Avenue, and a line 100 feet northeasterly from Guy R. Brewer Boulevard;
20. changing from an R4 District to an R6D District property bounded by:
 - a. a line 190 feet northwesterly of 109th Avenue, a line midway between Union Hall Street and Guy R. Brewer Boulevard; a line 100 feet northwesterly from 109th Avenue and Union Hall Street;
 - b. 109th Avenue, a line 100 feet southwesterly of Guy R. Brewer Boulevard, a line 120 feet southeasterly of 109th Avenue, a line 115 feet southwesterly of Guy R. Brewer Boulevard, 110th Avenue/Brinker, and Union Hall Street;
21. changing from an R5D District to an R6D District property bounded by a line 100 feet northwesterly of 109th Avenue, a line midway between Union Hall Street and Guy R. Brewer Boulevard; 109th Avenue, and Union Hall Street;
22. changing from an R3-2 District to an R7A District property bounded by 110th Avenue/Brinker, a line midway between Guy R. Brewer Boulevard and 164th Street, 110th Road, a line 100 feet northeasterly of Guy R. Brewer Boulevard, Sayres Avenue, Guy R. Brewer Boulevard, the southwesterly boundary line of the Long Island Railroad Right-Of-Way (Southern Division), Linden Boulevard, a line 100 feet southwesterly of Guy R. Brewer Boulevard, Mathias Avenue, Guy R. Brewer Boulevard, Claude Avenue, a line perpendicular to the northwesterly street line of Claude Avenue distance 115 feet southwesterly (as measured along the street line) from the point of intersection of the northwesterly street line of Claude Avenue and the southwesterly street line of Guy R. Brewer Boulevard, 111th Avenue, and a line midway between Union Hall Street and Guy R. Brewer Boulevard;

23. changing from an R4 District to an R7A District property bounded by 109th Avenue, a line midway between Guy R. Brewer Boulevard and 164th Street, 110 Avenue, a line 115 feet southwesterly from Guy R. Brewer Boulevard, a line 120 feet southeasterly of 109th Avenue, and a line 100 feet southwesterly from Guy R. Brewer Boulevard;
24. changing from an R5 District to an R7A District property bounded by Claude Avenue, Guy R. Brewer Boulevard, Mathias Avenue, and a line 100 feet northeasterly of Dillon Street;
25. changing from an R5B District to an R7A District property bounded by:
 - a. Liberty Avenue, 172nd Street, a line 100 feet southeasterly of Liberty Avenue, and 168th Place;
 - b. Linden Boulevard, 173rd Street, a line 100 feet southeasterly of Linden Boulevard, a line midway between 172nd Street and Merrick Boulevard, 115th Avenue, a line 75 feet southwesterly of 172nd Street, a line 240 feet southeasterly of 115th Avenue, 172nd Street, 116th Avenue, a line 100 feet southwesterly of Merrick Boulevard, a line 200 feet southeasterly of Linden Boulevard, and 170th Street;
26. changing from an R5D District to an R7A District property bounded by:
 - a. Tuskegee Airmen Way, 150th Street, 107th Avenue, a line 100 feet northeasterly of 150th Street, a line 100 feet northeasterly of Sutphin Boulevard, a line 100 feet southeasterly of Yates Road, Sutphin Boulevard, 108th Avenue, a line 100 feet northeasterly of Sutphin Boulevard, 109th Avenue, Sutphin Boulevard, Ferndale Avenue, a line 100 feet southwesterly of Sutphin Boulevard, a line midway between 108th Avenue and Lakewood Avenue, a line 150 feet southwesterly of Sutphin Boulevard, Lakewood Avenue, and a line 100 feet southwesterly of Sutphin Boulevard;
 - b. Tuskegee Airmen Way, Union Hall Street, a line 100 feet southeasterly Tuskegee Airmen Way, and 160th Street;
 - c. Tuskegee Airmen Way, a line 100 feet northeasterly of 165th Street, a line perpendicular to the northeasterly street line of 165th Street distant 155 feet southeasterly (as measured along the street line) from the point of intersection of the southeasterly street line of Tuskegee Airmen Way and northeasterly street line of 165th Street, a line perpendicular to the southwesterly street line of 165th Street distant 150 feet southeasterly (as measured along the street line) from the point of intersection of the southeasterly street line of Tuskegee Airmen Way and southwesterly street line of 165th Street, a line 100 feet southwesterly of 165th Street, a line 100 feet northwesterly of 104th Road, a line 95 feet northeasterly of 164th Street, a line 60 feet northwesterly of 104th Road, 164th Street, a line perpendicular to the southwesterly street line of 164th Street distant 70 feet southeasterly (as measured along the street line) from the point of intersection of the southeasterly street line of Tuskegee Airmen Way and southwesterly street line of 164th Street, and a line 105 feet northeasterly of Guy R. Brewer Boulevard;
 - d. a line 100 feet southeasterly from Tuskegee Airmen Way, Guy R. Brewer Boulevard, a line perpendicular to northeasterly street line of Guy R. Brewer Boulevard distant 100 feet southeasterly (as measured along the street line) from the point of intersection of the southeasterly street line of Tuskegee Airmen Way and northeasterly street line of Guy R. Brewer Boulevard, a line midway between Guy R. Brewer Boulevard and 164th Street, 109th Avenue, and a line midway between Union Hall Street and Guy R. Brewer Boulevard;
 - e. Liberty Avenue, 168th Place, a line 100 feet southeasterly of Liberty Avenue, a line 100 feet southwesterly of 168th Place, 104th Avenue, a line 150 feet northeasterly from Merrick Boulevard, 105th Avenue, a line 100 feet northeasterly of Merrick Boulevard, a line 100 feet northwesterly of 108th Avenue, 170th Street, 108th Avenue, a line 100 feet northeasterly of Merrick Boulevard, 171st Street, 109th Avenue, a line 100 feet northeasterly of Merrick Boulevard, 110th Avenue/Brinkerhoff Avenue, 171st Place and its southeasterly centerline prolongation, the southeasterly street line of 110th Road and its northeasterly prolongation, a line 90 feet southwesterly of 172nd Street, 111th Avenue, 172nd Street, 111th Road, Merrick Boulevard, Sayres Avenue, 170th Street, 111th Avenue, a line 100 feet southwesterly of Merrick Boulevard, 108th Drive, a line passing through two points: the first on the northwesterly street line of 108th Drive distant 141 feet southwesterly (as measured along the street line) from the point of intersection of the northwesterly street line of 108th Drive and the southwesterly street line of 169th Place, and the second on the southerly street line of Merrick Boulevard distant 100 feet westerly (as measured along the street line) from the point of intersection of the southerly street line of Merrick Boulevard and the southwesterly street line of 169th Place, 108th Road, a line 100 feet southwesterly of Merrick Boulevard, Hendrickson Place, and Merrick Boulevard; and
 - f. 113th Avenue, Merrick Boulevard, the southeasterly boundary line of St. Albans Memorial Park and its southwesterly and northeasterly prolongation, Marne Place, Linden Boulevard, and a line 130 feet southwesterly of Merrick Boulevard;
27. changing from an R6A District to an R7A District property bounded by Hillside Avenue, 138th Street and its northwesterly centerline prolongation, a line 125 feet southerly and southeasterly of Hillside Avenue, a line midway between 139th Street and Queens Boulevard, a line perpendicular to the northeasterly street line of Queens Boulevard distant 100 feet northwesterly (as measured along the street line) from the point of intersection of the northeasterly street line of Queens Boulevard and northerly street line of Jamaica Avenue, Queens Boulevard, a line 100 feet northerly of Jamaica Avenue, 138th Street, Jamaica Avenue, a line 75 feet southwesterly of 138th Street, a line 100 feet southerly of Jamaica Avenue, and Van Wyck Expressway;
28. changing from an M1-1 District to an R7A District property bounded by Atlantic Avenue, 94th Avenue, 138th Place, Atlantic Avenue, 95th Avenue, and Van Wyck Expressway;
29. changing from an R4 District to an R7X District property bounded by 102nd Avenue, Allendale Street, Liberty Avenue, Lloyd Road, and a line perpendicular to the southeasterly street line of 102nd Avenue distant 100 feet southwesterly (as measured along the street line) from the point of intersection of the southeasterly street line of 102nd Avenue and the southwesterly street line of Brisbin Street;
30. changing from an R6 District to an R7X District property bounded by 88th Avenue, 153rd Street, 89th Avenue, and 150th Street;
31. changing from an R6A District to an R7X District property bounded by:
 - a. a line 100 feet northeasterly of Jamaica Avenue, Queens Boulevard, a line perpendicular to the northeasterly street line of Queens Boulevard distant 100 feet northwesterly (as measured along the street line) from the point of intersection of the northeasterly street line of Queens Boulevard and the northerly street line of Jamaica Avenue, a line midway between Queens Boulevard and 139th Street, a line perpendicular to the southwesterly street line of 139th Street distant 150 feet northwesterly (as measured along the street line) from the point of intersection of the northerly street line of Jamaica Avenue and southwesterly street line of 139th Street, 139th Street, a line midway between 89th Avenue and 88th Road, a line 100 feet northeasterly of 139th Street, 89th Avenue, 144th Street, a line 100 feet northeasterly of Jamaica Avenue, 146th Street, Jamaica Avenue, 146th Street, a line 145 feet southwesterly of Jamaica Avenue, a line 80 feet southwesterly of 146th Street, a line 100 feet southwesterly and southerly of Jamaica Avenue, a line 75 feet southwesterly of 138th Street, Jamaica Avenue, and 138th Street;
 - b. a line 100 feet northwesterly from Liberty Avenue, a line 100 feet northeasterly of Remington Street, Lloyd Road, Liberty Avenue, Allendale Street, 101st Avenue and its northeasterly centerline prolongation, a line 100 feet southwesterly of Sutphin Boulevard, a line 100 feet southeasterly of Liberty Avenue, Remington Street, Liberty Street, and Van Wyck Expressway; and
 - c. a line 100 feet southeasterly from Liberty Avenue, a line midway between 148th Street and Sutphin Boulevard, Tuskegee Airmen Way, and a line 100 feet southwesterly of Sutphin Boulevard;
32. changing from an R7A District to an R7X District property bounded by:
 - a. a line midway between Hillside Avenue and 88th Avenue, a line 100 feet southwesterly from Parsons Boulevard, 89th Avenue, a line 125 feet northeasterly of 153rd Street, 90th Avenue, Grace Court, 90th Road, 153rd Street, Jamaica Avenue, 150th Street, a line 100 feet northwesterly and northerly of Jamaica Avenue, a line 100 feet northeasterly of Sutphin Boulevard, 90th Avenue, 148th Street, a line 130 feet southeasterly of 89th Avenue, a line 110 feet southwesterly of 148th Street, 89th Avenue, and 148th Street, and excluding the area bounded by 88th Avenue, 153rd Street, 89th Avenue and 150th Street; and

- b. a line 100 feet southeasterly from Hillside Avenue, 161st Street, a line 135 feet southeasterly from Hillside Avenue, 163rd Street, a line 100 feet southeasterly of Hillside Avenue, a line 100 feet northeasterly of 163rd Street, 89th Avenue, 161st Street, a line 150 feet northwesterly of 89th Avenue, and a line 100 feet northeasterly Parsons Boulevard;
33. changing from an M1-4 District to an R8A District property bounded by 97th Avenue, a line 235 feet northeasterly of 148th Street, a line 100 southeasterly of 97th Avenue, 150th Street, Liberty Avenue, and 148th Street;
 34. changing from an R6A District to an R8X District property bounded by Liberty Avenue, 147th Place, a line 100 feet northwesterly from Liberty Avenue, 148th Street, Liberty Avenue, a line midway between Sutphin Boulevard and 148th Street, a line 100 feet southeasterly from Liberty Avenue, and a line 100 feet southwesterly from Sutphin Boulevard;
 35. changing from an R6 District to a C4-4 District property bounded by a line 200 feet northwesterly of Liberty Avenue, 160th Street, Liberty Avenue, and 159th Street;
 36. changing from an R6A District to a C4-4D District property bounded by:
 - a. a line 100 feet northwesterly of Hillside Avenue, 146th Street and its northwesterly center line prolongation, a line 100 feet southeasterly of Hillside Avenue, and 139th Street;
 - b. a line 100 feet northwesterly of Hillside Avenue, a line perpendicular to the northwesterly street line of Hillside Avenue distant 330 feet southwesterly (as measured along the street line) from the point of intersection of the northwesterly street line of Hillside Avenue and the southwesterly street line of Kingston Place, Hillside Avenue, and 167th Street; and
 - c. 89th Avenue, 168th Street, 90th Avenue, and a line 100 feet southwesterly of 168th Street;
 37. changing from an R7A District to a C4-4D District property bounded by a line 100 feet northwesterly of Hillside Avenue, 167th Street, Hillside Avenue, a line 100 feet northeasterly of 163rd Street, a line 100 feet southeasterly of Hillside Avenue, 163rd Street, a line 135 feet southeasterly of Hillside Avenue, 161st Street, a line 100 feet southeasterly of Hillside Avenue, a line 100 feet northeasterly of Parsons Boulevard, a line 150 feet northwesterly of 89th Avenue, Parsons Boulevard, 89th Avenue, a line 100 feet southwesterly of Parsons Boulevard, a line midway between Hillside Avenue and 88th Avenue, 148th Street, Hillside Avenue, and the northwesterly center line prolongation of 146th Street;
 38. changing from an R7X District to a C4-4D District property bounded by Hillside Avenue, 168th Street, a line 100 feet southeasterly of Hillside Avenue, and a line 200 feet northeasterly from Merrick Boulevard;
 39. changing from a C4-3A District to a C4-4D District property bounded by 86th Avenue, Queens Boulevard, 87th Avenue, 139th Street, a line 125 feet southeasterly and southerly of Hillside Avenue, and northeasterly service road of the Van Wyck Expressway;
 40. changing from a C4-4A District to a C4-4D District property bounded by Hillside Avenue, 148th Street, 88th Avenue, Sutphin Boulevard, 90th Avenue, a line 100 feet northeasterly of Sutphin Boulevard, a line 100 feet northeasterly of Jamaica Avenue, a line midway between Sutphin Boulevard and 146th Street, a line 100 feet southeasterly of Hillside Avenue, and 146th Street;
 41. changing from a C4-5X District to a C4-4D District property bounded by a line 150 feet northwesterly of 89th Avenue, 161st Street, 89th Avenue, a line 100 feet northeasterly of 163rd Street, Hillside Avenue, a line 200 feet northeasterly of Merrick Boulevard, a line 100 feet southeasterly of Hillside Avenue, a line 100 feet northeasterly of Merrick Boulevard, 89th Avenue, a line 100 feet southwesterly of 168th Street, 90th Avenue, 168th Street, a line 150 feet northwesterly of Jamaica Avenue, and Parsons Boulevard;
 42. changing from a C4-4A District to a C6-2 District property bounded by 88th Avenue, 148th Street, 89th Avenue, a line 110 feet southwesterly of 148th Street, a line 130 feet southeasterly of 89th Avenue, 148th Street, 90th Avenue, and Sutphin Boulevard;
 43. changing from an R6A District to a C6-3 District property bounded by:
 - a. a line 100 feet northeasterly of Jamaica Avenue, a line midway between Sutphin Boulevard and 146th Street, Jamaica Avenue, and 146th Street; and
 - b. Sutphin Boulevard, Liberty Avenue, a line 100 feet southwesterly of Sutphin Boulevard, the northeasterly centerline prolongation 101st Avenue, and 146th Street;
44. changing from a C4-4A District to a C6-3 District property bounded by:
 - a. a line 100 feet northerly of Jamaica Avenue, 150th Street, Jamaica Avenue, and a line midway between Sutphin Boulevard and 146th Street; and
 - b. a line 100 feet southeasterly of 91st Avenue, 144th Place, Archer Avenue, and 139th Street;
 45. changing from a C4-5X District to a C6-3 District property bounded by:
 - a. 94th Avenue, Liverpool Street, Atlantic Avenue, and 138th Place;
 - b. a line 100 feet southeasterly of 97th Avenue, Sutphin Boulevard, 146th Street, 101st Avenue, and Waltham Street; and
 - c. Atlantic Avenue, 147th Place, Liberty Avenue, and Sutphin Avenue;
 46. changing from a C6-2 District to a C6-3 District property bounded by a line 150 feet northwesterly from Jamaica Avenue, 168th Street, Jamaica Avenue, 165th Street, 92nd Road and its northeasterly centerline prolongation, and 164th Street and its southeasterly center line prolongation;
 47. changing from a C4-5X District to a C6-3A District property bounded by 89th Avenue, Parsons Boulevard, 90th Road and its northeasterly centerline prolongation, Grace Court, 90th Avenue, and a line 125 feet northeasterly of 153rd Street;
 48. changing from an R6A District to a C6-4 District property bounded by a line 100 feet southwesterly of Jamaica Avenue, a line 80 feet northwesterly of 146th Street, a line 145 feet southwesterly of Jamaica Avenue, 146th Street, 91st Avenue, a line 100 feet northeasterly of 144th Place, a line 200 feet northwesterly of 91st Avenue, and 144th Place;
 49. changing from a C4-4A District to a C6-4 District property bounded by 91st Avenue, 146th Street, Archer Avenue, and 144th Place;
 50. changing from a C6-2 District to a C6-4 District property bounded by Jamaica Avenue, 147th Place, Archer Avenue, Sutphin Boulevard, the northerly boundary line of the Long Island Railroad Right-Of-Way (Montauk Division), and 146th Street and its southerly centerline prolongation;
 51. changing from a C6-3 District to a C6-4 District property bounded by:
 - a. Jamaica Avenue, 153rd Street, 90th Road and its northeasterly centerline prolongation, Parsons Boulevard, a line 150 feet northwesterly of Jamaica Avenue, 160th Street, Archer Avenue, 158th Street, the centerline of the Long Island Railroad Right-Of-Way (Montauk Division), 150th Street, a line 100 feet southeasterly of Archer Avenue, a line 420 feet northeasterly of Sutphin Boulevard, Archer Avenue, and 147th Place; and
 - b. 94th Avenue, Sutphin Boulevard, Atlantic Avenue, and Liverpool Street;
 52. changing from an M1-4 District to a C6-4 District property bounded by a line 100 feet southeasterly of Archer Avenue, 150th Street, Atlantic Avenue, a line 50 feet northeasterly from 148th Street, 94th Avenue, and a line 420 feet northeasterly of Sutphin Boulevard;
 53. changing from an M1-1 District to an M1-2A District property bounded by:
 - a. Liberty Avenue, Merrick Boulevard, 107th Avenue, a line 100 feet northeasterly of 165th Street, Tuskegee Airmen Way, and 165th Street;
 - b. Liberty Avenue, 177th Street, the center line of the Long Island Railroad Right-Of-Way (Montauk Division), Liberty Avenue, Dunkirk Street, a line 485 feet northwesterly of Murdock Avenue, the southwesterly boundary line of the Long Island Railroad Right-Of-Way (Montauk Division), Brinkerhoff Avenue, 180th Street, a line midway between 104th Avenue and 105th Avenue, a line 100 feet northeasterly of 177th Street, a line perpendicular to northeasterly street line of 177th Street distant 170 feet southeasterly (as measured along the street line) from the point of intersection of the southerly street line of Liberty Avenue and northeasterly of 177th Street, 177th Street, a line midway between 103rd Road and Liberty Avenue, and 173rd Street; and

- c. the southeasterly boundary line of the Long Island Railroad Right-Of-Way (Main Line), 189th Street and its northwesterly centerline prolongation, Henderson Avenue, and a line 500 feet southwesterly of 189th Street;
54. changing from an M1-4 District to an M1-2A District property bounded by Liberty Avenue, the northeasterly boundary line of the Long Island Railroad Right-Of-Way (Old Southern Division), Tuskegee Airmen Way, the southwesterly boundary line of the Long Island Railroad Right-Of-Way (Old Southern Division), 107th Avenue and its northeasterly centerline prolongation, a line midway between 156th Street and 157th Street, a line 125 feet southeasterly of Tuskegee Airmen Way, 157th Street, Tuskegee Airmen Way, and a line midway between Sutphin Boulevard and 148th Street;
55. changing from an M1-1 District to an M2-3A District property bounded by:
- a. Archer Avenue, 165th Street, the northwesterly boundary line of the Long Island Railroad Right-Of-Way (Main Line), 177th Street, Liberty Avenue, 165th Street, the southeasterly boundary line of the Long Island Railroad Right-Of-Way (Main Line), and 158th Street; and
- b. Jamaica Avenue, Hollis Avenue, the northwesterly boundary line of the Long Island Railroad Right-Of-Way (Main Line), and the southeasterly centerline prolongation of 187th Street;
56. changing from an M1-2 District to an M2-3A District property bounded by Jamaica Avenue, the southeasterly centerline prolongation of 187th Street, the northwesterly boundary line of the Long Island Railroad Right-Of-Way (Main Line), and 179th Place and its southeasterly centerline prolongation;
57. changing from an M1-1 District to an M3-2A District property bounded by the northwesterly boundary line of the Long Island Railroad Right-Of-Way (Main Line), Hollis Avenue, 99th Avenue, 189th Street and its northerly centerline prolongation, the southerly and southeasterly boundary line of the Long Island Railroad Right-Of-Way (Main Line), Liberty Avenue, the centerline of the Long Island Railroad Right-Of-Way (Montauk Division), and 177th Street;
58. changing from an M1-1 District to an M1-2A/R7A District property bounded by 91st Avenue, 138th Place, a line 100 feet southeasterly of 91st Avenue, a line midway between 138th Place and 139th Street, a line 100 feet northwesterly of Archer Avenue, 139th Street, Archer Avenue, and Van Wyck Expressway;
59. changing from an M1-4 District to an M1-2A/R7-2 District property bounded by the centerline of the Long Island Railroad Right-Of-Way (Main Line), 158th Street, the southerly boundary lines of Prospect Cemetery and its southwesterly prolongation, a line 120 feet southwesterly of 159th Street, a line 65 feet northwesterly of Liberty Avenue, 159th Street, Liberty Avenue, 157th Street, a line 100 feet northwesterly of Liberty Avenue, and 150th Street;
60. changing from an M1-1 District to an M1-3A/R7X District property bounded by Atlantic Avenue, 148th Street, a line 150 feet southeasterly of Atlantic Avenue, and 147th Place;
61. changing from an M1-4 District to an M1-3A/R7X District property bounded by 97th Avenue, 150th Street, a line 100 feet northwesterly of Liberty Avenue, 157th Street, Liberty Avenue, 150th Street, a line 100 feet southeasterly of 97th Avenue, and a line 235 feet northeasterly of 148th Street;
62. changing from an M1-4 District to an M1-6A/R9A District property bounded by a line midway between Atlantic Avenue and 97th Avenue, 150th Street, 97th Avenue, and 148th Street;
63. changing from an M1-4 District to an M1-8A/R9X District property bounded by Atlantic Avenue, 150th Street, a line midway between Atlantic Avenue and 97th Avenue, and 148th Street;
64. establishing within an existing R5D District a C2-4 District bounded by a line perpendicular to the southwesterly street line of 164th Street distant 70 feet southeasterly (as measured along the street line) from the point of intersection of southeasterly street line of Tuskegee Airmen Way and the southwesterly street line of 164th Street, 164th Street, the southwesterly center line prolongation of 104th Road, and a line midway between Guy R. Brewer Boulevard and 164th Street;
65. establishing within a proposed R6D District a C2-4 District bounded by a line 100 feet northwesterly of 109th Avenue, a line midway between Union Hall Street and Guy R. Brewer Boulevard, 109th Avenue, and Union Hall Street;
66. establishing within an existing R7A District a C2-4 District bounded by Tuskegee Airmen Way, a line 105 feet northeasterly of a Guy R. Brewer Boulevard, the southwesterly centerline of 104th Road, a line midway between Guy R. Brewer Boulevard and 164th Street, a line perpendicular to the northeasterly street line of Guy R. Brewer Boulevard distant 100 feet southeasterly (as measured from along the street line) from the point of intersection of the southeasterly street line of Tuskegee Airmen Way and the northeasterly street line of Guy R. Brewer Boulevard, a line 100 feet southeasterly of Tuskegee Airmen Way, a line midway between Union Hall Street and Guy R. Brewer Boulevard, a line 125 feet southeasterly of Tuskegee Airmen Way, and Union Hall Street;
67. establishing within a proposed R7A District a C2-4 District bounded by:
- a. Tuskegee Airmen Way, Union Hall, a line 100 feet southeasterly of Tuskegee Airmen Way, and 160th Street;
- b. Tuskegee Airmen Way, 164th Street, a line perpendicular to the southwesterly street line of 164th Street distant 70 feet southeasterly (as measured along the street line) from the point of intersection of southeasterly street line of Tuskegee Airmen Way and southwesterly street line of 164th Street, and a line 105 feet northeasterly of Guy R. Brewer Boulevard;
- c. a line 100 feet southeasterly of Tuskegee Airmen Way, Guy R. Brewer Boulevard, a line perpendicular to the northeasterly street line of Guy R. Brewer Boulevard distant 100 feet southeasterly (as measured along the street line) from the point of intersection of the southeasterly street line of Tuskegee Airmen Way and northeasterly street line of Guy R. Brewer Boulevard, a line midway between Guy R. Brewer Boulevard and 164th Street, 109th Avenue, Guy R. Brewer Boulevard, a line 120 feet southeasterly of 109th Avenue, a line 100 feet southwesterly of Guy R. Brewer Boulevard, 109th Avenue, and a line midway between Union Hall Street and Guy R. Brewer Boulevard;
- d. 108th Avenue, Sutphin Boulevard, 108th Avenue, a line 100 feet northeasterly of Sutphin Boulevard, 109th Avenue, Sutphin Boulevard, Ferndale Avenue, and a line 100 feet southwesterly of Sutphin Boulevard;
- e. 112th Road, Guy R. Brewer Boulevard, Phroane Avenue, a line 100 feet northeasterly of Guy R. Brewer Boulevard, Sayres Avenue, Guy R. Brewer Boulevard, Linden Boulevard, and a line 100 feet southwesterly of Guy R. Brewer Boulevard;
- f. 110th Road, the southeasterly centerline prolongation of 171st Place, the southeasterly street line 110th Road and its northeasterly prolongation, a line 90 feet southwesterly of 172nd Street, 111th Avenue, 172nd Street, 111th Road, and Merrick Boulevard; and
- g. 113th Avenue, Merrick Boulevard, a southeasterly boundary line of St. Albans Memorial Park and its southwesterly prolongation, a line perpendicular to the northwesterly street line of Linden Boulevard distant 276 feet northeasterly (as measured along the street line) from the point of intersection of the northwesterly street line of Linden Boulevard and northeasterly street line of Merrick Boulevard, Linden Boulevard, 173rd Street, a line 100 feet southeasterly of Linden Boulevard, a line midway between Merrick Boulevard and 172nd Street, 115th Street, a line 75 feet southwesterly of 172nd Street, a line 240 feet southeasterly of 115th Avenue, 172nd Street, 116th Avenue, a line 100 feet southwesterly of Merrick Boulevard, a line 200 feet southeasterly of Linden Boulevard, 170th Street, Linden Boulevard, and a line 130 feet southeasterly of Merrick Boulevard;
68. establishing within a proposed R7X District a C2-4 District bounded by:
- a. 102nd Avenue, Allendale Street, Liberty Avenue, Lloyd Road, a line perpendicular to the southeasterly street line of 102nd Avenue distant 100 feet southwesterly (as measured along the street line) from the point of intersection of the southeasterly street line of 102nd Avenue and the southwesterly street line of Brisbin Street, a line 100 feet southeasterly of 102nd Avenue, Brisbin Street, a line 50 feet southeasterly of 102nd Avenue, and a line perpendicular to the southeasterly street line of 102nd Avenue distant 90 feet southwesterly (as measured along the street line) from the point of intersection of the southeasterly street line of 102nd Street and the southwesterly street line of Allendale Street; and
- b. a line 100 feet southeasterly of Liberty Avenue, a line midway between Sutphin Boulevard and 148th Street, Tuskegee Airmen Way, and Sutphin Boulevard;
69. establishing within a proposed R8X District a C2-4 District bounded by Liberty Avenue, a line midway between Sutphin Boulevard and 148th Street, a line 100 feet southeasterly of Liberty Avenue, and Sutphin Boulevard; and

70. establishing a Special Downtown Jamaica District (DJ) bounded by:

- a. 86 Avenue, Queens Boulevard, 87th Avenue, 139th Street, a line 125 feet southeasterly of Hillside Avenue, a line midway between Queens Boulevard and 139th Street, a line perpendicular to the southwesterly street line of 139th Street distant 150 feet northwesterly (as measured along the street line) from the point of intersection of the northerly street line of Jamaica Avenue and southwesterly street line of 139th Street, 139th Street, a line midway between 89th Avenue and 88th Road, a line 100 feet northeasterly of 139th Street, 89th Avenue, 144th Street, a line 100 feet northeasterly of Jamaica Avenue, a line midway between 146th Street and Sutphin Boulevard, Jamaica Avenue, 146th Street, 91st Avenue, a line 100 feet northeasterly of 144th Place, a line 200 feet northwesterly of 91st Avenue, 144th Place, a line 100 feet southwesterly of Jamaica Avenue, Van Wyck Expressway, Hillside Avenue, and northeasterly service road of the Van Wyck Expressway;
- b. 88th Avenue, 153rd Street, 89th Avenue, and 150th Street;
- c. a line 100 feet northwesterly of 87th Road, 164th Street, a line 100 feet northwesterly of Hillside Avenue, and 162nd Street;
- d. 89th Avenue, 168th Street, 90th Avenue, and a line 100 feet southwesterly of 168th Street;
- e. 91st Avenue, 138th Place, a line 100 feet southeasterly of 91st Avenue, a line midway between 138th Place and 139th Street, a line 100 feet northwesterly of Archer Avenue, 139th Street, Archer Avenue, and Van Wyck Expressway;
- f. Atlantic Avenue, 94th Avenue, 138th Place, Atlantic Avenue, 95th Avenue, and Van Wyck Expressway;
- g. a line 100 feet northwesterly of Liberty Avenue, a line 100 feet northeasterly of Remington Street, Lloyd Road, a line 100 feet southwesterly of Brisbin Street, 102nd Avenue, Allendale Street, 101st Avenue, 146th Street, Sutphin Boulevard, Liberty Avenue, 147th Place, Atlantic Avenue, 148th Street, Liberty Avenue, the centerline of the Long Island Railroad Right-Of-Way (Old Southern Division), 107th Avenue and its northeasterly centerline prolongation, a line midway between 156th Street and 157th Street, a line 125 feet southeasterly of Tuskegee Airmen Way, 157th Street, Tuskegee Airmen Way, 150th Street, 107th Avenue, a line 100 feet northeasterly of 150th Street, a line 100 feet northeasterly of Sutphin Boulevard, a line 100 feet southeasterly of Yates Road, Sutphin Boulevard, 108th Avenue, a line 100 feet northeasterly of Sutphin Boulevard, 109 Avenue, Sutphin Boulevard, Ferndale Avenue, a line 100 feet southwesterly of Sutphin Boulevard, a line midway between 108th Avenue and Lakewood Avenue, a line 150 feet southwesterly of Sutphin Boulevard, Lakewood Avenue, a line 100 feet southwesterly of Sutphin Boulevard, a line 100 feet southeasterly of Liberty Avenue, Remington Street, Liberty Avenue, and Van Wyck Expressway;
- h. a line 200 feet northwesterly of Liberty Avenue, 160th Street, Liberty Avenue, and 159th Street;
- i. Archer Avenue, 165th Street, the northwesterly boundary line of the Long Island Railroad Right-Of-Way (Main Line), 179th Place, Jamaica Avenue, Hollis Avenue, 99th Avenue, 189th Street, Henderson Avenue, a line 500 feet southwesterly from 189th Street, the southerly and southeasterly boundary line of the Long Island Railroad Right-Of-Way (Main Line), Liberty Avenue, Dunkirk Street, a line 485 feet northwesterly of Murdock Avenue, the southwesterly boundary line of the Long Island Railroad Right-Of-Way (Montauk Division), Brinkerhoff Avenue, 180th Street, a line midway between 104th Avenue and 105th Avenue, a line 100 feet northeasterly of 177th Street, a line perpendicular to northeasterly street line of 177th Street distant 170 feet southeasterly (as measured along the street line) from the point of intersection of the southeasterly street line of Liberty Avenue and northeasterly of 177th Street, 177th Street, a line midway between 103rd Road and Liberty Avenue, 173rd Street, Liberty Avenue, 172nd Street, a line 100 feet southeasterly of Liberty Avenue, a line 100 feet southeasterly of Merrick Boulevard, a line 100 feet southwesterly of 168th Place, 104th Avenue, a line 150 feet northeasterly from Merrick Boulevard, 105th Avenue, a line 100 feet northeasterly of Merrick Boulevard, a line 100 feet northerly of 108th Avenue, 170th Street, 108 Avenue, a line 100 feet northeasterly of Merrick Boulevard, 171st Street, 109th Avenue, a line 100 feet northeasterly of Merrick Boulevard, a line 200 feet northwesterly of 110th Avenue/Brinkerhoff Avenue, 172nd Street, 110th Avenue/Brinkerhoff Avenue, 171st

Place and its southeasterly centerline prolongation, the southeasterly street line of 110th Road and its northeasterly prolongation, a line 90 feet southwesterly of 172nd Street, a line 125 feet northwesterly of 111th Avenue, 172nd Street, 111th Road, Merrick Boulevard, Sayres Avenue, 170th Street, 111th Avenue, a line 100 feet southwesterly of Merrick Boulevard, 108th Drive, a line passing through two points: the first on the northwesterly street line of 108th Drive distant 141 feet southwesterly (as measured along the street line) from the point of intersection of the northwesterly street line of 108th Drive and the southwesterly street line of 169th Place, and the second on the southerly street line of Merrick Boulevard distant 100 feet westerly (as measured along the street line) from the point of intersection of the southerly street line of Merrick Boulevard and the southwesterly street line of 169th Place, 108th Road, 167th Street, 108th Avenue, 166th Street, Hendrickson Place, Merrick Boulevard, 107th Avenue, a line 100 feet northeasterly of 165th Street, a line perpendicular to the northeasterly street line of 165th Street distant 155 feet southeasterly (as measured along the street line) from the point of intersection of the southeasterly street line of Tuskegee Airmen Way and northeasterly street line of 165th Street, 165th Street, a line perpendicular to the southwesterly street line of 165th Street distant 150 feet southeasterly (as measured along the street line) from the point of intersection of the southeasterly street line of Tuskegee Airmen Way and southwesterly street line of 165th Street, a line 100 feet southwesterly of 165th Street, a line 100 feet northwesterly of 104 Road, a line 95 feet northeasterly of 164th Street, a line 60 feet northwesterly of 104 Road, 164th Street, a line perpendicular to the southwesterly street line of 164th Street distant 70 feet southeasterly (as measured along the street line) from the point of intersection of the southeasterly street line of Tuskegee Airmen Way and southwesterly street line of 164th Street, a line midway between Guy R. Brewer Boulevard and 164th Street, 110th Road, a line 250 feet northeasterly from Guy R. Brewer Boulevard, a line perpendicular to the northwesterly street line of Claude Avenue distant 300 feet northeasterly (as measured along the street line) from the point of intersection of the northeasterly street line of Guy R. Brewer Boulevard and northwesterly street line of Claude Avenue, Claude Avenue, a line perpendicular to the southeasterly street line of Claude Avenue distance 220 feet northeasterly (as measured along the street line) from the point of intersection of the northeasterly street line of Guy R. Brewer Boulevard and southeasterly street line of Claude Avenue, Mathias Avenue, a line 100 feet northeasterly of Guy R. Brewer Boulevard, Sayres Avenue, Guy R. Brewer Boulevard, the southwesterly boundary line of the Long Island Railroad Right-Of-Way (Southern Division), Linden Boulevard, a line 100 feet southwesterly of Guy R. Brewer Boulevard, Mathias Avenue, a line 100 feet northeasterly of Dillon Street, Claude Avenue, a line perpendicular to the northwesterly street line of Claude Avenue distant 115 feet southwesterly (as measured along the street line) from the point of intersection of the southwesterly street line of Guy R. Brewer Boulevard and northwesterly street line of Claude Avenue, 111th Avenue, a line midway between Union Hall Street and Guy R. Brewer Boulevard, 110th Avenue, Union Hall Street, a line 190 feet northwesterly of 109th Avenue, a line midway between Union Hall Street and Guy R. Brewer Boulevard, a line 125 feet southeasterly of Tuskegee Airmen Way, Union Hall Street, a line 100 feet southeasterly of Tuskegee Airmen Way, and 160th Street, Tuskegee Airmen Way, 165th Street, the southeasterly boundary line of the Long Island Railroad Right-Of-Way (Montauk Division), and 158th Street; and

- j. 113th Avenue, Merrick Boulevard, the southeasterly boundary line of St. Albans Memorial Park and its southwesterly and northeasterly prolongation, Marne Place, 173rd Street, a line 100 feet southeasterly of Linden Boulevard, a line midway between 172nd Street and Merrick Boulevard, 115th Avenue, a line 75 feet southwesterly of 172nd Street, a line 240 feet southeasterly of 115th Avenue, 172nd Street, 116th Avenue, a line 100 feet southwesterly of Merrick Boulevard, a line 200 feet southeasterly of Linden Boulevard, 170th Street, Linden Boulevard, and a line 130 feet southwesterly of Merrick Boulevard;

Borough of Queens, Community Districts 8 and 12 as shown on a diagram (for illustrative purposes only) dated February 11, 2025, and subject to the conditions of CEQR Declaration E-842.

No. 3

CD 8, 12

N 250173 ZRQ

IN THE MATTER OF an application submitted by NYC Department of City Planning and Department of Housing Preservation and Development pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning resolution of the City of New York, amending Article XI, Chapter 5 (Special Downtown Jamaica District), and related Sections, and APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area.

Matter underlined is new, to be added;

Matter ~~struck out~~ is to be deleted;

Matter within # # is defined in Section 12-10;

* * * indicates where unchanged text appears in the Zoning Resolution.

ARTICLE I

GENERAL PROVISIONS

Chapter 1

Title, Establishment of Controls and Interpretation of Regulations

* * *

11-10

ESTABLISHMENT AND SCOPE OF CONTROLS, ESTABLISHMENT OF DISTRICTS, AND INCORPORATION OF MAPS

* * *

11-15

Environmental Requirements

* * *

11-151

Special requirements for properties in the Borough of Queens

- (a) Block 9898, Lots 1 and 117, in the Borough of Queens, shall be subject to the provisions of Section 11-15 (Environmental Requirements) governing (E) designations. The City Environmental Quality Review (CEQR) Declarations for these sites shall be listed in APPENDIX C (City Environmental Quality Review (CEQR) Environmental Requirements) of the Zoning Resolution.
- (b) The following special requirements shall apply to a #development#, #enlargement# or change of #use# for properties in the Borough of Queens located within the areas described in paragraphs (1) through (5)(4) of this paragraph, (b).
 - (1) The regulations of an R4 District shall apply within an area bounded by Liberty Avenue, 170th Street, a line 100 feet southeasterly of Liberty Avenue, and a line 100 feet southwesterly of 168th Place.
 - (2) The regulations of a C8-1 District shall apply within an area bounded by Liberty Avenue, a line 100 feet southwesterly of 168th Place, a line 150 feet northwesterly of 104th Avenue, and Merrick Boulevard.
 - (3) The regulations of an M1-1 District shall apply within an area bounded by Liberty Avenue, Sutphin Boulevard, 105th Avenue, a line 50 feet southwesterly of 148th Street, a line 100 feet northwesterly of 105th Avenue, and a line 150 feet northeasterly of Sutphin Boulevard.
 - (4) The regulations of an R6 District with a C2-2 District overlay shall apply within an area bounded by 163rd Street, a line perpendicular to 163rd Street passing through a point distant 109.42 feet as measured along the easterly #street line# of 163rd Street from the intersection of the southeasterly line of Hillside Avenue and the northeasterly line of 163rd Street, a line 86 feet northeasterly of 163rd Street, a line perpendicular to 163rd Street passing through a point 146.92 feet distant as measured along the easterly #street line# of 163rd Street from the intersection of the southeasterly line of Hillside Avenue and the northeasterly line of 163rd Street.
 - (5) The regulations of a C8-1 District shall apply within an area bounded by Hillside Avenue, a line 388 feet westerly of 144th Street, a line 100 feet northwesterly of 88th Avenue, a line 100 feet northeasterly of 139th Street, a line 120 feet northwesterly of 88th Avenue, a line 60 feet northeasterly of 139th Street, a line 70 feet southeasterly of Hillside Avenue,

and 139th Street; and within an area bounded by Queens Boulevard, Hillside Avenue, 139th Street, a line 100 feet southeasterly of Hillside Avenue, a line midblock between 139th Street and Queens Boulevard, a line perpendicular to Queens Boulevard passing through a point distant 140 feet as measured along the northeasterly #street line# of Queens Boulevard from the intersection of the southeasterly line of Hillside Avenue and the northeasterly line of Queens Boulevard.

However, in the event that the Chairperson of the City Planning Commission, based on consultation with the Department of Environmental Protection of the City of New York, provides a certificate of no effect to the Department of Buildings with regard to industrial air emissions for an area described in paragraph (b) of this Section, the regulations of the zoning districts designated on the #zoning map# shall apply to any #development#, #enlargement# or change of #use# within such area, to the extent permitted under the terms of the certificate of no effect.

ARTICLE XI

SPECIAL PURPOSE DISTRICTS

Chapter 5

Special Downtown Jamaica District

115-00

GENERAL PURPOSES

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

- (a) ~~to strengthen the business core of Downtown Jamaica by improving the working and living environments;~~
- (b) ~~to foster development in Downtown Jamaica and provide direction and incentives for further growth where appropriate;~~
- (c) ~~to encourage the development of affordable housing;~~
- (d) ~~to expand the retail, entertainment and commercial character of the area around the transit center and to enhance the area's role as a major transportation hub in the City;~~
- (e) ~~to provide transitions between the downtown commercial core, the lower-scale residential communities and the transportation hub;~~
- (f) ~~to improve the quality of development in Downtown Jamaica by requiring the provision of specified public amenities in appropriate locations;~~
- (g) ~~to encourage the design of new buildings that are in character with the area;~~
- (h) ~~to enhance the pedestrian environment by relieving sidewalk congestion and providing pedestrian amenities; and~~
- (i) ~~to promote the most desirable use of land and thus conserve and enhance the value of land and buildings, and thereby protect the City's tax revenues.~~
- (a) to strengthen Downtown Jamaica and its nearby major corridors by promoting the establishment of mixed-use, transit-oriented growth hubs;
- (b) to enhance neighborhood economic diversity by broadening the range of housing choices at varied incomes;
- (c) to create a lively and attractive built environment that will provide amenities and services for the use and enjoyment of area residents, workers and visitors;
- (d) to encourage designs of new buildings that support the neighborhood's character;
- (e) to establish walkable retail corridors in the neighborhood;
- (f) to support industrial growth in manufacturing districts that are appropriate near certain residential districts; and
- (g) to promote the most desirable use of land and thus conserve and enhance the value of land and buildings, and thereby protect the City's tax revenues.

115-01**General Provisions**

In harmony with the general purposes and content of this Resolution and the general purposes of the #Special Downtown Jamaica District#, the regulations of this Chapter shall apply within the #Special Downtown Jamaica District#. The regulations of all other chapters of this Resolution are applicable except as modified, supplemented or superseded by the provisions of this Chapter. In the event of a conflict between the provisions of this Chapter and other regulations of this Resolution, the provisions of this Chapter shall control. However, for #transit-adjacent sites# or #qualifying transit improvement sites#, in the event of a conflict between the provisions of this Chapter and the provisions of Article VI, Chapter 6 (Special Regulations Applying Around Mass Transit Stations), the provisions of Article VI, Chapter 6 shall control. For the purposes of this paragraph, defined terms additionally include those in Section 66-11 (Definitions):

Any special permit granted by the City Planning Commission before September 10, 2007, may be started or continued, in accordance with the terms thereof, or as such terms may be subsequently modified, pursuant to the regulations in effect at the time such special permit was granted, subject to the provisions of Sections 11-42 (Lapse of Authorization or Special Permit Granted by the City Planning Commission Pursuant to the 1961 Zoning Resolution) and 11-43 (Renewal of Authorization or Special Permit):

115-02**Definitions**

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

115-03**District Plan and Maps**

The regulations of this Chapter implement the #Special Downtown Jamaica District# Plan.

The District Plan includes the following maps in the Appendix to this Chapter:

Map 1	Special Downtown Jamaica District
Map 2	Ground Floor Use and Transparency and Curb Cut Restrictions Streetscape Regulations
Map 3	Street Wall Location
Map 4	Maximum Building Height
Map 5 Map 3	Sidewalk Widening

The maps are hereby incorporated and made part of this Resolution for the purpose of specifying locations where the special regulations and requirements set forth in the text of this Chapter apply.

115-04**Subdistricts**

To carry out the provisions of this Chapter, the Core Subdistrict is established. The location and boundaries of this Subdistrict is shown on Map 1 (Special Downtown Jamaica District) in the Appendix to this Chapter.

115-03**115-05****Applicability of the Mandatory Inclusionary Housing Program**

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

115-06**Applicability of Article XII, Chapter 3**

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

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

115-10**SPECIAL USE REGULATIONS**

[RELOCATING TEXT TO SECTION 115-12, AND MODIFYING]

In the #Special Downtown Jamaica District#, the #use# regulations of the underlying district shall apply except as modified in this Section, inclusive. The #use# regulations of the underlying C4-5X, C6 and M1-4 Districts relating to #public parking garages# are modified in Section 115-11. The #use# regulations of the underlying C6-4 District relating to Use Group IX are modified in Section 115-12. Special streetscape regulations shall apply pursuant to Section 115-14. The #use# regulations of the underlying M1-4 District are modified as specified in Section 115-13.

In addition, the provisions of paragraph (d) of Section 32-422 (Location of floors occupied by commercial uses) shall be modified such that eating or drinking establishments listed under Use Group VI shall be permitted on a #story# above #dwelling units#.

115-11**Public Parking Garages**

In the #Special Downtown Jamaica District#, the #use# regulations of the underlying C4-5X, C6-2, C6-3, C6-4 and M1-4 Districts shall be modified to permit #public parking garages# with a capacity of 150 spaces or less, as-of-right, subject to the provisions set forth for #accessory# off-street parking spaces in Sections 36-53 (Width of Curb Cuts and Location of Access to the Street), 36-55 (Surfacing) and 36-56 (Screening). #Public parking garages# may be open or enclosed, provided that no portion of such #use# shall be located on a roof other than a roof which is immediately above a #cellar# or #basement#, except as provided by the special permit provisions of Section 74-194 (Parking garages or public parking lots in high density central areas).

115-12**Use Group IX in C6-4 Districts**

In C6-4 Districts, the size limitations applicable to wholesale establishments listed under Use Group IX(A), as set forth in paragraph (e)(2) of Section 32-193 (Use Group IX—uses subject to size limitations) shall not apply.

115-13**Modification of Use Regulations in M1-4 Districts**

The #use# regulations of the underlying M1-4 District shall apply, except as follows:

- all #uses# listed under Use Group III(B) shall be permitted;
- #uses# listed under Use Group VI with a size limitation, as denoted with an "S" in the Use Group tables set forth in Section 42-16 (Use Group VI—Retail and Services), shall be permitted without size limitation;
- #uses# listed under Use Groups IV(B), IX and X shall be limited to those permitted within M1 Districts in #Special Mixed Use Districts#, as set forth in Section 123-20 (SPECIAL USE REGULATIONS), inclusive; and
- such permitted #uses# listed under Use Groups IV(B), IX and X, along with #uses# in Use Group VI that are listed in paragraph (c) of Section 42-163 (Use Group VI—uses subject to additional conditions) shall be located within a #completely enclosed building#.

115-11**Modifications to Permitted Uses**

[CONSOLIDATING AND CLARIFYING SECTIONS 115-11 THROUGH 115-13]

The underlying #use# regulations shall be modified as follows:

- in M1 Districts paired with a #Residence District#, #uses# listed under Use Group VI with a size limitation, as denoted with an "S" in the Use Group tables set forth in Section 42-16 (Use Group VI—Retail and Services), shall be permitted without size limitation;
- in M2 Districts, no associated size limitations shall apply to grocery and convenience retailers and specialty food retailers, as listed under Use Group VI;
- in C4, C6, M1 Districts paired with a #Residence District# and all #Manufacturing Districts#, #public parking garages#, as listed in Use Group IX, with a capacity of 150 spaces or less, shall be permitted as-of-right; and
- in M1 and M2 Districts, #uses# listed under Use Groups IV(B), IX and X, along with #uses# in Use Group VI that are listed in paragraph (c) of Section 42-163 (Use Group VI—uses subject to additional conditions) shall be located within a #completely enclosed building#.

115-12**Location of Uses**

[RELOCATING FROM SECTION 115-10, AND MODIFYING]

In C4 and C6 Districts, the provisions of paragraph (d) of Section 32-422 (Location of floors occupied by commercial uses) shall be modified such that eating or drinking establishments listed under Use Group VI shall be permitted on a #story# above #dwelling units#.

115-14**115-13****Streetscape Regulations**

The underlying #ground floor level# streetscape provisions set forth in Section 32-30 (STREETSCAPE REGULATIONS), inclusive, shall apply, except that #ground floor level# #street# frontages along #streets#, or portions thereof, designated on Map 2 (Ground Floor Use and Transparency and Curb Cut Restrictions Streetscape Regulations) in Appendix A of this Chapter shall be considered #Tier C street frontages#, and all other frontages in applicable #Commercial Districts# or in M1 Districts paired with a #Residence District# shall be considered #Tier B street frontages#. In addition to the underlying provisions, #ground floor level# frontages on #Tier C street frontages# shall provide a major #building# entrance onto such #street#, except that where #zoning lot# has frontage on more than one #Tier C street frontage#, a major #building# entrance need only be located on one #street# frontage.

Defined terms in this Section include those in Sections 12-10 and 32-30.

115-20**SPECIAL BULK REGULATIONS**

The underlying #bulk# provisions shall apply except as modified in this Section, inclusive.

For the purposes of applying the provisions of this Section, the #residential equivalent# for a C6-3 District shall be an R9-1 District in the Core Subdistrict.

115-21**Floor Area Ratio**

- (a) Maximum #floor area ratio# for #zoning lots# containing non-#residential uses#

In C6-2 and C6-3 Districts, the maximum #floor area ratio# permitted for #commercial# and #community facility uses#, separately or in combination, shall not exceed 6.0 in C6-2 Districts and 8.0 in C6-3 Districts.

In C6-4 Districts, for #commercial uses#, the maximum #floor area ratio# shall be 12.0.

In M1-4 Districts, the maximum #floor area ratio# permitted for #commercial#, #community facility# or #manufacturing uses#, separately or in combination, shall be 2.0.

- (b) Maximum #floor area ratio# for #zoning lots# containing #residential uses#

The maximum #residential# #floor area ratio# shall be as set forth by the underlying district regulations. However, #sky exposure plane buildings# shall not be permitted.

- (c) #Floor area# bonus

For #developments# or #enlargements# on #qualifying transit improvement sites#, a #floor area# bonus for #mass transit station# improvements may be granted by the City Planning Commission pursuant to the provisions of Section 66-51 (Additional Floor Area for Mass Transit Station Improvements). No other #floor area# bonuses shall apply. For the purposes of this paragraph, defined terms additionally include those in Section 66-11 (Definitions).

The underlying #floor area# regulations shall be modified as follows:

- (a) the maximum #floor area ratio# permitted for #commercial# #uses# shall be 8.0 in C6-3 Districts and 12.0 in C6-4 Districts;
- (b) in all Districts, the maximum #floor area ratio# permitted for #residential uses# shall be as set forth pursuant to the underlying district regulations, except that #sky exposure plane buildings# shall not be permitted;
- (c) the maximum #floor area ratios# may only be exceeded where:
 - (1) a #floor area# bonus for #mass transit station# improvements is granted by the City Planning Commission pursuant to the provisions of Section 66-51 (Additional Floor Area for Mass Transit Station Improvements); or

- (2) a #floor area# bonus for a #public plaza# is granted by the City Planning Commission in accordance with the provisions of Section 115-52 (Authorization for a Public Plaza); and

- (d) for #zoning lots# with a #lot area# of at least 20,000 square feet, up to 150,000 square feet of floor space within a public #school# constructed in whole or in part pursuant to a written agreement with the New York City School Construction Authority and subject to the jurisdiction of the Department of Education shall be exempt from the definition of #floor area#.

115-22**Modification of Rear Yard Regulations**

#Rear yard# requirements shall not apply to non-#residential uses# along such portion of a #lot line# that coincides with a boundary of a railroad right-of-way, or in any portion of a C6-4 District.

115-23**Height and Setback Regulations**

The underlying height and setback regulations shall apply except as modified by the provisions of this Section, inclusive.

For #zoning lots# subject to the sidewalk widening requirements of Section 115-31, the boundary of the sidewalk widening furthest from the #street line# shall be considered the #street line# for the purposes of applying all height and setback regulations.

All heights shall be measured from the #base plane#.

115-231**Permitted obstructions**

The provisions of Section 33-42 (Permitted Obstructions) shall apply to all #buildings# within the #Special Downtown Jamaica District#, except that dormers may penetrate a maximum base height in accordance with the provisions of paragraph (b)(1) of Section 23-413 (Permitted obstructions in certain districts).

115-232**Street wall location****C4-C6**

In the districts indicated, #street walls# shall be provided in accordance with the provisions of this Section.

- (a) For #zoning lot# frontages designated on Map 3 (Street Wall Location) in Appendix A of this Chapter the #street wall# location provisions of paragraph (a) of Section 35-631 shall apply. For the purposes of applying the #street wall# location provisions of this Section, all #streets# shall be considered as #wide street#; and
- (b) For all other #zoning lot# frontages, the #street wall# location provisions of paragraph (b) of Section 35-631 shall apply.

However, such #street walls# need only extend to a minimum base height of 40 feet.

No #street wall# location requirements shall apply to any open space fronting on Sutphin Boulevard between 94th and 95th Avenues provided pursuant to the Jamaica Gateway Urban Renewal Plan, as shown on Map 3.

For #building# walls facing Archer Avenue on Blocks 9988 and 9994, the #street walls# required pursuant to this paragraph (b) shall not be located along the Archer Avenue #street line#, but shall instead be located along the northern boundary of the Public Place mapped on each such block. However, if the Public Place is not mapped on Block 9994, then the #street wall# shall be located on a line perpendicular to 147th Place and passing through a point 51.77 feet distant (as measured along the southwesterly #street line# of 147th Place) from the corner of the northeasterly #street line# of Archer Avenue and the southwesterly #street line# of 147th Place. To accommodate the #development# of a one #story# #building# which may be located within each Public Place, such #street walls# shall have no #building# entrances or windows up to a height of 30 feet within 100 feet of 147th Place on Block 9994 and within 100 feet of 146th Street on Block 9988.

In #Residence Districts#, #Commercial Districts# and M1 Districts paired with a #Residence District#, the underlying #street wall# location provisions shall be modified as follows:

- (a) along Jamaica Avenue, the #street wall# location provisions of paragraph (a) of Section 35-631 shall apply;
- (b) along all other #zoning lot# frontages, the #street wall# location provisions of paragraph (b) of Section 35-631 shall apply. However, for #zoning lots# fronting along 164th Street between Jamaica Avenue and Archer Avenue, or 92nd Road between 164th Street and 165th Street, such #street wall# location provisions need not apply;
- (c) for all Districts, such #street walls# need only extend to a minimum base height of 40 feet; and

(d) along the following #street# frontages, for #developments# with #building# widths exceeding 100 feet, a minimum of 20 percent of the surface area of such #street walls# above the level of the #second story#, or a height of 30 feet, whichever is lower, shall either recess or project a minimum of three feet from the remaining surface of the #street wall#:

- (1) Hillside Avenue, between the Van Wyck Expressway and Parsons Boulevard;
- (2) Archer Avenue, between the Van Wyck Expressway and Parsons Boulevard;
- (3) Sutphin Boulevard, between Hillside Avenue and Liberty Avenue; and
- (4) 150th Street, between Hillside Avenue and Liberty Avenue.

115-233

Maximum building height

C4-C6

The maximum base height for #buildings# shall be provided in accordance with the provisions of Section 23-43, inclusive, for the applicable #residential equivalent#, except that the minimum base height shall be 40 feet. At a height not lower than the minimum base height or higher than the maximum base height specified for the applicable district, a setback shall be provided in accordance with the provisions of Section 23-433 (Standard setback regulations).

After setback, the maximum #building# heights shall as set forth in Section 23-43, inclusive, for the applicable #residential equivalent#, except that:

- (a) in C6-2 and C6-3 Districts, no #building or other structure# shall exceed a height of 250 feet. However, no maximum #building# height limitation shall apply on Block 9993, shown on Map 4 (Maximum Building Height) in Appendix A of this Chapter, if such #block# is #developed# or if a #building# on such #block# is #enlarged#, pursuant to the Jamaica Gateway Urban Renewal Plan; and
- (b) in C6-4 Districts, no #building or other structure# shall exceed a height of 290 feet.

The underlying height and setback provisions shall be modified as follows:

In #Residence# and #Commercial Districts#, all #buildings# shall follow the applicable height and setback regulations for #residences# set forth in Section 23-43 (Height and Setback Requirements in R6 Through R12 Districts), inclusive, in accordance with the applicable #residential equivalent, except that in C6 Districts without a letter suffix, the height and setback provisions of paragraph (b) of Section 123-652 (Special base and building heights) may be applied for the applicable #residential equivalent# in lieu of the provisions of Section 23-434 (Height and setback modifications for eligible sites).

115-30

MANDATORY IMPROVEMENTS

115-31

Sidewalk Widening

The provisions of this Section shall apply to all #developments# fronting upon locations requiring sidewalk widenings as shown on Map 6 Map 3 (Sidewalk Widening) in Appendix A of this Chapter. A sidewalk widening is a continuous, paved open area along the #street line# of a #zoning lot# having a depth of two feet or five feet, as set forth on Map 6 Map 3. Such depth shall be measured perpendicular to the #street line#. Sidewalk widenings shall be improved as sidewalks to Department of Transportation standards, at the same level as the adjoining public sidewalk and directly accessible to the public at all times. No #enlargement# shall be permitted to decrease the depth of such sidewalk to less than such minimum required total sidewalk depth.

All mandatory sidewalk widenings must provide lighting in accordance with the requirements of Section 37-743, except that the minimum level of illumination shall be not less than two horizontal foot candles throughout the entire mandatory sidewalk widening.

115-40

SPECIAL OFF-STREET PARKING AND OFF-STREET LOADING REGULATIONS

The underlying off-street parking and loading provisions shall apply except as modified in this Section, inclusive.

115-41

Parking and Loading Regulations

Within the #Special Downtown Jamaica District#, the underlying off-street parking and loading regulations shall be modified, as follows:

- (a) #Commercial# and #manufacturing uses#.

In C4, C6 and M1 Districts, the off-street parking and loading regulations of a C4-4 District shall apply, except as modified in this Section.

- (1) For any #use# that is not allowed in a C4 District, the underlying off-street parking requirements of the applicable C6-2, C6-3, C6-4 or M1-4 District shall apply.
- (2) In C4, C6 and M1 Districts, the provisions of Sections 36-12 and 44-12 (Maximum Size of Accessory Group Parking Facilities) shall be modified to permit an #accessory# #group parking facility# to contain up to 300 off-street parking spaces. Pursuant to the provisions of Sections 36-13 and 46-13 (Modification of Maximum Size of Accessory Group Parking Facilities), the Commissioner of Buildings may permit such #group parking facility# to contain up to 150 additional spaces.
- (3) In C4, C6 and M1 Districts, the provisions of Section 36-21 (General Provisions) pertaining to #accessory# off-street parking spaces for #commercial# or #community facility uses# shall be modified as follows: #uses# in listed under Use Groups VII and IX, with parking requirement category A3, shall be required to provide one parking space per 2,000 square feet of #floor area#.
- (4) Modification of Waiver of Parking Requirements
 - (i) In C4, C6 and M1 Districts, the provisions of Sections 36-23 (Waiver of Requirements for Spaces Below Minimum Number) and 44-23 (Waiver of Requirements for Spaces Below Minimum Number or Certain Small Zoning Lots, Developments or Enlargements) shall only apply to #zoning lots# existing both on September 10, 2007 and on the date of application for a building permit.
 - (ii) In C4, C6 and M1 Districts, for any #commercial# #use# permitted in a C4 or C6 District, the waiver provisions for a C4-4 District set forth in Section 36-232 (In districts with very low parking requirements) shall not apply. In lieu thereof, the maximum number of #accessory# off-street parking spaces for which requirements are waived shall be 15 spaces, pursuant to the waiver provisions for a C4-2 District set forth in Section 36-231 (In districts with high, medium or low parking requirements).
- (b) #Residential uses#
 - (1) The provisions of Section 25-12 (Maximum Size of Accessory Group Parking Facilities) shall be modified to permit an #accessory# #group parking facility# to contain up to 300 off-street parking spaces. Pursuant to the provisions of Section 25-13 (Modification of Maximum Size of Accessory Group Parking Facilities), the Commissioner of Buildings may permit such #group parking facility# to contain up to 150 additional spaces.
 - (2) The provisions of Sections 25-52 (Off-site Spaces for Residences) and 25-521 (Maximum distance from zoning lot) shall be modified to permit the location of off-street parking spaces #accessory# to #residences# on a #zoning lot# other than the same #zoning lot# as the #residences# to which such spaces are #accessory#, provided that such #zoning lot# is no more than 1,500 feet from the nearest boundary of the #zoning lot# occupied by the #residences# to which they are #accessory#.
 - (3) The provisions of Section 36-42 (Off-site Spaces for Residences) and 36-421 (Maximum distance from zoning lot) shall be modified to permit the location of off-street parking spaces #accessory# to #residences# on a #zoning lot# other than the same #zoning lot# as the #residences# to which such spaces are #accessory#, provided that such #zoning lot# is no more than 1,500 feet from the nearest boundary of the #zoning lot# occupied by the #residences# to which they are #accessory#.

The underlying parking and loading provisions shall be modified as follows:

- (a) permitted or required off-street parking spaces #accessory# to #residences# may be provided on a #zoning lot# other than the same #zoning lot# as the #residences# to which such spaces are #accessory#, provided that such #zoning lot# is no more than 1,500 feet from the nearest boundary of the #zoning lot# occupied by the #residences# to which they are #accessory#; and
- (b) along #Tier C street frontages#, as shown on Map 2 in the Appendix to this Chapter, all curb cuts accessing off-street parking or loading spaces shall be subject to the provisions for R8 Districts set forth in Section 25-631 (Location and width of curb cuts in certain districts).

115-42**Location of Access to the Street**

Curb cuts shall be prohibited at locations specified as #Tier C street frontages# on Map 2 (Ground Floor Use and Transparency and Curb Cut Restrictions) in Appendix A of this Chapter.

However, where permitted or required #accessory# off-street parking and loading requirements apply in a location where such curb cuts are prohibited, a curb cut may be allowed, provided that the City Planning Commission certifies to the Commissioner of Buildings that such #zoning lot# has access only to such prohibited location and that such curb cut shall be no greater than 20 feet in width.

An application to the City Planning Commission for certification respecting such curb cut shall be accompanied by a site plan drawn to a scale of at least one sixteenth inch to a foot, showing the size and location of the proposed curb cut.

The waiver provisions of Article III, Chapter 6 (Accessory Off-street Parking and Loading Regulations), shall not apply to the special location of access requirements of this Section.

115-43**Authorization for Curb Cut**

Between 160th Street and a point 205 feet east of 160th Street along Archer Avenue, The City Planning Commission may authorize, subject to the applicable zoning district regulations, curb cuts that are prohibited by Section 115-42 (Location of Access to the 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 movement;
- (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.

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

115-50**SPECIAL PERMIT TO MODIFY USE OR BULK REGULATIONS SPECIAL APPROVALS****115-51****Special Permit to Modify Use or Bulk Regulations**

For any #zoning lot# within the #Special Downtown Jamaica District#, the City Planning Commission may permit modification of the #use# or #bulk# regulations, except #floor area ratio# provisions, provided the Commission shall find that such:

- (a) #use# or #bulk# modification will aid in achieving the general purposes and intent of the Special District;
- (b) #use# modification will encourage a lively pedestrian environment along the #street# or mandatory sidewalk widening, or is necessary for, and the only practicable way to achieve, the programmatic requirements of the development;
- (c) #bulk# modifications will enhance the distribution of #bulk# on the #zoning lot#;
- (d) #bulk# modifications will permit adequate access of light and air to surrounding #streets# and properties; and
- (e) #use# or #bulk# modification will relate harmoniously to the character of the surrounding area.

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

115-52**Authorization for a Public Plaza**

In #Commercial Districts# with a #residential equivalent# of an R9 or R10 District, or in M1 Districts paired with an R9 or R10 District, for #zoning lots# with a #lot area# of at least 25,000 square feet, the City Planning Commission may authorize an increase in the maximum #floor area ratio# where a #public plaza# is provided on the #zoning lot# in accordance with the provisions of Section 37-70 (PUBLIC PLAZAS), inclusive.

In conjunction with such #floor area# bonus, the Commission may authorize modifications to the applicable #bulk# regulations of this Resolution, or to the regulations governing #public plazas# in Section 37-70, inclusive.

In order to grant such authorization, the Commission shall determine that the conditions and limitations of paragraph (a) and the findings of paragraph (b) are met.

(a) Conditions and limitations

The following conditions and limitations shall apply:

- (1) For the purposes of determining the bonus ratio to follow:
 - (i) For #Commercial Districts# with a #residential equivalent# of an R9 District, or M1 Districts paired with an R9 District, the underlying bonus ratio for a C6-3 District shall apply; and
 - (ii) For #Commercial Districts# with a #residential equivalent# of an R10 District, or M1 Districts paired with an R10 District, the underlying bonus ratio for a C6-4 District shall apply.

The #floor area# bonus resulting from applying such ratio shall not exceed 20 percent of the maximum #floor area ratio# otherwise permitted by the applicable district regulations.

- (2) Modifications to the maximum permitted #building# height shall not result in an increase that exceeds 25 percent of the maximum #building# height otherwise permitted by the applicable district regulations; and
- (3) Modifications to the regulations governing #public plazas# shall be limited to:
 - (i) the basic design criteria set forth in Section 37-71, inclusive, other than the area dimensions of Section 37-71.2;
 - (ii) the access and circulation provisions set forth in Section 37-72, inclusive, other than hours of access set forth in Section 37-72.7; and
 - (iii) the types and standards for amenities, set forth in Section 37-74, inclusive.

(b) Findings

The Commission shall find that:

- (1) the public benefit derived from the #public plaza# merits the amount of additional #floor area# being granted pursuant to this Section;
- (2) the #public plaza# will be well-integrated with the overall pedestrian circulation network and contribute to an enhanced streetscape;
- (3) any modification to #bulk# regulations are the minimum extent necessary to reasonably accommodate the #public plaza# and the additional #floor area# granted pursuant to this Section and will not unduly obstruct access to light and air to surrounding #streets# and properties; and
- (4) any modification to #public plaza# regulations are the minimum extent necessary, and will better align such #public plaza# regulations with unique site configurations or with the mixed-use character of the neighborhood.

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

115-53**Authorization for Sites Containing Schools**

For zoning lots containing #schools#, the City Planning Commission may authorize the modification of any #bulk# regulation, other than #floor area ratio#, provided that the conditions in paragraph (a) and the findings in paragraph (b) are met.

(a) Conditions

Where maximum height limitations apply, modifications to maximum #building# height limits shall not exceed 30 feet.

(b) Findings

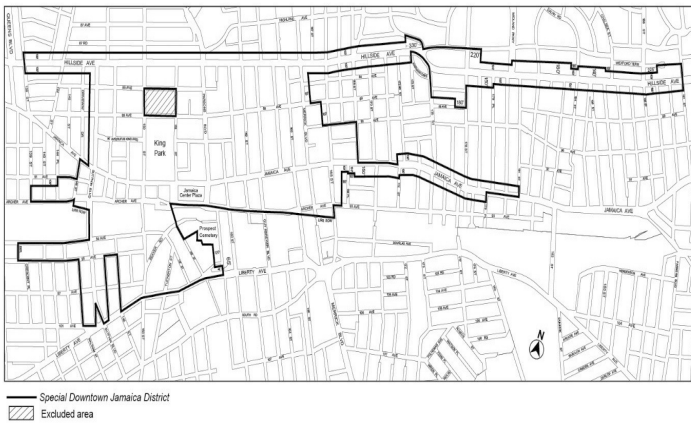
The Commission shall find that:

- (1) such #bulk# modifications are the minimum extent necessary to reasonably accommodate the #school# and other #buildings# on the #zoning lot#;
- (2) the proposed modification does not impair the essential character of the surrounding area; and
- (3) the proposed modification will not unduly obstruct access of light and air to surrounding #streets# or properties.

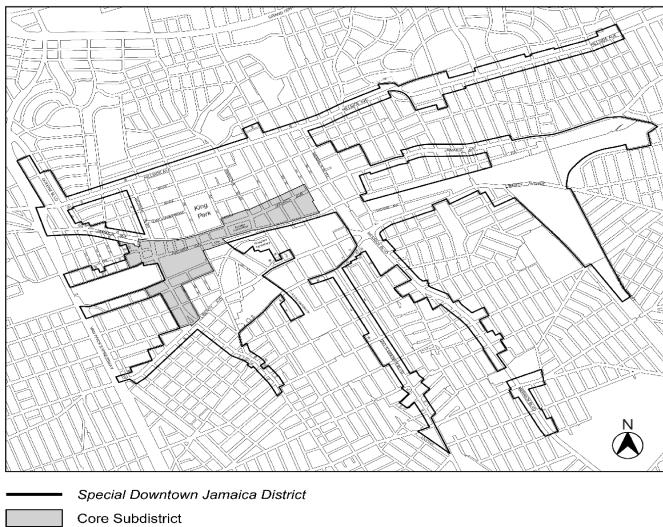
Appendix A**Special Downtown Jamaica District Maps**

Map 1 — Special Downtown Jamaica District

[EXISTING MAP]

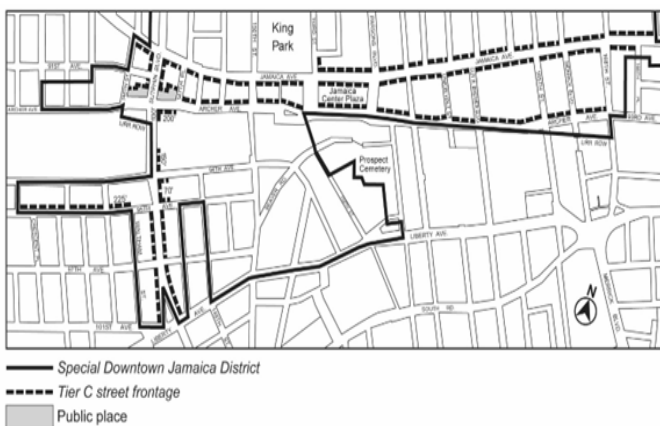


[PROPOSED MAP]

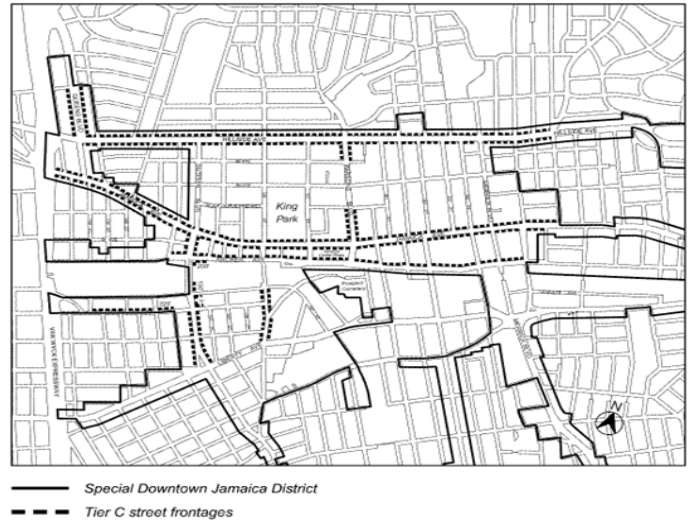


Map 2 — Ground Floor Use and Transparency and Curb Cut Restrictions Streetscape Regulations

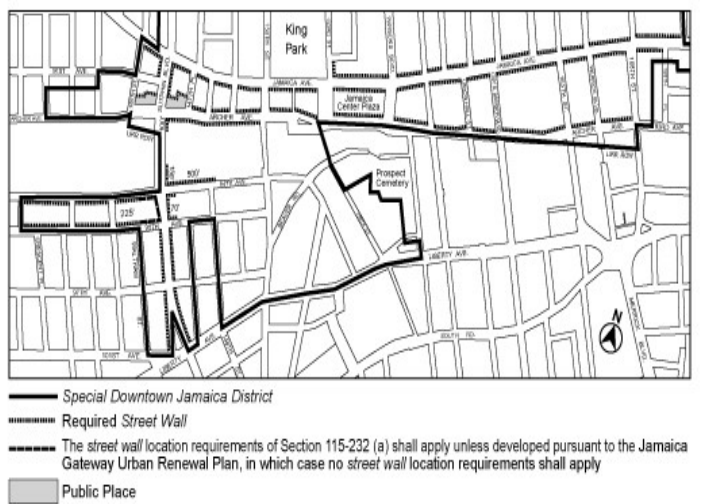
[EXISTING MAP]



[PROPOSED MAP]

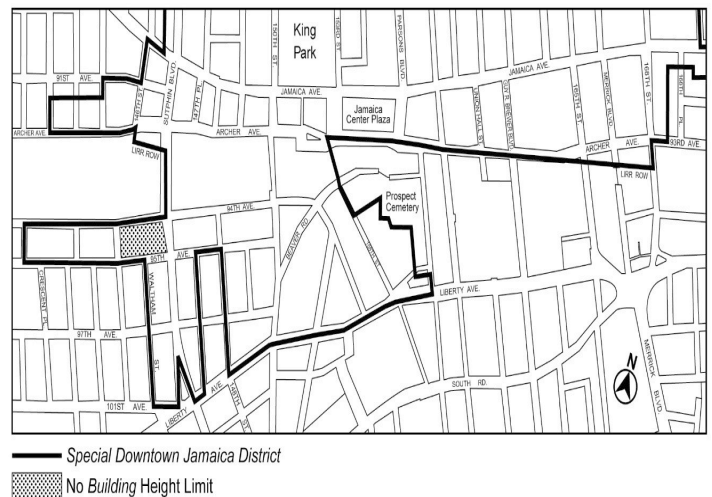


Map 3 — Street Wall Location
 [EXISTING MAP]



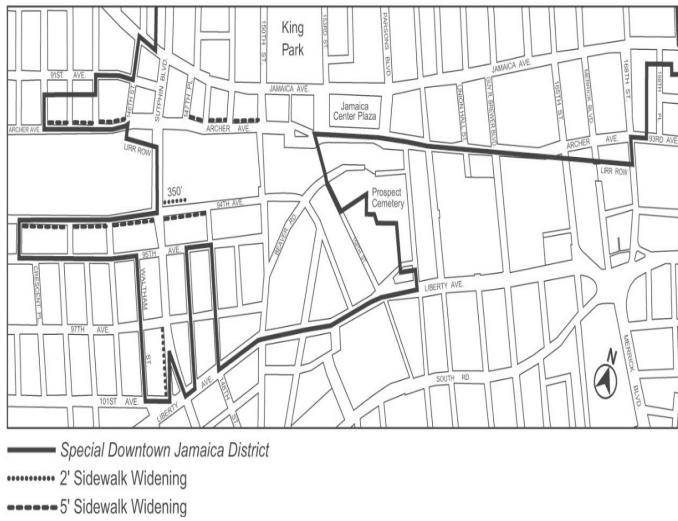
Map 4 — Maximum Building Height

[EXISTING MAP]



Map 5 Map 3 — Sidewalk Widening

[EXISTING MAP]



[PROPOSED MAP]



* * *

APPENDIX F

Mandatory Inclusionary Housing Areas and former Inclusionary Housing Designated Areas

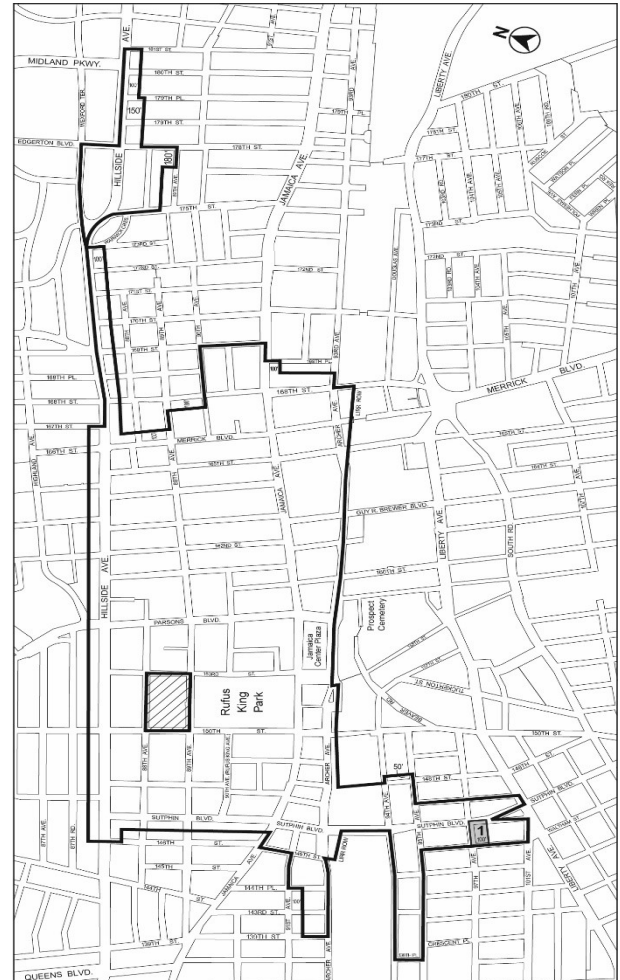
QUEENS

* * *

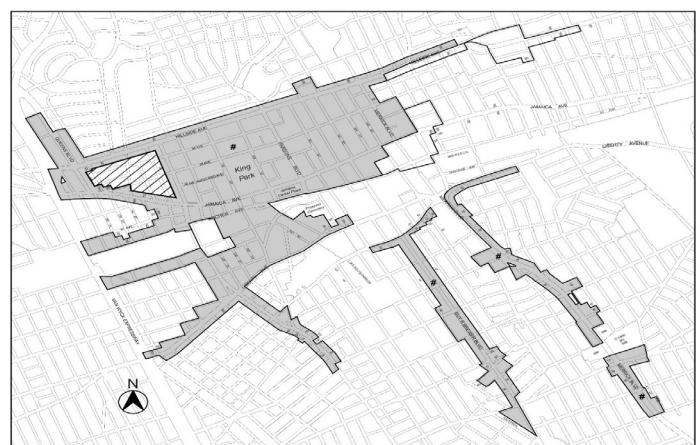
Queens Community Districts 8 and 12

Map 1 – [date of adoption]

[EXISTING MAP]



[PROPOSED MAP]



- Former Inclusionary Housing designated area
- Mandatory Inclusionary Housing area
- Area # – [date of adoption] MIH Option 1, Option 2 and Option 3
- Excluded area

Portion of Community Districts 8 and 12, Queens

* * *

No. 4

CD 12

C 250171 HAQ

IN THE MATTER OF an 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 108-41-108-51 Union Hall Street (Block 10150, Lots 6, 7, 8, 10), 108-32 – 108-34 Guy R Brewer Boulevard (Block 10150 Lots 51, 52), 108-38 Guy R Brewer Boulevard (Block 10150, Lot 54), 108-44 Guy R Brewer Boulevard (Block 10150, Lot 57), 109-43 – 109-47 Union Hall Street (Block 12152, Lots 8, 9, 10, 11) as an Urban Development Action Area; and
 - b. an Urban Development Area Project for such area; and
2. pursuant to Section 197-c of the New York City Charter for the disposition of such property to a developer to be selected by HPD;

to facilitate the development of income restricted housing units pursuant to zoning, Borough of Queens, Community District 12.

No. 5

CD 12

C 250187 MMQ

IN THE MATTER OF an application submitted by the New York City Department of Transportation and the New York City Economic Development Corporation pursuant to Sections 197-c and 199 of the New York City Charter and Section 5-430 et seq. of the New York City Administrative Code for an amendment to the City Map involving: 1. the narrowing and re-alignment of Archer Avenue between 144th Place and 147th Place; and 2. the discontinuance and closing of a portion of Archer Avenue between 144th Place and 146th Street; and 3. the establishment and elimination of public places along Archer Avenue between 144th Place and 147th Place; and 4. the adjustment of grades and block dimensions necessitated thereby; including authorization for any acquisition or disposition of real property related thereto, in Community District 12, Borough of Queens, in accordance with Map No. 5048 dated April 1, 2025, and signed by the Borough President.

NOTICE

On Wednesday, July 2, 2025, a public hearing is being held by the City Planning Commission (CPC), accessible in-person and remotely, in conjunction with the above ULURP hearing to receive comments related to a Draft Environmental Impact Statement (DEIS) concerning an application by The City of New York. The City of New York, acting through the Department of City Planning (DCP), is proposing a series of land use actions – including zoning map amendments, zoning text amendments, City Map amendments, designations of Urban Development Action Areas (UDAA), approval of an Urban Development Action Area Project (UDAAP), and disposition of city-owned property – to implement land use and zoning recommendations in the Jamaica neighborhood. The Proposed Actions would affect an approximately 230-block area focused around Downtown Jamaica (also commonly referred to as Jamaica Center), the industrial districts to the south and east, and portions of Jamaica's key corridors including Hillside Avenue, Jamaica Avenue, Liberty Avenue, Sutphin Boulevard, Guy R. Brewer Boulevard, and Merrick Boulevard. The Project Area is generally bounded by Hillside Avenue to the north, the Van Wyck Expressway Service Road to the west, 109th Avenue, 115th Avenue, and 116th Avenue to the south; and 191st Street and Farmers Boulevard to the east. The majority of the Project Area is located in Queens Community District 12, with a portion along Hillside Avenue and Queens Boulevard located in Community District 8. Overall, the Proposed Actions are expected to facilitate development on 103 projected development sites, resulting in a net increase of approximately 12,235,310 gross square feet (gsf) of residential floor area (12,319 dwelling units), including approximately 2,500 – 3,7441 permanently income-restricted homes, 1,476,220 gsf of commercial space, 836,034 gsf of community facility space, 24,818 gsf of industrial space, and 1,994,252 gsf of warehouse space and a net decrease of approximately 24,193 gsf of auto-related uses and 72 accessory parking spaces. It is expected that the projected development included in the Reasonable Worst Case Development Scenario (RWCDs) would be built by 2040, following approval of the proposed actions.

Written comments on the DEIS are requested and will be received and considered by the Lead Agency through 5pm on Monday, July 14, 2025.

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

This hearing is being held pursuant to the State Environmental Quality Review Act (SEQRA) and City Environmental Quality Review (CEQR), CEQR No. 24DCP132Q.

BOROUGH OF STATEN ISLAND

No. 6

THE HILLSIDE SWIMMING CLUB, INC.

CD 2

C 250061 ZSR

IN THE MATTER OF an application submitted by Hillside Swimming Club, Inc. pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-133 of the Zoning Resolution to allow a non-commercial club with swimming pools located less than 500 feet from any lot line, on property located at 151 Signs Road (Block 2145, Lot 25), in an R3X District.

Plans for this proposal are on file with the City Planning Commission and may be seen on the Zoning Application Portal at <https://zap.planning.nyc.gov/projects/2022R0315> or the Department of City Planning at 120 Broadway, 31st Floor, New York, NY 10271-0001.

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

Accessibility questions: AccessibilityInfo@planning.nyc.gov, 212-720-3366, by: Thursday, June 26, 2025 5:00 P.M.



j17-jy2

CITYWIDE ADMINISTRATIVE SERVICES

■ PUBLIC HEARINGS

HUMAN CAPITAL LINE OF SERVICE
PROPOSED AMENDMENT TO CLASSIFICATION

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

A virtual public hearing will be held by the Commissioner of Citywide Administrative Services in accordance with Rule 2.6 of the Personnel Rules and Regulations of the City of New York via Microsoft Teams on June 25, 2025 at 10:00 A.M.

Topic: Public Hearings - DCAS Classification
Meeting Link: <https://www.microsoft.com/microsoft-teams/join-a-meeting>
Meeting ID: 230 652 288 224 2
Passcode: xs6Ku7bY
Phone Number: 1 646-893-7101
Phone Conference ID: 662 148 871#

For more information go to the DCAS website at <https://www1.nyc.gov/site/dcas/about/public-hearings.page>

RESOLVED, that the classification of the Classified Service of the City of New York is hereby amended under the heading of **OFFICE OF THE DISTRICT ATTORNEY – BRONX COUNTY [902]** as follows:

By establishing the following managerial title in the Non-Competitive Class, subject to Rule X, Part I with the number of positions indicated below:

Title Code No.	Class of Positions	Salary Range	Number of Positions
XXXXX	Principal Rackets Investigator (BXDA)	#	5

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

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

• j18-23

HUMAN CAPITAL LINE OF SERVICE PROPOSED AMENDMENT TO CLASSIFICATION

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

A virtual public hearing will be held by the Commissioner of Citywide Administrative Services in accordance with Rule 2.6 of the Personnel Rules and Regulations of the City of New York via Microsoft Teams on June 25, 2025, at 10:00 A.M.

Topic: Public Hearing – Department of Finance [836] – NYS Civil Service Commission Proposal

Meeting link: <https://www.microsoft.com/microsoft-teams/join-a-meeting>

Meeting ID: 230 652 288 224 2

Passcode: xs6Ku7bY

Phone Number: 1 646-893-7101

Phone Conference ID: 662 148 871#

For more information go to the DCAS website at <https://www1.nyc.gov/site/dcas/about/public-hearings.page>

RESOLVED, that the Classification of the Classified Service of the City of New York is hereby amended under the heading of **DEPARTMENT OF FINANCE [836]** as follows:

I. By establishing the following managerial title, in the Exempt class, subject to Rule X, with number of positions authorized as indicated:

<u>Title Code</u> <u>Number</u>	<u>Class of Positions</u>	<u>Salary Range</u>	<u>Number of Authorized Positions</u>
M95300	Deputy Commissioner (Finance)	#	Delete 4 Add 5

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

II. By establishing the following managerial titles, in the Non-Competitive class, subject to Rule X, Part I, with number of positions authorized as indicated:

<u>Title Code</u> <u>Number</u>	<u>Class of Positions</u>	<u>Salary Range</u>	<u>Number of Authorized Positions</u>
M95087	Director, Research Development and Policy Analysis (Finance)	#	Delete 1 Add 6
MXXXXX	Executive Program Specialist (Finance)	#	5

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

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

III. By establishing the following non-managerial title, in the Non-Competitive Class, subject to Rule XI, Part I, with number of positions authorized as indicated:

<u>Title Code</u> <u>Number</u>	<u>Class of Positions</u>	<u>Salary Range</u>	<u>Number of Authorized Positions</u>
54744	Confidential Strategy Planner (Finance)	##	Delete 9 Add 17

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

In accordance with the applicable collective bargaining agreement.

IV. By establishing the following non-managerial titles in the Non-Competitive Class, subject to Rule XI, Part II, with number of positions authorized as indicated:

Annual Salary Range Effective 5/24/2025

<u>Title Code</u>	<u>Class of Positions</u>	<u>*New Hire Minimum</u>	<u>Incumbent Minimum</u>	<u>Maximum</u>	<u>No. of Positions Authorized</u>
13135	Business Research and Data Analytics Specialist	\$93,568	\$100,904	\$142,112	Delete 40 Add 50
	Assignment Level I	\$93,568	\$100,904	\$110,353	
	Assignment Level I	\$104,676	\$112,883	\$128,995	
	Assignment Level I	\$116,840	\$126,000	\$142,112	

Annual Salary Range Effective 12/15/2017

<u>Title Code</u>	<u>Class of Positions</u>	<u>*New Hire Minimum</u>	<u>Incumbent Minimum</u>	<u>Maximum</u>	<u>No. of Positions Authorized</u>
95710	IT Project Specialist	**\$75,000	\$75,000	\$160,000	Delete 10 Add 42

Part II positions are covered by Section 75 of the Civil Service Law Disciplinary procedures after 5 years of service.

* Employees hired into city service should be paid no less than the "New Hire Minimum" for the applicable title/level. Upon completion of two years of qualified active or inactive service, such employees shall be paid no less than the indicated minimum for the employees' title/level that is in effect for incumbents on the second anniversary of their original appointment to city service.

• j18

HUMAN CAPITAL LINE OF SERVICE PROPOSED AMENDMENT TO CLASSIFICATION

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

A virtual public hearing will be held by the Commissioner of Citywide Administrative Services in accordance with Rule 2.6 of the Personnel Rules and Regulations of the City of New York via Microsoft Teams on June 25, 2025, at 10:00 A.M.

Topic: Public Hearing – Borough President – Bronx [011] – NYS Civil Service Commission Proposal

Meeting link: <https://www.microsoft.com/microsoft-teams/join-a-meeting>

Meeting ID: 230 652 288 224 2

Passcode: xs6Ku7bY

Phone Number: 1 646-893-7101

Phone Conference ID: 662 148 871#

For more information go to the DCAS website at <https://www1.nyc.gov/site/dcas/about/public-hearings.page>

RESOLVED, that the classification of the Classified Service of the City of New York is hereby amended under the heading of **THE OFFICE OF THE BRONX BOROUGH PRESIDENT [011]** as follows:

I. To classify the following managerial titles in the Exempt Class, subject to Rule X:

<u>Title Code</u> <u>Number</u>	<u>Class of Positions</u>	<u>Salary Range</u>	<u>Number of Authorized Positions</u>
MXXXXX	Equal Employment Opportunity Officer	#	1

This is a management class of positions paid in accordance with the Pay Plan for Management Employees. Salaries for these positions are set at rates in accordance with duties and responsibilities.

II. To classify the following non-managerial title in the Exempt Class, subject to Rule X:

<u>Title Code</u> <u>Number</u>	<u>Class of Positions</u>	<u>Number of</u> <u>Authorized</u> <u>Positions</u>
XXXXX	Chauffer	5

III. To classify the following managerial titles in the Non-Competitive Class, subject to Rule X, Part I:

<u>Title Code</u> <u>Number</u>	<u>Class of Positions</u>	<u>Salary</u> <u>Range</u>	<u>Number of</u> <u>Authorized</u> <u>Positions</u>
MXXXXX	Special Assistant to the Borough President	#	16
MXXXXX	Chief Information Technology Officer	#	1

These are management classes of positions paid in accordance with the Pay Plan for Management Employees. Salaries for these positions are set at rates in accordance with duties and responsibilities.

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

Accessibility questions: DCAS Accessibility (212) 386-0256
accessibility@dcas.nyc.gov, by: Tuesday, June 24, 2025, 12:00 P.M.



• j18-23

COMMISSION TO STRENGTHEN LOCAL DEMOCRACY

■ PUBLIC HEARINGS

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

Monday, June 23rd
5-7 P.M.

Museum of the City of New York, Ronay Menschel Hall
1220 Fifth Avenue at 103rd Street, Manhattan

This meeting is open to the public and centers on Land Use (Strengthening Independent Oversight Agencies, Advice and Consent, Impeaching or Recalling the Mayor, Mayoral Vetoes and Emergency Powers, and more). **In order to testify in person or via zoom you must register** (<https://forms.office.com/g/gm9mRPTQ2r>). We ask that you register 24 hours prior to the public hearing but will accept registrations up to and during the first 30 minutes of the hearing. Each member of the public will be given three (3) minutes to testify. If possible, **we request written testimony be submitted to info@thecommission.nyc.**

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

The public can watch the hearing via Zoom. (<https://us06web.zoom.us/j/83098795445>)

What if I need assistance to observe the meeting?

This location is accessible to individuals using wheelchairs or other mobility devices. With advance notice, American Sign Language interpreters will be available, and members of the public may request induction loop devices and language translation services. Please make induction loop, language translation or additional accessibility requests by Tuesday, June 17th at 5:00 P.M. by indicating on your registration or emailing the Commission at info@thecommission.nyc. All requests will be accommodated to the extent possible.

j16-23

COMMUNITY BOARDS

■ PUBLIC HEARINGS

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

BOROUGH OF THE BRONX

COMMUNITY BOARD NO. 10 - Wednesday, June 18, 2025, 7:00 P.M., Jeanne Jugan Residence, 2999 Schurz Avenue, Bronx, NY 10465.

A public hearing with respect to applications received from the New York State Office of Cannabis Management for the following matters: (1) application number OCMCAURD 2022-000525 to operate an adult use retail dispensary at 3764 East Tremont Avenue, 10465, Epic Parlay LLC and (2) application number OCMMICR-2023-000371 to operate a microbusiness and an adult use retail dispensary at 3211 and 3217 Philip Avenue, 10465, 8 Legacies Inc.

j16-18

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

BOROUGH OF BROOKLYN

COMMUNITY BOARD NO. 18 - Wednesday June 18, 2025, 7:00 P.M., Community Board Office, 1097 Bergen Avenue, Brooklyn, NY.

ULURP# C250 121 ZMK

An application submitted by 5502 Flatlands LLC for rezoning of the property located at 5502 Flatlands Avenue to amend the rezoning map to change from an R3-2 District to an R6A District and establish within the proposed R6A District a C2-4 District.

j16-18

COMPTROLLER

■ MEETING

The City of New York Audit Committee Meeting is scheduled for Wednesday, June 25, 2025 at 9:30 A.M., at 1 Centre Street, Room 1005 North. The meeting will be open to the General Public.

j17-25

BOARD OF EDUCATION RETIREMENT SYSTEM

■ MEETING

The Board of Education Retirement System Board of Trustees Meeting will be held in-person at our 55 Water Street office, 50th Floor on Wednesday, June 25, 2025 from 4:00 P.M. - 6:00 P.M. If you would like to attend this meeting, please contact BERS Executive Director, Sanford Rich, at Srich4@bers.nyc.gov.

• j18-25

Our next Executive Committee Meeting will be held *in-person* at our 55 Water Street office (50th floor) Wednesday, June 25, 2025, from 12:30 P.M. - 3:00 P.M. If you would like to attend this meeting, please reach out to Salil Mehta at smehta8@bers.nyc.gov.

j13-25

HOUSING AUTHORITY

■ MEETING

The next Board Meeting of the New York City Housing Authority is scheduled for Wednesday, June 25, 2025 at 10:00 A.M. in the Ceremonial Room on the 5th Floor of 90 Church Street, New York, New York 10007 (unless otherwise noted).

Copies of the Calendar will be available on NYCHA's Website at <https://www.nyc.gov/site/nycha/about/board-meetings.page> or may be picked

up at the Office of the Corporate Secretary at 90 Church Street, 5th Floor, New York, NY 10007, no earlier than 24 hours before the upcoming Board Meeting. Copies of the Draft Minutes will also be available on NYCHA's Website at <https://www.nyc.gov/site/nycha/about/board-meetings.page> or may be picked up at the Office of the Corporate Secretary no earlier than 3:00 P.M. on the Tuesday following the Board Meeting.

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

The meeting is open to the public. Pre-registration, at least 45 minutes before the scheduled Board Meeting, is required by all speakers. Comments are limited to the items on the Calendar. Speaking time will be limited to three minutes. The public comment period will conclude upon all speakers being heard or at the expiration of 30 minutes allotted by law for public comment, whichever occurs first.

The meeting will be streamed live on NYCHA's YouTube Channel at <https://www.youtube.com/c/nycha> and NYCHA's Website at <https://www.nyc.gov/site/nycha/about/board-meetings.page>

Any person requiring a reasonable accommodation in order to participate in the Board Meeting, should contact the Office of the Corporate Secretary by phone at (212) 306-6088 or by e-mail at corporate.secretary@nycha.nyc.gov no later than Wednesday, June 18, 2025, by 5:00 P.M.

For additional information, please visit NYCHA's Website at <https://www.nyc.gov/site/nycha/about/board-meetings.page> or contact the Office of the Corporate Secretary at (212) 306-6088.

Accessibility questions: (212) 306-6088, by: Wednesday, June 18, 2025, 5:00 P.M.



j11-25

LANDMARKS PRESERVATION COMMISSION

■ PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN that pursuant to the provisions of Title 25, chapter 3 of the Administrative Code of the City of New York (Sections 25-303, 25-307, 25-308, 25-309, 25-313, 25-318, 25-320) on Tuesday, June 24, 2025, at 9:30 A.M., a public hearing will be held in the public hearing room at 253 Broadway, 2nd Floor, Borough of Manhattan, with respect to the following properties, and then followed by a public meeting. Participation by video conference may be available as well. Please check the hearing page on LPC's website (<https://www.nyc.gov/site/lpc/hearings/hearings.page>) for updated hearing information. The final order and estimated times for each application will be posted on the Landmarks Preservation Commission website the Friday before the hearing. Please note that the order and estimated times are subject to change. An overflow room is located outside of the primary doors of the public hearing room. Any person requiring reasonable accommodation in order to participate in the hearing or attend the meeting should contact Steven Thomson, Director of Community and Intergovernmental Affairs, at sthomson@lpc.nyc.gov or 212-669-7923 no later than five (5) business days before the hearing or meeting. Members of the public not attending in person can observe the meeting on LPC's YouTube channel at www.youtube.com/nyclpc and may testify on particular matters by joining the meeting using either the Zoom app or by calling in from any phone. Specific instructions on how to observe and testify, including the meeting ID and password, and the call-in number, will be posted on the agency's website, on the Monday before the public hearing.

106 Carroll Place - St. George/New Brighton Historic District
LPC-25-09786 - Block 15 - Lot 138 - **Zoning:** R3A/HS
CERTIFICATE OF APPROPRIATENESS

A neo-Colonial style garage/dwelling designed by Charles A. Dunker and built in 1941. Application is to legalize alterations to the facade and installation of HVAC equipment without Landmarks Preservation Commission permit(s).

119 Bergen Street - Boerum Hill Historic District Extension
LPC-25-10636 - Block 194 - Lot 47 - **Zoning:** R6B
CERTIFICATE OF APPROPRIATENESS

An Italianate style rowhouse built in 1868. Application it to construct a rear yard addition.

56 Joralemon Street - Brooklyn Heights Historic District
LPC-25-11594 - Block 260 - Lot 24 - **Zoning:** R6
CERTIFICATE OF APPROPRIATENESS

A Greek Revival style house built in 1849. Application is to modify window openings and install new windows.

135 Amity Street - Cobble Hill Historic District
LPC-25-07132 - Block 291 - Lot 43 - **Zoning:** R6
CERTIFICATE OF APPROPRIATENESS

An altered rowhouse originally built in 1880. Application is to replace windows.

1220 Dean Street - Crown Heights North Historic District
LPC-25-10562 - Block 1213 - Lot 19 - **Zoning:** R6
CERTIFICATE OF APPROPRIATENESS

A neo-Grec style rowhouse designed by William Rofs and built c. 1877. Application is to construct a rooftop bulkhead and modify openings at the rear façade.

157 Duane Street - Tribeca West Historic District
LPC-25-09894 - Block 144 - Lot 13 - **Zoning:** C6-2A
CERTIFICATE OF APPROPRIATENESS

An Italianate style store and loft building built in 1856-57. Application is to legalize the installation of an awning without Landmarks Preservation Commission Permit(s).

4 Bond Street - NoHo Historic District
LPC-25-08326 - Block 530 - Lot 66 - **Zoning:** M1-5/R7X
CERTIFICATE OF APPROPRIATENESS

A Federal/Italianate style residential structure built in 1828-1829. Application is to alter the commercial base, paint facade and install signage.

79 Spring Street - SoHo-Cast Iron Historic District
LPC-25-11243 - Block 497 - Lot 7502 - **Zoning:** M1-5/R9X
CERTIFICATE OF APPROPRIATENESS

A store building designed by Richard Berger and built in 1884-85. Application is to install a flagpole and paint the storefront infill and cornice.

225 West 4th Street, (aka 229 West 4th Street and 126 7th Avenue, and 231 West 4th Street and 128 7th Avenue) - Greenwich Village
LPC-24-11736 - Block 610 - Lot 9 - **Zoning:** C4-5
CERTIFICATE OF APPROPRIATENESS

A utilitarian building built in the 1920s, and two rowhouses built in 1873. Application is to install signage.

160 West 10th Street - Greenwich Village Historic District
LPC-25-09731 - Block 610 - Lot 17 - **Zoning:** C4-5, R6
CERTIFICATE OF APPROPRIATENESS

A Romanesque Revival style garage building designed by E. D. Harris and built in 1891-1892, with major alterations in 1914. Application is to construct a rooftop addition, cut back and rebuild the rear façade, modify openings, and replace windows and doors.

115 Mercer Street - SoHo-Cast Iron Historic District
LPC-25-09355 - Block 499 - Lot 7506 - **Zoning:** M1-5/R7X
CERTIFICATE OF APPROPRIATENESS

A store and storehouse building designed by Julius Boeckell and built in 1872. Application is to install a flagpole.

36 West 11th Street - Greenwich Village Historic District
LPC-25-08332 - Block 574 - Lot 26 - **Zoning:** R6
CERTIFICATE OF APPROPRIATENESS

A Greek Revival style rowhouse built in 1840-41. Application is to construct rooftop and rear yard additions.

15 East 88th Street - Expanded Carnegie Hill Historic District
LPC-25-08450 - Block 1500 - Lot 11 - **Zoning:** R8B
CERTIFICATE OF APPROPRIATENESS

A neo-Federal style townhouse designed by Delano and Aldrich and built in 1920-22. Application is to replace windows.

23 East 92nd Street - Carnegie Hill Historic District
LPC-25-11183 - Block 1504 - Lot 13 - **Zoning:** R8B, R10, MP, C1-5
CERTIFICATE OF APPROPRIATENESS

A Renaissance Revival style rowhouse designed by A.B. Ogden & Son and built in 1889-1890. Application is to construct a rear yard addition and reconstruct the top floor of the rear façade.

j10-24

PUBLIC DESIGN COMMISSION

■ MEETING

Meeting Agenda
Monday, June 23, 2025

Meeting Location: Public Design Commission meetings are being held in-person at the Public Design Commission Board Room on the 3rd floor of City Hall. Members of the public can attend and give testimony either in-person or remotely.

To attend or testify remotely, the public can join the meeting via Zoom at <https://cityhall-nyc.zoomgov.com/j/1619279087> or by calling 1 (646) 828 7666 and using the meeting ID: 161 927 9087.

Members of the public who wish to give testimony on public hearing items can sign-up in advance using this form: <https://tinyurl.com/PDCmeetingform>. Instructions for testifying remotely via Zoom or by phone can be found on our website here: <https://tinyurl.com/PDC-testimony>.

The meeting will be livestreamed on the Public Design Commission's YouTube channel at <http://www.youtube.com/nycdesigncommission>.

Public Meeting

9:15 A.M. Consent Items

- 30004: Installation of Feynman Code by Pablo Helguera, Far Rockaway Community Library, 16-37 Central Avenue, Far Rockaway, Queens. (Final) (CC 31, CB 14) DCLA%/DDC/QPL
- 30005: Installation of Life Could be a Dream by Jeffrey Gibson, 40th Police Precinct, 549 East 149th Street, Bronx. (Final) (CC 17, CB 1) DCLA%/DDC/NYPD
- 30040: Reconstruction of New Lots Branch Library, 655 New Lots Avenue, Brooklyn. (Preliminary) (CC 42, CB 5) BPL
- 30041: Reinstallation of two artworks by Clemente Spampinato, Brooklyn Heights Library, 280 Cadman Plaza West, Brooklyn. (Final) (CC 33, CB 2) BPL
- 30042: Installation of A River (Can't Stop Won't Stop) by C.J. Chueca, Davidson Step Street, Davidson Avenue between West 174th Street and Featherbed Lane, Bronx. (Preliminary) (CC 14, CB 5) DCLA%/DDC/DOT
- 30043: Minor modifications to the installation of Brooklyn Museum of Love and Wonder by Vanessa German, Shirley Chisholm Recreation Center, 3002 Foster Avenue between Nostrand Avenue and New York Avenue, Brooklyn. (Amended Preliminary) (CC 45, CB 17) DCLA%/DDC/DPR
- 30044: Installation of Who Knows Tomorrow by Serge Attukwei Clottey, Baisley Park Community Library, 117-11 Sutphin Boulevard, Jamaica, Queens. (Preliminary) (CC 28, CB 12) DCLA%/DDC/QPL
- 30045: Construction of an exercise pavilion as part of the construction of an annex building, Horizon Juvenile Center, 560 Brooke Avenue, Bronx. (Final) (CC 17, CB 1) DDC/DOC
- 30046: Construction of the Soundview Park Recreation Center, Soundview Park, Lafayette Avenue between Morrison Avenue and Metcalf Avenue, Bronx. (Final) (CC 18, CB 9) DDC/DPR
- 30047: Installation of signage as part of the rehabilitation of the Boiler Building (formerly the Heating Plant), East Road between 1st Drive and 2nd Drive, Wards Island Wastewater Treatment Plant (now Wastewater Resource Recovery Facility), Manhattan. (Preliminary and Final) (CC 8, CB 11) DEP/DPR
- 30048: Construction of an open space (The Baseline) under the ramps to the Ed Koch Queensborough Bridge, Dutch Kills Street between Jackson Avenue and the Long Island Rail Road, Long Island City, Queens. (Final) (CC 26, CB 2) DOT
- 30049: Installation of prototypical pipe bollards, 4302 Fort Hamilton Parkway, between New Utrecht Avenue and 43rd Street, Brooklyn. (Preliminary and Final) (CC 38, CB 12) DOT
- 30050: Installation of shopping cart area (Foodtown), 5555 Broadway, Bronx. (Preliminary and Final) (CC 11, CB 8) DOT
- 30051: Reconstruction of a Department of Transportation fleet facility, 62-35 Fresh Pond Road, Ridgewood, Queens. (Preliminary and Final) (CC 30, CB 5) DOT
- 30052: Removal of a distinctive sidewalk, Fairview Place and Church Avenue, Brooklyn. (Preliminary and Final) (CC 40, CB 17) DOT
- 30053: Reconstruction of Rodale Pleasant Park Community Garden, 437 East 114th Street, Manhattan. (Preliminary) (CC 8, CB 11) DPR
- 30054: Reconstruction of Wolfe's Pond Park Playground, including the construction of pickleball courts, Wolfe's Pond Park, near Cornelia Avenue and Chester Avenue, Staten Island. (Preliminary) (CC 51, CB 3) DPR
- 30055: Relocation of a plaque, Liotti Ikefugi Playground, Bismark Avenue and Winter Avenue, Staten Island. (Preliminary) (CC 49, CB 1) DPR
- 30056: Construction of a hospitality building (Player Performance Building), including a parking garage, United States Tennis Association's Billie Jean King National Tennis Center, Flushing Meadows Corona Park, Flushing, Queens. (Final) (CC 21 & 24, CB 3, 4 & 6) DPR
- 30057: Reconstruction of a portion of Mafera Playground, 65th Place, Catalpa Avenue, and Shaler Avenue, Ridgewood, Queens. (Final) (CC 30, CB 5) DPR
- 30058: Reconstruction of Halletts Point Playground, 1st Street and Astoria Boulevard, Astoria, Queens. (Final) (CC 22, CB 1) DPR
- 30059: Renovation and expansion of Grand Oaks Country Club, including the construction of an entry gate and driveway landscaping, South Shore Golf Course, Huguenot Avenue and Raily Court, Staten Island. (Final) (CC 51, CB 3) DPR
- 30060: Installation of lighting as part of the rehabilitation of the *Soldiers' and Sailors' Monument* (1902), West 88th Street and Riverside Drive, Riverside Park, Manhattan. (Amended Preliminary) (CC 6, CB 7) DPR
- 30061: Reconstruction of the basketball court, Travers Park, 34th Avenue between 77th Street and 78th Street, Jackson Heights, Queens. (Preliminary and Final) (CC 25, CB 3) DPR
- 30062: Reconstruction of a playground, Holcombe Rucker Park, north of West 155th Street between Frederick Douglass Boulevard and Harlem River Drive, Manhattan. (Preliminary) (CC 9, CB 10) DPR
- 30063: Reconstruction of a portion of Telephone Playground, adjacent to P.S. 205, 75th Avenue between Bell Boulevard and 217th Street, Oakland Gardens, Queens. (Preliminary) (CC 23, CB 11) DPR
- 30064: Reconstruction of the landscape adjacent to the southwest wing of the Metropolitan Museum of Art, 79th Street Transverse and East Drive, Central Park, Manhattan. (Preliminary) (CC 49, CB 1) DPR/CPC
- 30065: Reconstruction of a portion of Sara D. Roosevelt Park, Grand Street, Chrystie Street, Delancey Street, and Forsyth Street, Manhattan. (Final) (CC 1, CB 3) DPR/DOT
- 30066: Installation of interpretive signage, as part of the reconstruction of the East River Esplanade, 107th Street Pier, and Bobby Wagner Walk, East 94th Street to 107th Street, and East 117th Street to East 124th Street, Manhattan. (Final) (CC 8, CB 11) EDC/DPR

Public Hearing

9:20 A.M.

- 30067: Design of a prototypical containerized waste bin for installation near large-scale residential buildings as a pilot for a citywide waste containerization program ("Future of Trash"), Manhattan Community District 9, Manhattan. (Preliminary) (CC 7 & 9, CB 9) DSNY

<https://www.nyc.gov/assets/designcommission/downloads/pdf/pres/6-23-25-DSNY-p-Empire-Bins.pdf>

10:00 A.M.

- 30068: Construction of a life sciences building, Innovation East Life Sciences, 455 First Avenue, First Avenue between East 26th and East 27th Streets, Manhattan. (Preliminary) (CC 2, CB 6) EDC

<https://www.nyc.gov/assets/designcommission/downloads/pdf/pres/6-23-25-EDC-p-455-First-Avenue.pdf>

10:40 A.M.

- 30069: Installation of Victory by Vinnie Bagwell, Fifth Avenue at East 103rd Street, Central Park, Manhattan. (Conceptual) (CC 8, CB 11) DCLA%/EDC/DPR

<https://www.nyc.gov/assets/designcommission/downloads/pdf/pres/6-23-25-DCLA-EDC-c-Beyond-Sims-Victory.pdf>

11:30 A.M.

- 30070: Reconstruction of Damrosch Park, including streetscape improvements, Lincoln Center for the Performing Arts, West 62nd Street between Columbus Avenue and Amsterdam Avenue, Manhattan. (Preliminary) (CC 6, CB 7) DPR/DOT

<https://www.nyc.gov/assets/designcommission/downloads/pdf/pres/6-23-25-DPR-DOT-p-Damrosch-Park.pdf>

12:10 P.M. BREAK**Committee Meeting**

12:30 P.M. Construction of Metropolitan Park (Queens Future), including the construction of a gaming facility, resort, retail, and events complex, parking structures, the reconstruction of Shea Road, and adjacent site work, Roosevelt Avenue, between Grand Central Parkway and Seaver Way, and between the MTA New York City Transit Corona Maintenance Yard and the Whitestone Expressway, adjacent to Citi Field, Corona, Queens. (Conceptual) (CC 21, CB 3, 4, 6, 7, 8 & 9) EDC/ DPR

<https://www.nyc.gov/assets/designcommission/downloads/pdf/pres/6-23-25-EDC-c-Queens-Future-Gaming-Facility.pdf>

1:10 P.M. Construction of streetscape improvements (Stillwell Walk) and two multi-level enclosed pedestrian bridges, as part of the Coney Island (The Coney) gaming facility and resort, Stillwell Avenue and West 12th Street between Surf Avenue and Wonder Wheel Way, Brooklyn. (Conceptual) (CC 47, CB 13) DOT

<https://www.nyc.gov/assets/designcommission/downloads/pdf/pres/6-23-25-DOT-C-Coney-Island-Gaming-Facility.pdf>

All times are approximate and subject to change without notice, and those who are testifying remotely should follow along on the livestreamed meeting on the Design Commission's YouTube channel to know when to join the meeting. If testifying at City Hall, please plan to arrive early in the event the meeting is ahead of schedule. **Details on giving public testimony can be found here:** <https://www.nyc.gov/site/designcommission/design-review/testimony/public-testimony.page>.

Items on the consent agenda are not presented. If you wish to testify regarding a design-related issue of a project on the consent agenda, please notify staff as soon as possible.

Do you need assistance to participate in the meeting? If you need a reasonable accommodation of a disability, such as translation into a language other than English; American Sign Language Interpreting (ASL); Captioning in Real-Time (CART); or the meeting agenda in Braille, large print, or electronic format, please contact the Public Design Commission at least three business days before the meeting.

Public Design Commission
City Hall, Third Floor
Phone: (212) 788-3071
Fax: (212) 788-3086
www.nyc.gov/designcommission
designcommission@cityhall.nyc.gov



• j18

RENT GUIDELINES BOARD**■ PUBLIC HEARINGS**

NOTICE IS HEREBY GIVEN THAT THE NEW YORK CITY RENT GUIDELINES BOARD (RGB) will hold a public hearing on **June 27, 2025** at the NYC Department of Health, 125 Worth Street, 2nd Floor Auditorium, New York, NY 10007 from 10:00 A.M. to 12:00 P.M. to consider public comments concerning proposed rent adjustments on leases for apartments, lofts, hotels (including class A and class B hotels, SROs, rooming houses and lodging houses) and other housing units subject to the Rent Stabilization Law of 1969 and the Emergency Tenant Protection Act of 1974. These adjustments will affect leases commencing between October 1, 2025 through September 30, 2026.

Anyone who wants to comment on the proposed rule at a public hearing must sign up to speak. People wishing to speak at the public hearings can pre-register in advance. Pre-registration of speakers is advised. You can pre-register online through our website, nyc.gov/rgb, or you can sign up to speak by calling 212-669-7480 from 9:00 A.M. till 5:00 P.M., Monday through Friday. Pre-registration requests for the hearing must be received before 12:00 P.M. one business day **prior** to the public hearing date. For those who do not pre-register, registration is also available at the public hearings. You can register in-person from 10:00 A.M. to 12:00 P.M. on June 27. You will have two minutes to speak. For further information and to pre-register for a public hearing, call the RGB at (212) 669-7480.

Written requests for pre-registration must be received at the office of the Board at 1 Centre Street, Suite 2210, New York, NY 10007 by 12:00 P.M. on the business day prior to the public hearing date. Written

requests for registration can be emailed to csuperville@rgb.nyc.gov or mailed to the Rent Guidelines Board at the address listed above.

This hearing is wheelchair accessible and Spanish interpretation will be provided. Persons who request that a language interpreter, other than Spanish, or a sign language interpreter or other form of reasonable accommodation for a disability be provided at any of the scheduled hearings must notify Ms. Charmaine Superville at the NYC Rent Guidelines Board at (212) 669-7480 or via email at csuperville@rgb.nyc.gov by June 16, 2025 no later than 4:30 P.M. to ensure that accommodations can be made.

The public is invited to observe all public meetings and public hearings but is invited to speak only at the public hearings. All public hearings may be livestreamed from YouTube at: <https://www.youtube.com/RentGuidelinesBoard>. Members of the public must be present at the public hearing location in order to testify.

In addition to in-person testimony, the RGB is providing platforms for submitting both audio and video comments. Audio and video comments must be received by Tuesday, June 27, 2025, to be considered before the final vote. Audio comments can be recorded via voicemail by dialing 929-256-5472. When prompted, you will have up to two minutes to speak. You can also submit prerecorded audio and video comments of up to two minutes in length. Instructions for how to submit these prerecorded comments are available on the Board's website at <https://rentguidelinesboard.cityofnewyork.us/testimony/>.

Proposed rent guidelines for all of the above classes of stabilized housing units were adopted on **May 27, 2025**. Copies of the proposed guidelines are available from the NYC Rent Guidelines Board office at the above listed address, at the Board's website nyc.gov/rgb, or at rules.cityofnewyork.us.

j16-26

PROCUREMENT***"Compete To Win" More Contracts!***

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

● **Win More Contracts, at nyc.gov/competetowin**

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

HHS ACCELERATOR PREQUALIFICATION

To respond to human services Requests for Proposals (RFPs), in accordance with Section 3-16 of the Procurement Policy Board Rules of the City of New York ("PPB Rules"), vendors must first complete and submit an electronic HHS Accelerator Prequalification Application using the City's PASSPort system. The PASSPort system is a web-based system maintained by the City of New York for use by its Mayoral Agencies to manage procurement. Important business information collected in the Prequalification Application is required every three years. Documents related to annual corporate filings must be submitted on an annual basis to remain eligible to compete. Prequalification applications will be reviewed to validate compliance with corporate filings and organizational capacity. Approved organizations will be eligible to compete and would submit electronic proposals through the PASSPort system. The PASSPort Public Portal, which lists all RFPs, including HHS RFPs that require HHS

Accelerator Prequalification, may be viewed, at https://passport.cityofnewyork.us/page.aspx/en/rfp/request_browse_public

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

AGING

PROGRAM OPERATIONS

■ AWARD

Human Services/Client Services

OLDER ADULT CENTER - FY26 - Renewal -
PIN# 12522P0001005R002 - AMT: \$927,941.00 - TO: Merrill Park Civic Association of Springfield Gardens Inc., 137-57 Farmers Boulevard, Springfield Gardens, NY 11434-4729.

NYC Aging ID: CC3
Renewing the contract until 6/30/2026 to continue older adult center services.

Robert Couche Senior Center
137-57 Farmers Boulevard
Springfield Gardens, NY 11434

◀ j18

CITYWIDE ADMINISTRATIVE SERVICES

PUBLIC AFFAIRS - MEDIA SERVICES

■ AWARD

Goods

MEDIA SERVICES AUDIO AND VIDEO EQUIPMENT SUPPLIES - M/WBE Noncompetitive Small Purchase -
PIN# 85625W0071001 - AMT: \$23,108.00 - TO: Compulink Technologies Inc., 260 W 39th Street, Room 302, New York, NY 10018-4434.

◀ j18

ECONOMIC DEVELOPMENT CORPORATION

CONTRACTS

■ VENDOR LIST

Goods and Services

JOIN NYCEDC'S VENDORS LIST FOR CONTRACTING OPPORTUNITIES

NYCEDC's Vendors List brings contracting opportunities to your inbox. Whatever your field or trade, add your company to the list to be notified of RFPs, RFQs, RFEIs, and public bids for NYCEDC projects around NYC. Join the list: <https://edc.nyc/vendors-list-signup-0>.

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

Economic Development Corporation, One Liberty Plaza, 165 Broadway, 14th Floor Mailroom, New York, NY 10006. Irene Maropakis (212) 312-3969; RFPRequest@edc.nyc

◀ j18

EDUCATION

CONTRACTS AND PURCHASING

■ SOLICITATION

Goods and Services

DATA CIRCUITS - Request for Proposals - PIN# R1834040 - Due 7-23-25 at 1:00 P.M.

The New York City Department of Education (NYCDOE) on behalf of the Division of Instructional and Information Technology is seeking proposals from organizations experienced in and capable of providing telecommunications and Data Circuits to approximately 1,800 schools and 30 administrative locations across New York City.

PROPOSALS MUST BE RECEIVED BY NO LATER THAN 1:00 P.M. EST, July 23, 2025. LATE PROPOSALS WILL NOT BE ACCEPTED.

This RFP may result in the award of one requirements agreement. The awarded contract(s) will be for a term of five (5) years. The NYCDOE reserves the unilateral option to extend the contract(s) for two (2) additional one-year periods. It is anticipated that services will commence on about December 2025.

A virtual pre-proposal conference will be held on Tuesday, June 24, 2025, at 10:00 A.M. EST. The City of New York will be utilizing the Microsoft Teams platform. Link to the pre-proposal conference:

https://teams.microsoft.com/l/meetup-join/19%3ameeting_YjVhOGU3NmEtMjI4Nj00NTQ5LTlMzItZDQ1ZTIxZTIxNDhj%40thread.v2/0?context=%7b%22Tid%22%3a%2218492cb7-ef45-4561-8571-0c42e5f7ac07%22%2c%22Oid%22%3a%22afd10f01-a2f0-423a-bea1-235d222b1645%22%7d

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

Please note the following procedures:

Proposal submissions in response to the RFP must be sent via electronic mail ("The Proposal Submission Email") to DCPSubmissions@schools.nyc.gov (the "RFP Submission Email Address"). RFP Submissions sent to any other email address will be disregarded. The subject line of your RFP Submission Email must include the solicitation number and the name of the submitting vendor (e.g. R1834 – ABC Corporation). Please attach the completed RFP and proposal documents to the RFP Submission Email as separate files. Please name proposal attachment "RFP Proposal."

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

Guidance for first-time Microsoft One-Drive Users:

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

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

- responsibility to ensure that the link(s) you provide allows the DOE to view, download and/or open your documents; and
6. Include the link which you have created as the first line of your RFP Submission Email.

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

Further to prior instructions regarding submissions of Proposals. In addition to electronic submission via email, the proposer may choose to hand deliver their Proposal packages to NYC DOE at any time prior to the Proposal Due Date/Time. If you plan to submit a paper Proposal. You must provide notice by emailing DCPSubmissions@schools.nyc.gov, including "Paper Submission Request for Solicitation # R1410" in the subject line, at least three (3) business days in advance of the anticipated date and time you or your agent plan to arrive at 65 Court Street, Brooklyn, NY 11201, Rm 1201 to drop off your Proposal. Proposers should include in their notification e-mail the name of the person who will be delivering the Proposal or advise that the Proposal Package will be arriving by messenger. Proposers who fail to provide advance notification of intent to hand-deliver a proposal risk not having anyone to receive the Proposal Package. Hard (paper) copy proposals MUST be hand delivered to 65 Court Street, Brooklyn, NY 11201, Rm 1201 prior to the Due Date and Time.

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

Questions regarding this solicitation should be addressed to RFPITPROCUREMENT@schools.nyc.gov by no later than 4:00 P.M. EST, June 30, 2025. Subsequent amendments and answers will be posted to <https://vendorportal.nycenet.edu/vendorportal/login.aspx>. Review this site periodically for important updates.

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

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

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

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

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

Education, 65 Court Street, Brooklyn, NY 11201. Vendor Hotline (718) 935-2300; vendorhotline@schools.nyc.gov

◀ j18

ENVIRONMENTAL PROTECTION

ENGINEERING, DESIGN AND CONSTRUCTION

■ SOLICITATION

Construction / Construction Services

CAT-399E: HUDSON DRAINAGE REHABILITATION, ELECTRICAL - Competitive Sealed Bids - PIN#82624B0022 - Due 7-30-25 at 10:00 A.M.

This Competitive Sealed Bid ("RFx") is being released through PASSPort, New York City's online procurement portal. Responses to this RFx should be submitted via PASSPort. To access the solicitation, vendors should visit the PASSPort Public Portal Navigator at https://passport.cityofnewyork.us/page.aspx/en/rfp/request_browse_public. This will take you to the Public Portal of all procurements in the PASSPort system. To quickly locate the RFx, insert the EPIN 82624B0022 into the Keywords search field. If you need assistance submitting a response, please contact MOCS Service Desk: mocsupport.atlassian.net/servicedesk/customer/portal/8.

Bid opening Location - 59-17 Junction Blvd. To join via Microsoft TEAMS video, please go to PASSPort RFx Documents and download "Notice to Bidders (E-Bidding)" for information. Pre bid conference location -To join via Microsoft TEAMS video, please go to PASSPort

RFx Documents and download "Notice to Bidders (E-Bidding)" for information. Mandatory: no Date/Time - 2025-06-26 10:00:00.

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.

Environmental Protection, Ping Zhi Chan (718) 595-3252; pzchan@dep.nyc.gov

◀ j18

CAT-399G: HUDSON DRAINAGE REHABILITATION, GENERAL - Competitive Sealed Bids - PIN#82624B0020 - Due 7-30-25 at 10:00 A.M.

This Competitive Sealed Bid ("RFx") is being released through PASSPort, New York City's online procurement portal. Responses to this RFx should be submitted via PASSPort. To access the solicitation, vendors should visit the PASSPort Public Portal Navigator at https://passport.cityofnewyork.us/page.aspx/en/rfp/request_browse_public. This will take you to the Public Portal of all procurements in the PASSPort system. To quickly locate the RFx, insert the EPIN 82624B0020 into the Keywords search field. If you need assistance submitting a response, please contact MOCS Service Desk: mocsupport.atlassian.net/servicedesk/customer/portal/8.

Bid opening Location - 59-17 Junction Blvd. To join via Microsoft TEAMS video, please go to PASSPort RFx Documents and download "Notice to Bidders (E-Bidding)" for information. Pre bid conference location -To join via Microsoft TEAMS video, please go to PASSPort RFx Documents and download "Notice to Bidders (E-Bidding)" for information. Mandatory: no Date/Time - 2025-06-26 10:00:00.

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.

Environmental Protection, Ping Zhi Chan (718) 595-3252; pzchan@dep.nyc.gov

◀ j18

WASTEWATER TREATMENT

■ AWARD

Services (other than human services)

1528-GEN: SERVICE, REPAIR OF KAWASAKI GAS TURBINE GENERATORS - Renewal - PIN#82621B0044001R001 - AMT: \$1,592,547.00 - TO: Acme Industrial Inc., 326-328 Front Street, Staten Island, NY 10304.

Service and repair of (2) Kawasaki gas turbine generators at Manhattan pumping station. Service contract of the emergency generators is critical to the proper operation of the plant upon loss of power from the utility company.

◀ j18

FIRE DEPARTMENT

FACILITY MANAGEMENT

■ AWARD

Construction Related Services

CONSTRUCTION MANAGEMENT SERVICES - Negotiated Acquisition - Other - PIN#05724N0008001 - AMT: \$11,968,339.00 - TO: LiRo Program and Construction Management PE PC, 3 Aerial Way, Syosset, NY 11791.

The Fire Department's goal and objective for this negotiated acquisition extension is to continue construction management services for the purposes of providing uniform, high quality construction project planning, management, and execution of infrastructure upgrades, repairs, and renovation and rehabilitation of projects at various Facilities throughout the City of New York.

The FDNY has a need to extend the current construction management services contract for a term of one year to continue construction management services that cannot be obtained via competitive proposals without the risk of a gap in services.

◀ j18

TECHNOLOGY DEVELOPMENT AND SYSTEMS**■ AWARD***Services (other than human services)*

MAPPEDIN TOOLS AND SERVICE - M/WBE Noncompetitive Small Purchase - PIN#05725W0057001 - AMT: \$120,250.00 - TO: Compulink Technologies Inc., 260 W 39th Street, Room 302, New York, NY 10018-4434.

◀ j18

HOMELESS SERVICES**BUDGET****■ AWARD***Services (other than human services)*

HOTEL MANAGEMENT SERVICES FOR DHS EMERGENCY PROGRAMS - Negotiated Acquisition - Other - PIN#07124N0007001 - AMT: \$929,104,934.00 - TO: HANYC Foundation Inc., 34 East 51st Street, 8th Floor, New York, NY 10022.

The recommended provider, will find appropriate hotels for the program and assist with booking, managing, tracking, reporting and invoicing for hotel services. These hotel units will be used by social services vendors to house emergency shelter clients who have entered the DHS shelter system. Contractor shall act as a fiscal agent for the department and use reasonable efforts to perform the administrative and management services.

Judgment is required in evaluating competing proposals, and it is in the best interest of the City to require a balancing of price, quality and other factors. Due to the nature of the services, the Agency expects a limited number of qualified vendors.

◀ j18

CAPACITY, PLANNING AND DEVELOPMENT**■ AWARD***Human Services/Client Services*

SINGLE ADULTS AT BAXTER AVENUE SAFE HAVEN GRCC - Renewal - PIN#07121P8078KXLR001 - AMT: \$26,663,763.00 - TO: Goddard Riverside Community Center, 593 Columbus Avenue, New York, NY 10024.

Full range on-site services including housing placement services, information and referral, housing preparation, facility security and maintenance, counseling and case management, recreation, clothing and linkage to other community-based programs. Homeless Single Adults at Baxter Avenue Safe Haven located at 81-30 Baxter Avenue, Queens, NY 11373 - 75 Beds.

◀ j18

SHELTER SERVICES FOR FWC AT GLENMORE FAMILY RESIDENCE - Renewal - PIN#07121P8067KXLR001 - AMT: \$35,916,608.00 - TO: Providence House Inc., 703 Lexington Avenue, Brooklyn, NY 11221-0529.

Shelter services for homeless families with children (FWC) at Glenmore Family Residence, located at 820 Glenmore Avenue, Brooklyn, NY 11208. Contract Term: 7/1/25 - 6/30/29. (59 Units)

◀ j18

FAMILY SERVICES**■ AWARD***Human Services/Client Services*

ACACIA SERVICES AT FWC 112TH STREET Q 2025 - Competitive Sealed Proposals/Pre-Qualified List - Other - PIN#07122P0010019 - AMT: \$23,598,395.00 - TO: Acacia Network Housing Inc., 300 East 175th Street, Bronx, NY 10457.

The Department of Homeless Services works to prevent homelessness before it occurs, address street homelessness, and assist New Yorkers in transitioning from shelter and street homelessness to permanent housing. DHS collaborates with non-profit partners to provide temporary shelter and services that homeless New Yorkers need to achieve and maintain housing permanency. DHS is seeking appropriately qualified vendors to operate Tier II residences for families with children who have no other housing options available. Tier II residences, which operate in accordance with New York State Codes, Rules and Regulations, Title 18, Part 900 (18 NYCRR 900),

provide temporary housing accommodations and social services to homeless families until viable housing alternatives become available. Services are provided on-site and or through linkages with other community-based programs. Additionally, Non-Tier II certified residences would be expected to provide the same services as those listed above while certification as a Tier II is pending. Shelter services for homeless families with children at Corona Family Residence, 38-01 112th Street, Queens, NY 11368 - 54 units.

This is an open-ended RFP for shelter service. It is essential to technically score proposals to ensure they are technically viable.

◀ j18

HOUSING PRESERVATION AND DEVELOPMENT**LEAD AND HEALTHY HOMES****■ SOLICITATION***Construction/Construction Services*

HUD LEAD ABATEMENT - 2 AWARDS - CITYWIDE - Competitive Sealed Bids - PIN#80625B0055 - Due 8-6-25 at 2:00 P.M.

HPD seeks bids for Lead Paint Abatement Services in occupied buildings. 2 awards are to be made from the bids received, together to service all 5 boroughs. Each contract is to be awarded for up to \$3,850,000 for a 2-year initial term, with payment to be made according to the prices bid and accepted by HPD. An optional, but highly-recommended Pre-Bid Conference will be held for prospective bidders. Bidders must satisfy all qualifications required by applicable law, rule, or statute. Prospective bidders are encouraged to access solicitation documents and submit bids through PASSPort (<https://www.nyc.gov/BusinessOpportunities>). All details provided on PASSPort. Bid security must be provided as instructed in PASSPort. Follow these instructions on how to submit your bid or proposal in response to the RFx - <https://www.nyc.gov/site/mocs/passport/articles/respond-opportunities.page>.

Pre bid conference location - WebEx Pre-Bid Conference Mandatory: no Date/Time - 2025-07-02 10:30:00. Pre bid conference location - WebEx Bid Opening Mandatory: no Date/Time - 2025-08-06 15:00:00.

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 Preservation and Development, Sarah Hovde (212) 863-8656; hovdes@hpd.nyc.gov

◀ j18

HUMAN RESOURCES ADMINISTRATION**■ AWARD***Human Services/Client Services*

RENEWAL+ ALLOWANCE - CASE COORDINATION (106 UNITS) - Renewal - PIN#06920N8209KXLR001 - AMT: \$1,417,592.00 - TO: Settlement Housing Fund Inc., 247 W 37th Street, 4th Floor, New York, NY 10018-5709.

Case Coordination for Cluster Conversion Program (106 units/ households) at the following:

1466 Grand Concourse, Bronx, NY 10457

690-692 East 182nd Street, Bronx, NY 10457

737-751 East 187th Street, Bronx, NY 10458

Renewal Term: March 1, 2026 - February 28, 2029.

◀ j18

NYC OPPORTUNITY ANTI-POVERTY PROGRAM EVALUATION AND RESEARCH - Renewal - PIN#06919P0006012R001 - AMT: \$1,664,152.00 - TO: Chapin Hall Center for Children, 1313 E 60th Street, Chicago, IL 60637.

◀ j18

IT CONSULTING SERVICES FOR ACCESS HRA RELEASES PROJECT - Intergovernmental Purchase - PIN#06925G0023001 - AMT: \$756,000.00 - TO: ManpowerGroup Public Sector Inc., 6400 Arlington Boulevard, 3rd Floor, Falls Church, VA 22042.

The vendor will provide consulting services for the Access HRA Releases. The period of performance will be for thirty-six (36) months from September 1, 2024 to August 31, 2027. Access HRA Releases ACCESS HRA (AHRA) is DSS's public facing portal that has become the primary front door for the three million plus New Yorkers in need of supportive services and benefits from DSS. New Yorkers and organizations that work with DSS clients increasingly use the portal and mobile app to interact with DSS to submit a variety of food, cash, and Medicaid benefit applications and re-certifications and to obtain case information and notifications.

j18

INFORMATION TECHNOLOGY AND TELECOMMUNICATIONS

PUBLIC SAFETY

■ AWARD

Services (other than human services)

7-858-0566A PSAC TOC ANALYST #2 - M/WBE Noncompetitive Small Purchase - PIN#85825W0110001 - AMT: \$172,900.00 - TO: Pamten Inc., 2 Research Way, Princeton, NJ 08540.

j18

PARKS AND RECREATION

REVENUE AND CONCESSIONS

■ VENDOR LIST

Services (other than human services)

CONCESSION OPPORTUNITIES IN NYC PARKS

The New York City Department of Parks & Recreation ("Parks") is seeking to add to its solicitation mailing lists the names of individuals and businesses that are interested in operating concessions in City parks. Currently, over 400 different concessions operate throughout the five boroughs, including but not limited to cafés, restaurants, mobile food units, farmers' markets, sports facilities, amusement parks, arts and crafts markets, T-shirt and souvenir stands, marinas, carousels, driving ranges, golf courses, tennis facilities, ice rinks, newsstands, parking lots, stables, and Christmas tree stands.

If you're interested in learning more about Parks' concession opportunities and/or would like to be added to Parks' solicitation mailing lists so that you receive notice of when new opportunities become available, please contact Parks' Concession Division by emailing Concessions@parks.nyc.gov. Alternatively, you can just go to the link below and fill in the online form: <https://www.nycgovparks.org/opportunities/concessions/solicitation-mailing-lists>. Please direct any questions or comments you may have to Andrew Coppola, Senior Project Manager, by phone at 212-360-3454 or via email at andrew.coppola@parks.nyc.gov.

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

Parks and Recreation, The Arsenal, 830 5th Avenue, New York, NY 10065. Andrew Coppola (212) 360-1397; Concessions@parks.nyc.gov

j9-23

PROBATION

ADULT OPERATIONS

■ AWARD

Human Services/Client Services

NEON (NEIGHBORHOOD OPPORTUNITY NETWORK) WORKS PROGRAM - Renewal - PIN#78122X8007KXLR003 - AMT: \$334,986.00 - TO: Justice Innovation Inc., 520 8th Avenue, 18th Floor, New York, NY 10018.

j18

NEON (NEIGHBORHOOD OPPORTUNITY NETWORK) WORKS PROGRAM - Renewal - PIN#78121P8372KXLR003 - AMT: \$479,628.00 - TO: America Works of New York Inc., 228 E 45th Street, 16th Floor, New York, NY 10017.

j18

TRANSPORTATION

■ SOLICITATION

Goods and Services

REQUEST FOR PROPOSALS TO MANAGE AND OPERATE A YEAR ROUND FOOD AND BEVERAGE SUBCONCESSION AT ASTOR PLACE NORTH PLAZA - Competitive Sealed Proposals - PIN# 8888 - Due 7-9-25 at 5:00 P.M.

The Village Alliance District Management Association, Inc. ("ALLIANCE"), a not-for-profit corporation organized under the laws of the State of New York, is seeking proposals ("Proposals") from qualified firms ("Proposers") by this request ("Request" or "RFP") to manage and operate a food and beverage subconcession ("Subconcession") at the Astor Place North Plaza area of a pedestrian plaza designated by the New York City Department of Transportation ("DOT") located at Astor Place, Lafayette Street, East 8th Street, and Cooper Square, as more particularly hereinafter described (referred to as the "Plaza"). The Plaza is furnished with tables, chairs, umbrellas, and planters, and is open year-round (weather dependent). The selected Proposer will need to install a kiosk from which the Proposer would operate the Subconcession. Such kiosk must be moveable but not mobile. The ALLIANCE strives to work closely with the chosen Proposer to create a Subconcession that is successful and enhances the atmosphere of the Plaza and this vibrant neighborhood. The Subconcession should provide an amenity for those who work and live in the area as well as those who visit the Plaza.

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

Transportation, 8 East 8th Street, Suite #1C, New York, NY 10003. Taylor Young (212) 777-2173; rfp@greenwichvillage.nyc

j5-18

REQUEST FOR PROPOSALS TO MANAGE AND OPERATE A SEASONAL FOOD AND BEVERAGE SUBCONCESSION AT ASTOR PLACE NORTH PLAZA - Competitive Sealed Proposals - PIN# 1414 - Due 7-9-25 at 5:00 PM.

The Village Alliance District Management Association, Inc. ("ALLIANCE"), a not-for-profit corporation organized under the laws of the State of New York, is seeking proposals ("Proposals") from qualified firms ("Proposers") by this request ("Request" or "RFP") to manage and operate a food and beverage subconcession ("Subconcession") at the Astor Place North Plaza area of a pedestrian plaza designated by the New York City Department of Transportation ("DOT") located at Astor Place, Lafayette Street, East 8th Street, and Cooper Square, as more particularly hereinafter described (referred to as the "Plaza"). The Plaza is furnished with tables, chairs, umbrellas, and planters, and is open year-round (weather dependent). The selected Proposer will need to install a kiosk from which the Proposer would operate the Subconcession. Such kiosk must be moveable but not mobile. The ALLIANCE strives to work closely with the chosen Proposer to create a Subconcession that is successful and enhances the atmosphere of the Plaza and this vibrant neighborhood. The Subconcession should provide an amenity for those who work and live in the area as well as those who visit the Plaza.

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

Transportation, 8 East 8th Street, Suite #1C, New York, NY 10003. Taylor Young (212) 777-2173; rfp@greenwichvillage.nyc

j5-18

BRIDGES

■ AWARD

Goods

ER & IHD ENGINEERING SOFTWARE LICENSES - M/WBE Noncompetitive Small Purchase - PIN#84125W0052001 - AMT:

\$125,562.00 - TO: American Computer Consultants Inc., 212-55 Jamaica Avenue, Queens Village, NY 11428-1625.

☛ j18

FACILITIES MANAGEMENT

■ AWARD

Construction Related Services

ON CALL ROOF REPAIR SERVICES - M/WBE Noncompetitive
Small Purchase - PIN#84125W0059001 - AMT: \$1,500,000.00 - TO:
Sandhu Contracting Inc., 18-07 38th Street, Astoria, NY 11105.

☛ j18

TRUST FOR GOVERNORS ISLAND

■ SOLICITATION

Construction/Construction Services

REQUEST FOR PROPOSALS: BUILDING 309 RENOVATION
- Request for Proposals - PIN#TGI-309RENO-2025 - Due 8-29-25 at
11:59 P.M.

Governors Island Corporation d/b/a The Trust for Governors Island is seeking to engage a general contractor for the renovation of Building 309.
<https://www.govisland.com/about/business-opportunities>.

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.

Trust for Governors Island, 10 South Street, Slip 7, New York, NY 10004. Procurement Manager (212) 440-2200; gibids@govisland.org

☛ j18

YOUTH AND COMMUNITY DEVELOPMENT

AGENCY CHIEF CONTRACTING OFFICE

■ AWARD

Human Services/Client Services

RUNAWAY HOMELESS YOUTH: 100 BEDS - 2 YEAR EXTENSION - Negotiated Acquisition - Other - PIN#26025N0159001 - AMT: \$1,742,800.00 - TO: Ali Forney Center, 307 W 38th Street, 2nd Floor, New York, NY 10018.

☛ j18

HOMELESS YOUNG ADULTS (HYA) PROGRAM - 2 YEAR EXTENSION - Negotiated Acquisition - Other - PIN#26025N0163001 - AMT: \$2,059,321.00 - TO: Ali Forney Center, 307 W 38th Street, 2nd Floor, New York, NY 10018.

☛ j18

RHY PROGRAM SERVICES - 2 YEAR EXTENSION - Negotiated Acquisition - Other - PIN#26025N0157001 - AMT: \$1,547,891.00 - TO: Ali Forney Center, 307 W 38th Street, 2nd Floor, New York, NY 10018.

☛ j18

RHY PROGRAM SERVICES - 2 YEAR EXTENSION - Negotiated Acquisition - Other - PIN#26025N0158001 - AMT: \$770,014.00 - TO: Ali Forney Center, 307 W 38th Street, 2nd Floor, New York, NY 10018.

☛ j18

NDA RENEWAL FY26 - Renewal - PIN#26021P0004016R001 - AMT: \$502,091.00 - TO: Housing and Family Services of Greater New York Inc., 415 Albemarle Road, Brooklyn, NY 11218-2351.

☛ j18

COMMUNITY DEVELOPMENT

■ AWARD

Human Services/Client Services

NDA RENEWAL FY26 - Renewal - PIN#26021P0003002R001 - AMT: \$401,930.00 - TO: Mercy Center Inc., 377 East 145th Street, Bronx, NY 10454.

☛ j18

YOUTH SERVICES

■ AWARD

Human Services/Client Services

COMPASS PROGRAM SERVICES - 2 YEAR EXTENSION

- Negotiated Acquisition - Other - PIN#26025N0434001 - AMT: \$804,710.00 - TO: Yeshivath Kehilath Yakov Inc., 638 Bedford Avenue, Brooklyn, NY 11249-8009.

☛ j18

COMPASS PROGRAM SERVICES - 2 YEAR EXTENSION

- Negotiated Acquisition - Other - PIN#26025N0284001 - AMT: \$591,689.00 - TO: Divas for Social Justice Inc., 131-02 229th Street, Laurelton, NY 11413.

☛ j18

CONTRACT AWARD HEARINGS

CULTURAL AFFAIRS

■ PUBLIC COMMENT

This is a notice that the NYC Department of Cultural Affairs is seeking comments from the public about the proposed contract below.

Contract Type: Contract

Contractor: The New York Botanical Garden

Contractor Address: 2900 Southern Boulevard, New York, NY 10458

Scope of Services: Discretionary purchase of a front-end loader to be used at the New York Botanical Garden

Maximum Value: \$325,000

Term (Start and End Dates): 5 years from the date of registration

E-PIN: 12625L0003001

Procurement Method: Line-Item Appropriation/Discretionary Funds

Procurement Policy Board Rule: Section 1-02 (e)

How can I comment on this proposed contract award?

Please submit your comment to contracts@culture.nyc.gov. Be sure to include the E-PIN above in your message.

Comments must be submitted before 5:00 P.M. on Wednesday, June 25, 2025.

☛ j18

SMALL BUSINESS SERVICES

■ PUBLIC COMMENT

This is a notice that the NYC Department of Small Business Services is seeking comments from the public regarding the proposed contract below.

Contract Type: Contract

Contractor: Governors Island Corporation DBA The Trust for Governors Island

Contractor Address: 10 South Street, Slip 7, New York, NY 10004

Scope of Services: The contractor will provide economic development services on Governor's Island.

Maximum Value: \$394,100,395.00

Term: 7/1/2025 – 6/30/2029

E-PIN: 80125S0015001

Procurement Method: Sole Source

Procurement Policy Board Rule: Section 2-11(c)

How can I comment on this proposed contract award?

Please submit your comment to procurementhelpdesk@sbs.nyc.gov. Be sure to include the E-PIN above in your message.

Comments must be submitted before 5:00 P.M. on Friday, June 27, 2025.

☛ j18

This is a notice that the NYC Department of Small Business Services is seeking comments from the public about the proposed contract below.

Contract Type: Contract

Contractor: DB Grant Associates Inc.

Contractor Address: 494 8th Avenue, 21st Floor, New York, NY 10001

Scope of Services: The contractor will operate the Industrial and Transportation Career Center using a sector-focused, demand-driven approach to workforce development. This includes supporting New York City businesses in the industrial, transportation and warehousing sectors by helping them find, hire and train the workforce needed to start, operate and grow within the city.

Maximum Value: \$23,152,243.00

Term (Start and End Dates): 7/1/2025 – 6/30/2029

E-PIN: 80124P0019001

Procurement Method: Competitive Sealed Proposal

Procurement Policy Board Rule: Section 2-11(c)

How can I comment on this proposed contract award?

Please submit your comment to procurementhelpdesk@sbs.nyc.gov. Be sure to include the E-PIN above in your message.

Comments must be submitted before 5:00 P.M. on Friday, June 27, 2025.

• j18

This is a notice that the New York City Department of Small Business Services is seeking comments from the public about the proposed contract below.

Contract Type: Contract

Contractor: Educational Data Systems Inc.

Contractor Address: 15300 Commerce Drive North, Suite 200, Dearborn, MI 48120

Scope of Services: The contractor will deliver customized services to connect foreign-born New Yorkers with jobs and tailored training in growing sectors such as healthcare, tech, industrial, and food service.

Maximum Value: \$5,562,725

Term (Start and End Dates): 10/1/25 – 9/30/2029

E-PIN: 80124P0018002

Procurement Method: Competitive Sealed Proposal

Procurement Policy Board Rule: Section 2-11(c)

How can I comment on this proposed contract award?

Please submit your comment to procurementhelpdesk@sbs.nyc.gov. Be sure to include the E-PIN above in your message.

Comments must be submitted before 5:00 P.M. on Friday, June 27, 2025.

• j18

AGENCY RULES

CONSUMER AND WORKER PROTECTION

■ NOTICE

Notice of Adoption

Notice of Adoption to amend rules applicable to the Home Improvement Business Trust Fund ("Trust Fund").

NOTICE IS HEREBY GIVEN PURSUANT TO THE AUTHORITY VESTED IN the Commissioner of the Department of Consumer and Worker Protection ("DCWP" or "Department") by sections 1043 and 2203(c) of the New York City Charter, and sections 20-104, 20-115, and 20-391 of the New York City Administrative Code, and in accordance with the requirements of section 1043 of the New York City Charter, that the Department amends Title 6 of the Rules of the City of New York.

This rule was proposed and published on March 12, 2025. A public hearing was held on April 11, 2025 and comments were received from various members of the public.

These comments focused on additional ways to improve the consumer restitution claims process, mainly by increasing the number of hearings or otherwise resuming pro-se consumer cases before DCWP or the Office of Administrative Trials and Hearings. Some commenters also disagreed with the proposed pause on contributions to the Trust Fund and suggested further increasing the consumer restitution amount threshold. The Department has considered these comments and determined that no additional changes to the rule are necessary. The rules as drafted balance the goal of increasing consumer

restitution while improving efficiency in management of the Trust Fund. Moreover, the procedural issues raised by commenters are beyond the scope of the present rulemaking.

Statement of Basis and Purpose of Rule

The Department of Consumer and Worker Protection is amending rules applicable to the Home Improvement Business Trust Fund ("Trust Fund"), which was established by 6 RCNY § 2-224 to provide for the payment of outstanding awards owed to consumers and fines owed to DCWP by licensed home improvement businesses. The amendments make four changes:

First, the rule increases the maximum Trust Fund disbursement amount, in cases where the Department invades the fund pursuant to an administrative decision, settlement, judgment or arbitration award, from twenty-five thousand dollars to forty thousand dollars. This change will ensure recovery for those judgements or fines larger than twenty-five thousand dollars.

Second, the rule increases the maximum Trust Fund disbursement amount, in cases where a consumer seeks restitution pursuant to the Department's consumer claims process, from ten thousand dollars to twenty thousand dollars. This reflects the amount of restitution often sought in these claims.

Third, the rule allows consumers who first submitted complaints to the Department in 2015 to seek restitution pursuant to the consumer claim process. This change allows the Department to better capture claimants who did not have access to the Department's tribunal before it closed.

Finally, the rule eliminates the requirement for licensed home improvement businesses to contribute to the fund upon license renewal if the Trust Fund balance is over two million dollars.

As of November 2023, the Trust Fund held fifteen million dollars, and thus has sufficient funding to cover the increase in maximum disbursements for consumers and the Department, and to cover the additional claims related to complaints submitted in 2015. This rule decreases the financial burden on licensed home improvement businesses while ensuring that the Trust Fund can still meet the needs of aggrieved consumers.

Sections 1043 and 2203(c) of the New York City Charter and sections 20-104, 20-115, and 20-391 of the New York City Administrative Code authorize the Department of Consumer and Worker Protection to make these rules.

New material is underlined.

[Deleted material is in brackets.]

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

Section 1. Subdivisions (b), (c) and (d) of section 224 of chapter 2 of Title 6 of the Rules of the City of New York are amended to read as follows:

(b) *Participation in the Fund.*

(1) Home improvement licensees may elect to participate in the Fund in lieu of furnishing a bond as required by the Home Improvement Business Law Bond Requirement which was imposed by the Commissioner on February 1, 1983, pursuant to § 20-115 of the New York City Administrative Code. The Commissioner hereby waives said bond requirement, which appears as 6 RCNY § 2-225, for any licensee who elects to participate in the Fund pursuant to the provisions of this section.

(2) Any home improvement license applicant who elects to participate in the Fund must submit to the Department a check in the amount of two hundred dollars, made payable to the New York City Department of Consumer and Worker Protection, before a license will be issued. Any bonded licensee may elect to participate in the Fund in lieu of continued compliance with the Bond Requirement of 6 RCNY § 2-225 by causing the Department to receive a check in the amount of two hundred dollars, made payable to the New York City Department of Consumer and Worker Protection, prior to the expiration or cancellation date of the licensee's bond. All fund participants who elect to continue to participate in the Fund shall contribute two hundred dollars upon each renewal of their license. Notwithstanding the foregoing, fund participants who elect to continue to participate in the Fund will not be required to contribute upon renewal of their license if, on the first of July the previous year, the Fund contains a balance of more than two million dollars. Any fund participant who elects not to continue to participate in the Fund at the time of renewal shall furnish a bond in accordance with paragraph four of this subdivision and 6 RCNY § 2-225 before the renewal license will be issued. Failure to comply with this paragraph shall constitute a failure to comply with a

lawful demand or requirement lawfully made by the Commissioner for purposes of § 20-392 of the Administrative Code.

(3) The Commissioner may, from time to time, amend this section to require such additional contributions by participants in the Fund as the Commissioner determines to be necessary to maintain an amount in the Fund which is adequate to fulfill its purposes and to counteract depletion of the Fund resulting from payments made out of the Fund pursuant to 6 RCNY § 2-224(c).

(4) Fund participants may discontinue their participation in the Fund at any time by filing a bond pursuant to the Home Improvement Business Law Bond Requirement. No participant will be entitled to a refund of any monies contributed to the Fund unless the Fund is dissolved by the Commissioner. All such refunds will be disbursed in accordance with regulations promulgated by the Commissioner and in effect at the time of such dissolution.

(5) Participation in the Fund does not relieve a licensee of any obligation to pay awards, fines, judgments, or arbitration awards rendered against a licensee, or agreed upon settlement amounts. If the Fund is invaded to pay an award, fine, judgment, or arbitration award rendered against such contractor, or a settlement amount pursuant to the provisions herein, no license shall be issued or reinstated to such contractor or to any home improvement business in which such contractor is an officer, shareholder, partner or principal, unless the amount(s) paid out of the Fund on behalf of such contractor is reimbursed by such contractor in full. If the Fund is invaded pursuant to the provisions herein to pay an award, fine, judgment, or arbitration award rendered against a contractor, or a settlement amount, the Department may suspend, revoke, or refuse to renew such contractor's license unless the amount(s) paid out of the Fund on behalf of such contractor is reimbursed by such contractor in full.

(6) In the event that a home improvement contractor's license is suspended, revoked, surrendered or the contractor fails to renew its license and the Fund invaded to pay an award, fine, judgment, or arbitration award rendered against such contractor, or a settlement amount pursuant to the provisions herein, the Commissioner or his or her designee shall have discretion to exclude such contractor, or any home improvement business in which such contractor is a principal, from future participation in the Fund. The Commissioner or his or her designee may, in his or her discretion, require such home improvement contractor to comply with the Home Improvement Business Law Bond Requirement.

(c) *Invasion of the Fund.*

(1) The Commissioner may require that disbursements be made from the Fund to pay outstanding amounts to consumers and Departmental fines when:

(i) the Department has (a) issued or received an administrative hearing decision that found that a home improvement contractor violated a law, ordinance or regulation enforced by the Department; (b) settled a summons or petition that charged a home improvement contractor with the violation of a law, ordinance, or regulation enforced by the Department; (c) resolved a consumer complaint filed against a home improvement contractor with a settlement agreement; or (d) received written notice of a judgment, arbitration award, or settlement agreement against a home improvement contractor that relates to activities for which a license is required; and

(ii) the Department has demanded that the home improvement contractor pay an amount in restitution to a consumer as set forth in the decision, settlement, judgment, or arbitration award required by subparagraph (i) of this paragraph; and

(iii) the contractor has failed to pay such amount in restitution to a consumer, a Departmental award or fine or satisfy a judgment or arbitration award, within 30 days of the date of the Department's demand for payment or as required by the terms of the settlement agreement; and

(iv) Notwithstanding the above, if a contractor has filed a petition for relief under any chapter of Title 11 of the United States Code, the Department may waive the requirements set forth in subparagraphs (ii) or (iii) of this paragraph and (1) require disbursements to be made from the Fund.

(2) Disbursements will not be made from the Fund to pay an award, fine, judgment, arbitration award, or settlement amount that is rendered against: a licensee who has furnished a bond, pursuant to the Bond Requirement of 6 RCNY § 2-225; or home improvement contractor who was never licensed by the Department or a participant in the Fund.

(3) Disbursements from the Fund will be made at the discretion of the Commissioner or his or her designee and shall be limited to no more than [twenty-five] forty thousand dollars for all awards, fines, judgments, arbitration awards, or settlement amounts, arising out of a single home improvement contract.

(4) The Commissioner or his or her designee may order that partial payment of awards, fines, judgments, arbitration awards, or settlement amounts be made from the Fund.

(5) Nothing contained herein shall be construed to limit the rights and remedies of any party, including the Department, to pursue a cause of action against a home improvement contractor who is a participant in the Fund.

(6) Nothing contained herein shall be construed to create a right of any person to a portion of any of the Fund, except where the Commissioner directs a disbursement be made from the Fund pursuant to the provisions herein.

(7) Nothing contained herein shall be construed to provide for the payment of awards or judgments rendered against Fund participants in personal injury actions.

(d) *Consumer Claims Process as Alternative Invasion of the Fund.*

(1) Where a claim for restitution does not meet the requirements of subparagraph (i) of paragraph (1) of subdivision (c) of this section, the Commissioner may require that disbursements be made from the Fund to a consumer who has fully cooperated, participated, and completed the Department's mediation process related to a claim against a home improvement contractor involving an alleged violation of a law, regulation, or rule enforced by the Department; provided, however, that such disbursements shall not be made if the consumer's initial complaint to the Department was made prior to January 1, [2016] 2015 or if the balance of the Fund is less than two million dollars. Whether a home improvement contractor cooperated, participated, or completed the Department's mediation process shall have no impact on whether the Department considers the consumer to have fully cooperated, participated, and completed the Department's mediation process.

(2) Disbursements will not be made from the Fund to pay a claim against: a licensee who has furnished a bond, pursuant to the Bond Requirement of 6 RCNY § 2-225; or a home improvement contractor who was not licensed by the Department at the time of the contract.

(3) Disbursements from the Fund pursuant to this subdivision will be made at the discretion of the Commissioner or their designee and shall be limited to no more than [ten] twenty thousand dollars for all amounts arising out of a single home improvement contract. Prior to disbursement from the Fund, the Commissioner or their designee may require a consumer to submit a claim in a form and format designated by the Commissioner, and provide documentation related to the claim, including but not limited to:

(i) A signed contract between such consumer and the home improvement contractor;

(ii) Evidence of any amounts paid to the home improvement contractor by the consumer or indebtedness incurred by the consumer as a result of a loan being paid by a lender to the home improvement contractor in the consumer's name;

(iii) Estimates, invoices, or amounts paid to another licensed home improvement contractor to fix or complete the work that was the subject of the contract;

(iv) A sworn and notarized statement detailing the claim, the amount of restitution the consumer is seeking up to ten thousand dollars, and the basis for seeking such amount from the Fund; and

(v) A sworn and notarized statement specifying account credits, refunds or payments made to the consumer by the home improvement contractor or a third-party, including by an insurance company.

(4) The Commissioner or their designee will not direct disbursements to be made from the Fund to pay a claim against a home improvement contractor unless the consumer has provided sufficient documentation to show the claim relates to the home improvement contractor's failure to duly observe the laws, regulations, and rules governing the conduct of licensed home improvement contractors, including, but not limited to, Subchapter 22 of Chapter 2 of Title 20 the Administrative Code and 6 RCNY Chapter 2, Subchapter V.

(5) The Commissioner or their designee may order that partial payment of an amount related to the claim be made from the Fund.

(6) Nothing contained herein shall be construed to limit the rights and remedies of any party, including the Department, to pursue a cause of action against a home improvement contractor who is a participant in the Fund.

(7) Nothing contained herein shall be construed to create a right of any person to a portion of any of the Fund, except where the Commissioner directs a disbursement be made from the Fund pursuant to the provisions herein.

(8) Nothing contained herein shall be construed to provide for the payment of claims related to personal injury.

(9) Disbursements from the Fund pursuant to this subdivision shall not be considered an award, fine, judgment, arbitration award, or settlement amount for the purpose of paragraph (5) of subdivision (b) of this section.

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HEALTH AND MENTAL HYGIENE

■ PUBLIC HEARINGS

Notice of Public Hearing and Opportunity to Comment on Proposed Rules

What are we proposing? The New York City Department of Health and Mental Hygiene (“Department”) is proposing to amend Chapter 32 (*Dogs in Outdoor Dining Areas*) of Title 24 of the Rules of the City of New York (“RCNY”) to align with changes to the definition of “sidewalk cafe” made by Local Law 121 of 2023.

When and where is the hearing? The Department will hold a public hearing on the proposed rules. The public hearing will take place from 10:00 A.M. to 11:00 A.M. on July 18th, 2025. The hearing will be conducted by video conference accessible via internet or telephone.

- **Internet.** To participate in the public hearing, please register at this Webex URL: <https://nycdohmh.webex.com/nycdohmh/j.php?MTID=m0f29247225aeda737f9edd7eaad3caf3>. If prompted to provide an event number or password, please enter the following:
Event number: **2340 866 6897**
Password: **TAcFpqK77d2 (82237757)** when dialing from a phone or video system)
- **Phone:** For access, dial: (646) 992-2010, (408) 418-9388, then please enter the following: Access code: **234 086 66897**, Password: **TAcFpqK77d2**

How do I comment on the proposed rules? Anyone can comment on the proposed rules by:

- **Website:** You can submit comments to the Department through the NYC rules website, at <https://rules.cityofnewyork.us>
- **Email:** You can email comments to resolutioncomments@health.nyc.gov
- **Mail:** You can mail comments to the Department at:
New York City Department of Health and Mental Hygiene
42-09 28th Street, 14th Floor
Long Island City, NY 11101-4132
Attn: Svetlana Burdeynik
- **Fax:** You can fax written comments to the Department at (347) 396-6087.
- **By speaking at the hearing:** Anyone who wants to comment on the proposed rule at the public hearing must sign up to speak. You can sign up before the hearing by calling the Secretary to the Department at (347) 396-6078 or (347) 396-6116. You can also sign up at the hearing before the hearing begins on July 18, 2025. You can speak for up to three minutes. Please note that the hearing is for accepting oral testimony only and is not held in a “Question and Answer” format.

Is there a deadline to submit written comments? Yes, you may submit written comments by 5:00 P.M. on July 18, 2025.

What if I need assistance to participate in the hearing? You must tell the Department if you need a reasonable accommodation of a disability at the hearing. You must tell us if you need a sign language interpreter. You can tell us by mail at the address given above. You may also tell us by telephone at (347) 396-6078 by July 3, 2025.

Can I review the comments made on the proposed rules? You can review the comments made online on the proposed rules by going to the website at <http://rules.cityofnewyork.us/>. Within a reasonable time after the hearing, all written comments and a summary of the oral comments received by the Department will be made available on request.

What authorizes the Department to make this rule? Sections 389, 556 and 1043 of the New York City Charter (“Charter”) authorize the Department to make this proposed rule. Charter section 389(b) provides that “heads of mayoral agencies shall have the power to adopt rules to carry out the powers and duties delegated to the agency head or the agency by or pursuant to federal, state or local law.” Charter section 556(c)(9) requires the Department to ensure that businesses and other activities affecting public health in the city are conducted in a manner consistent with the public interest. Charter section 1043(a) provides that each “agency is empowered to adopt rules necessary to

carry out the powers and duties delegated to it by or pursuant to federal, state or local law.”

Where can I find the Department’s rules? The Department’s rules are in Title 24 of the RCNY.

What laws govern the rulemaking process? The Department must meet the requirements of Section 1043 of the Charter when creating or changing rules. This notice is made according to the requirements of Section 1043(b) of the Charter.

Statement of Basis and Purpose of Proposed Rule

Local Law 121 of 2023 streamlined the cafe licensing process and allowed year-round sidewalk cafe dining and seasonal roadway cafe dining. The law amended provisions of the Administrative Code of the City of New York (“Admin. Code”) relating to sidewalk cafe licensing by, among other things, repealing the sidewalk cafe licensing provisions in Subchapter 6 of Chapter 2 of Title 20 and adding new provisions for the licensing of sidewalk cafes and roadway cafes in Title 19, including definitions of “sidewalk cafe”, “enclosed sidewalk cafe” and “roadway cafe” in Admin. Code Section 19-101.

Chapter 32 of Title 24 of the RCNY, which sets forth rules relating to dogs allowed in outdoor dining areas of food service establishments (“FSE”), refers to definitions of enclosed and unenclosed sidewalk cafes in Title 20 of the Admin. Code. Those definitions have been repealed by Local Law 121. Accordingly, the Department is now proposing to amend the definition of “outdoor dining area” in Chapter 32 to omit references to the repealed provisions, amend the reference to sidewalk cafe and add a reference to roadway cafe as defined in Admin. Code Section 19-101, and make other changes consistent with the definition of “outdoor dining area” in Chapter 10 of Title 24 of the RCNY.

In addition, the Department proposes to require FSEs with outdoor dining areas that allow dogs to maintain 36 inches of aisle space between tables, unobstructed by dogs for the safety of FSE staff, patrons, and their dogs. In particular, the Department is proposing the amendment to maintain the requirement for FSEs that allow dogs in order to limit potential dog-to-dog altercations. This requirement was formerly included as a physical requirement for sidewalk cafes in subchapter F of Chapter 2 of Title 6 of the RCNY, which has been repealed. The new rules addressing the physical requirements for sidewalk cafes and roadway cafes are located in Chapter 5 of Title 34 of the RCNY, and do not contain a requirement for a 36-inch service aisle. This requirement therefore needs to be relocated to the rules of the Department.

Statutory Authority

The authority for these rules is found in the New York City Charter §§ 389, 556, and 1043.

The proposed amendments are as follows:

Underlined language is new.

Language in [brackets] is to be deleted.

Ellipses (***) indicate unamended text.

Section 1. Subdivision (e) of section 32-01 of Title 24 of the Rules of the City of New York is amended to read as follows:

(e) *Outdoor dining area* means an area operated and controlled by a food service establishment that is located outdoors and is used by patrons of the establishment [to dine] for the consumption or service of food and drink. Such areas include, but are not limited to, (i) a licensed [unenclosed] sidewalk café as defined in [the §20-223(c)] §19-101 of the Administrative Code of the City of New York (Administrative Code) or successor provision, [and] (ii) a licensed roadway cafe as defined in §19-101 of the Administrative Code, and (iii) an outdoor dining area not located on a sidewalk that is accessed directly from the street or through a passage of the establishment, if such passage is completely separated from any dining, food preparation, [or] food storage, equipment or utensil storage areas, or ware washing areas of the establishment. An enclosed sidewalk café, as defined in [§20-223(b)] §19-101 of the Administrative Code, is not an outdoor dining area.

§2. Paragraph (4) of subdivision (b) of section 32-02 of Title 24 of the Rules of the City of New York is amended to read as follows:

(4) *Aisle space required*. [Dogs may not obstruct the 36-inch] A permittee that chooses to allow dogs other than service dogs in an outdoor dining area pursuant to subdivision (a) of this section must provide an aisle space of no less than 36 inches between tables [in unenclosed sidewalk cafés, as required by 6 RCNY §2-55(a), or successor provision]. Dogs must not obstruct such aisle space.

NEW YORK CITY MAYOR'S OFFICE OF OPERATIONS
253 BROADWAY, 10th FLOOR
NEW YORK, NY 10007
212-788-1400

CERTIFICATION / ANALYSIS
PURSUANT TO CHARTER SECTION 1043(d)

RULE TITLE: Amendment of Rules Relating to Outdoor Dining Areas

REFERENCE NUMBER: DOHMH-153

RULEMAKING AGENCY: Department of Health and Mental Hygiene

I certify that this office has analyzed the proposed rule referenced above as required by Section 1043(d) of the New York City Charter, and that the proposed rule referenced above:

- (i) Is understandable and written in plain language for the discrete regulated community or communities;
- (ii) Minimizes compliance costs for the discrete regulated community or communities consistent with achieving the stated purpose of the rule; and
- (iii) Does not provide a cure period because it does not establish a violation, modification of a violation, or modification of the penalties associated with a violation.

/s/ Francisco X. Navarro
 Mayor's Office of Operations

May 15, 2025
 Date

NEW YORK CITY LAW DEPARTMENT
DIVISION OF LEGAL COUNSEL
100 CHURCH STREET
NEW YORK, NY 10007
212-356-4028

CERTIFICATION PURSUANT TO
CHARTER §1043(d)

RULE TITLE: Amendment of Rules Relating to Outdoor Dining Areas

REFERENCE NUMBER: 2024 RG 136

RULEMAKING AGENCY: Department of Health and Mental Hygiene

I certify that this office has reviewed the above-referenced proposed rule as required by section 1043(d) of the New York City Charter, and that the above-referenced proposed rule:

- (i) is drafted so as to accomplish the purpose of the authorizing provisions of law;
- (ii) is not in conflict with other applicable rules;
- (iii) to the extent practicable and appropriate, is narrowly drawn to achieve its stated purpose; and
- (iv) to the extent practicable and appropriate, contains a statement of basis and purpose that provides a clear explanation of the rule and the requirements imposed by the rule.

/s/ STEVEN GOULDEN
 Senior Counsel

Date: May 15, 2025

Accessibility questions: Svetlana Burdeynik, (347) 396-6078,
 Resolutioncomments@health.nyc.gov, by: Thursday, July 3, 2025, 5:00 P.M.



SPECIAL MATERIALS

HOUSING PRESERVATION AND DEVELOPMENT

■ NOTICE

REQUEST FOR COMMENT REGARDING AN APPLICATION FOR A CERTIFICATION OF NO HARASSMENT

Notice Date: June 13, 2025

To: Occupants, Former Occupants, and Other Interested Parties

Property:	Address	Application #	Inquiry Period
	440 10 th Avenue, Manhattan	34/2025	June 21, 2004 to Present
	442 10 th Avenue, Manhattan	35/2025	June 21, 2004 to Present

Authority: Special Hudson Yards District, Zoning Resolution §93-90

Before the Department of Buildings can issue a permit for the alteration or demolition of a multiple dwelling in certain areas designated in the Zoning Resolution, the owner must obtain a "Certification of No Harassment" from the Department of Housing Preservation and Development ("HPD") stating that there has not been harassment of the building's lawful occupants during a specified time period. Harassment is conduct by an owner that is intended to cause, or does cause, residents to leave or otherwise surrender any of their legal occupancy rights. It can include, but is not limited to, failure to provide essential services (such as heat, water, gas, or electricity), illegally locking out building residents, starting frivolous lawsuits, and using threats or physical force.

The owner of the building identified above has applied for a Certification of No Harassment. If you have any comments or evidence of harassment at this building, please notify HPD at **CONH Unit, 100 Gold Street, 6th Floor, New York, NY 10038** by letter postmarked not later than 30 days from the date of this notice or by an in-person statement made within the same period. To schedule an appointment for an in-person statement, please call **(212) 863-8211**.

For the decision on the Certification of No Harassment Final Determination please visit our website at www.hpd.nyc.gov or call (212) 863-8266.

PETICIÓN DE COMENTARIO SOBRE UNA SOLICITUD PARA UN CERTIFICACIÓN DE NO ACOSO

Fecha de notificación: June 13, 2025

Para: Inquilinos, Inquilinos Anteriores, y Otras Personas Interesadas

Propiedad:	Dirección:	Solicitud #:	Período de consulta:
	440 10 th Avenue, Manhattan	34/2025	June 21, 2004 to Present
	442 10 th Avenue, Manhattan	35/2025	June 21, 2004 to Present

Autoridad: Special Hudson Yards District, Zoning Resolution Código Administrativo §93-90

Antes de que el Departamento de Edificios pueda conceder un permiso para la alteración o demolición de una vivienda múltiple de ocupación de cuartos individuales, el propietario debe obtener una "Certificación de No Acoso" del Departamento de Preservación y Desarrollo de la Vivienda ("HPD") que indique que tiene no haber sido hostigado a los ocupantes legales del edificio durante un período de tiempo especificado.

El acoso es una conducta por parte de un dueño de edificio que pretende causar, o causa, que los residentes se vayan o renuncien a cualquiera de sus derechos legales de ocupación. Puede incluir, entre otros, no proporcionar servicios esenciales (como calefacción, agua, gas o electricidad), bloquear ilegalmente a los residentes del edificio, iniciar demandas frívolas y utilizar amenazas o fuerza física.

El dueño del edificio identificado anteriormente ha solicitado una Certificación de No Acoso. Si tiene algún comentario o evidencia de acoso en este edificio, notifique a HPD al **CONH Unit, 100 Gold Street, 6th Floor, New York, NY 10038** por carta con matasellos no mas tarde que **30 días** después de la fecha de este aviso o por una declaración en persona realizada dentro del mismo período. Para hacer una cita para una declaración en persona, llame al **(212) 863-5277 o (212) 863-8211**.

Para conocer la decisión final sobre la Certificación de No Acoso, visite nuestra pagina web en www.hpd.nyc.gov o llame al **(212) 863-8266**.

j13-24

**REQUEST FOR COMMENT
REGARDING AN APPLICATION FOR A
CERTIFICATION OF NO HARASSMENT
PILOT PROGRAM**

Notice Date: June 13, 2025

To: Occupants, Former Occupants, and Other Interested Parties

Property:	Address	Application #	Inquiry Period
	504 East 84 th Street, Manhattan	23/2025	May 29, 2020 to Present
	43 Kingston Avenue, Brooklyn	32/2025	May 16, 2020 to Present

Authority: Pilot Program Administrative Code §27-2093.1, §28-505.3

Before the Department of Buildings can issue a permit for the alteration or demolition of a multiple dwelling on the Certification of No Harassment Pilot Program building list, the owner must obtain a "Certification of No Harassment" from the Department of Housing Preservation and Development ("HPD") stating that there has not been harassment of the building's lawful occupants during a specified time period. Harassment is conduct by an owner that is intended to cause, or does cause, residents to leave or otherwise surrender any of their legal occupancy rights. It can include, but is not limited to, failure to provide essential services (such as heat, water, gas, or electricity), illegally locking out building residents, starting frivolous lawsuits, and using threats or physical force.

The owner of the building identified above has applied for a Certification of No Harassment. If you have any comments or evidence of harassment at this building, please notify HPD at **CONH Unit, 100 Gold Street, 6th Floor, New York, NY 10038** by letter postmarked not later than 45 days from the date of this notice or by an in-person statement made within the same period. To schedule an appointment for an in-person statement, please call **(212) 863-5277 or (212) 863-8211**.

For the decision on the Certification of No Harassment Final Determination please visit our website at www.hpd.nyc.gov or call (212) 863-8266.

**PETICIÓN DE COMENTARIO
SOBRE UNA SOLICITUD PARA UN
CERTIFICACIÓN DE NO ACOSO
PROGRAMA PILOTO**

Fecha de notificación: June 13, 2025

Para: Inquilinos, Inquilinos Anteriores, y Otras Personas Interesadas

Propiedad:	Dirección:	Solicitud #:	Período de consulta:
	504 East 84 th Street, Manhattan	23/2025	May 29, 2020 to Present
	43 Kingston Avenue, Brooklyn	32/2025	May 16, 2020 to Present

Autoridad: PILOT, Código Administrativo §27-2093.1, §28-505.3

Antes de que el Departamento de Edificios pueda conceder un permiso para la alteración o demolición de una vivienda múltiple de ocupación de cuartos individuales, el propietario debe obtener una "Certificación de No Acoso" del Departamento de Preservación y Desarrollo de la Vivienda ("HPD") que indique que tiene no haber sido hostigado a los ocupantes legales del edificio durante un período de tiempo especificado. El acoso es una conducta por parte de un dueño de edificio que pretende causar, o causa, que los residentes se vayan o renuncien a cualquiera de sus derechos legales de ocupación. Puede incluir, entre otros, no proporcionar servicios esenciales (como calefacción, agua, gas o electricidad), bloquear ilegalmente a los residentes del edificio, iniciar demandas frívolas y utilizar amenazas o fuerza física.

El dueño del edificio identificado anteriormente ha solicitado una Certificación de No Acoso. Si tiene algún comentario o evidencia de acoso en este edificio, notifique a HPD al **CONH Unit, 100 Gold Street, 6th Floor, New York, NY 10038** por carta con matasellos no mas tarde que **45 días** después de la fecha de este aviso o por una declaración en persona realizada dentro del mismo período. Para hacer una cita para una declaración en persona, llame al **(212) 863-5277 o (212) 863-8211**.

Para conocer la decisión final sobre la Certificación de No Acoso, visite nuestra pagina web en www.hpd.nyc.gov o llame al **212-863-8266**.

j13-24

**REQUEST FOR COMMENT
REGARDING AN APPLICATION FOR A
CERTIFICATION OF NO HARASSMENT**

Notice Date: June 13, 2025

To: Occupants, Former Occupants, and Other Interested Parties

Property:	Address	Application #	Inquiry Period
	230 West 54 th Street, Manhattan	31/2025	May 5, 2022 to Present
	6 West 121 st Street, Manhattan	41/2025	May 13, 2022 to Present
	85 Halsey Street, Brooklyn	42/2025	May 21, 2022 to Present
	160 West 120 th Street, Manhattan	43/2025	May 27, 2022 to Present

Authority: SRO, Administrative Code §27-2093

Before the Department of Buildings can issue a permit for the alteration or demolition of a single room occupancy multiple dwelling, the owner must obtain a "Certification of No Harassment" from the Department of Housing Preservation and Development ("HPD") stating that there has not been harassment of the building's lawful occupants during a specified time period. Harassment is conduct by an owner that is intended to cause, or does cause, residents to leave or otherwise surrender any of their legal occupancy rights. It can include, but is not limited to, failure to provide essential services (such as heat, water, gas, or electricity), illegally locking out building residents, starting frivolous lawsuits, and using threats or physical force.

The owner of the building identified above has applied for a Certification of No Harassment. If you have any comments or evidence of harassment at this building, please notify HPD at **CONH Unit, 100 Gold Street, 6th Floor, New York, NY 10038** by letter postmarked not later than 30 days from the date of this notice or by an in-person statement made within the same period. To schedule an appointment for an in-person statement, please call **(212) 863-5277 or (212) 863-8211**.

For the decision on the Certification of No Harassment Final Determination please visit our website at www.hpd.nyc.gov or call (212) 863-8266.

**PETICIÓN DE COMENTARIO
SOBRE UNA SOLICITUD PARA UN
CERTIFICACIÓN DE NO ACOSO**

Fecha de notificación: June 13, 2025

Para: Inquilinos, Inquilinos Anteriores, y Otras Personas Interesadas

Propiedad:	Dirección:	Solicitud #:	Período de consulta:
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230 West 54 th Street, Manhattan	31/2025	May 5, 2022 to Present
6 West 121 st Street, Manhattan	41/2025	May 13, 2022 to Present
85 Halsey Street, Brooklyn	42/2025	May 21, 2022 to Present
160 West 120 th Street, Manhattan	43/2025	May 27, 2022 to Present

Autoridad: SRO, Código Administrativo §27-2093

Antes de que el Departamento de Edificios pueda conceder un permiso para la alteración o demolición de una vivienda múltiple de ocupación de cuartos individuales, el propietario debe obtener una "Certificación de No Acoso" del Departamento de Preservación y Desarrollo de la Vivienda ("HPD") que indique que tiene no haber sido hostigado a los ocupantes legales del edificio durante un período de tiempo especificado. El acoso es una conducta por parte de un dueño de edificio que pretende causar, o causa, que los residentes se vayan o renuncien a cualquiera de sus derechos legales de ocupación. Puede incluir, entre otros, no proporcionar servicios esenciales (como calefacción, agua, gas o electricidad), bloquear ilegalmente a los residentes del edificio, iniciar demandas frívolas y utilizar amenazas o fuerza física.

El dueño del edificio identificado anteriormente ha solicitado una Certificación de No Acoso. Si tiene algún comentario o evidencia de acoso en este edificio, notifique a HPD al **CONH Unit, 100 Gold Street, 6th Floor, New York, NY 10038** por carta con matasellos no mas tarde que **30 días** después de la fecha de este aviso o por una declaración en persona realizada dentro del mismo período. Para hacer una cita para una declaración en persona, llame al **(212) 863-5277 o (212) 863-8211**.

Para conocer la decisión final sobre la Certificación de No Acoso, visite nuestra pagina web en www.hpd.nyc.gov o llame al (212) 863-8266.

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MANAGEMENT AND BUDGET

■ NOTICE

COMMUNITY DEVELOPMENT BLOCK GRANT-DISASTER RECOVERY PROGRAM NOTICE OF FINDING OF NO SIGNIFICANT IMPACT AND NOTICE OF INTENT TO REQUEST RELEASE OF FUNDS

NYC Mayor's Office of Management and Budget (NYC OMB)
255 Greenwich Street, 8th Floor
New York, NY 10007
(212) 788-6130

These notices shall satisfy two separate but related procedural requirements for activities to be undertaken by the City of New York.

REQUEST FOR RELEASE OF FUNDS

On or about June 30, 2025, the City of New York ("the City") will submit a request to the U.S. Department of Housing and Urban Development ("HUD") for the release of Community Development Block Grant - Disaster Recovery ("CDBG-DR") funds authorized under the Housing and Community Development Act of 1974, as amended, and the Continuing Appropriations Act, 2023 (Public Law 117-180) to undertake an activity known as the Red Hook Coastal Resiliency ("RHCR") project to reduce flood risks due to coastal storm surge and sea level rise along Red Hook's waterfront. RHCR will primarily be funded through the Federal Emergency Management Agency's (FEMA) Hazard Mitigation Grant Program and City Capital funding. FEMA previously completed an Environmental Assessment and issued a Finding of No Significant Impact for the project, both of which are accessible on FEMA's website at: <https://www.fema.gov/emergency-managers/practitioners/environmental-historic/nepa/environmental-assessment-sandrdrhk-red>. The City proposes to use CDBG-DR funds to supplement the Brooklyn Waterfront Greenway and Food Bazaar Substation Flood Protection project components described below.

Through RHCR, the City proposes to construct an integrated flood protection system ("IFPS") that provides a passive level of protection to include raising street grades to an elevation of 8 to 10 feet with active protection through "deployables", such as flip-up gates and sluice (sliding) gates, to an elevation of 10 feet. The proposed project would focus on two topographically low-lying areas that are most vulnerable to coastal storm surge and sea level rise on Atlantic Basin and along Beard Street. The project would consist of flood walls along with raised and re-graded streets to fully integrate the flood protection system into

the community. RHCR will also incorporate pedestrian and bicycle access via the Brooklyn Waterfront Greenway as well as streetscape improvements such as planting strips, street furniture, safety striping and ADA accessibility.

The Red Hook Food Bazaar Substation Flood Protection Project focuses on the Red Hook Food Bazaar substation located at the southeast corner of the intersection of Conover and Reed Streets (the "Project Site"). The Proposed Project consists of the construction of an IFPS that provides a passive level of protection at an elevation of 8 feet with active protection through a "deployable", a flip-up gate, to an elevation of 10 feet. This approach maximizes coastal flood risk reduction benefits while minimizing impacts to the community. This alternative reduces adverse impacts of the Proposed Project to the Red Hook Food Bazaar substation and provides for effective maintenance and operation of the flood protection system via the public right-of-way.

The Project Site address is 460 Van Brunt Street, Brooklyn, NY 11231.

FINDING OF NO SIGNIFICANT IMPACT

The New York City Mayor's Office of Management and Budget is the Responsible Entity for this project and has determined that the project will have no significant impact on the human environment. Therefore, an Environmental Impact Statement under the National Environmental Policy Act of 1969 (NEPA) is not required. Additional project information is contained in the Environmental Review Record (ERR). The ERR will be made available to the public for review either electronically or by U.S. mail. Please submit your request by U.S. mail to Julie Freeman, Senior Assistant Director, New York City Office of Management and Budget, at 255 Greenwich Street, 8th Floor, New York, NY 10007, or by email to CDBGComments@omb.nyc.gov.

PUBLIC COMMENTS

Any individual, group, or agency may submit written comments on the ERR to the NYC OMB at the above address or via email to CDBGComments@omb.nyc.gov. All comments received by June 29, 2025, will be considered by NYC OMB prior to authorizing the submission of a request for release of funds. Comments should specify which Notice they are addressing.

ENVIRONMENTAL CERTIFICATION

NYC OMB certifies to HUD that the City and Julie Freeman, in her capacity as Certifying Officer of the City's Community Development Block Grant - Disaster Recovery Program, consents to accept the jurisdiction of the Federal Courts if an action is brought to enforce responsibilities in relation to the environmental review process and that these responsibilities have been satisfied. HUD's approval of the certification satisfies its responsibilities under NEPA and related laws and authorities and allows the City of New York to use CDBG-DR Program funds.

OBJECTIONS TO RELEASE OF FUNDS

HUD will accept objections to its release of funds and NYC OMB's certification for a period of fifteen (15) days following the anticipated submission date or its actual receipt of the request (whichever is later) only if they are on one of the following bases: (a) the certification was not executed by the Certifying Officer of NYC OMB; (b) NYC OMB has omitted a step or failed to make a decision or finding required by HUD regulations at 24 CFR Part 58; (c) the grant recipient or other participants in the development process have committed funds, incurred costs or undertaken activities not authorized by 24 CFR Part 58 before approval of a release of funds by HUD; or (d) another Federal agency acting pursuant to 40 CFR Part 1504 has submitted a written finding that the project is unsatisfactory from the standpoint of environmental quality. Objections must be prepared and submitted in accordance with the required procedures (24 CFR Part 58, Sec. 58.76) and shall be addressed to CPDRROFNyc@hud.gov. Potential objectors should contact HUD to verify the actual last day of the objection period.

City of New York: Eric Adams, Mayor
Jacques Jiha, Ph.D., Director, NYC OMB
Julie Freeman, Certifying Officer, NYC OMB
Date: June 13, 2025

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