



# THE CITY RECORD

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## THE CITY RECORD

### BILL DE BLASIO

Mayor

### LISETTE CAMILO

Commissioner, Department of Citywide Administrative Services

### ELI BLACHMAN

Editor, The City Record

### JANAE C. FERREIRA

Assistant Editor, The City Record

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## PUBLIC HEARINGS AND MEETINGS

See Also: Procurement; Agency Rules

## BOROUGH PRESIDENT - QUEENS

### ■ PUBLIC HEARINGS

**NOTICE IS HEREBY GIVEN** that a Public hearing will be held by the Borough President of Queens, Melinda Katz, on **Thursday, October 31, 2019**, starting at 10:30 A.M., in the Borough President's Conference Room, located on the **2nd Floor, at 120-55 Queens Boulevard**, Kew Gardens, NY 11424, on the following items.

**CD Q02 - BSA #1-09 BZ - IN THE MATTER OF** an application submitted by the Law Office of Frederick A. Becker, on behalf of 39-01 QB LLC pursuant to Section 73-11 of the NYC Zoning Resolution for a waiver of the Rules of Procedure, an extension of time to obtain a Certificate of Occupancy, an amendment to a previous approval and an extension of term for a Special Permit previously approved to allow a physical culture establishment (PCE) in an M1-4 District, located at **39-01 Queens Boulevard**, Block 191 Lot 5, Sunnyside, Borough of Queens.

**CD Q03 - BSA # 2019-157BZ - IN THE MATTER OF** an application submitted by Eric Palatnik, P.C. on behalf of White Castle System, Inc., pursuant to Section 73-03 and 73-243 of the NYC Zoning Resolution, for a Special Permit to allow a (Use Group 6) eating and drinking establishment (White Castle) with an accessory drive-thru in a C1-2/R4 District, located at **88-02 Northern Boulevard**, Block 1436, Lot 01, Zoning Map 9d, Jackson Heights, Borough of Queens.

**CD Q04 - BSA # 2019-158BZ - IN THE MATTER OF** an application submitted by Eric Palatnik, P.C. on behalf of White Castle System, Inc., pursuant to Section 73-03 and 73-243 of the NYC Zoning Resolution, for a Special Permit to allow a (Use Group 6) eating and drinking establishment (White Castle) with an accessory drive-thru facility in a C1-2/R6 District, located at **89-03 57th Avenue** (corner of Queens Boulevard), Block 1845, Lot 41, Zoning Map 13c, Elmhurst, Borough of Queens.

**CD Q02 - BSA #2019-206 BZ - IN THE MATTER OF** an application submitted by Akerman, LLP on behalf of HW LIC One LLP pursuant to Section 73-66 of the NYC Zoning Resolution for a Special Permit to allow a building in an R6/C2-3 District located at **51-22 Roosevelt Avenue** that exceeds the maximum height allowable in the flight obstruction path area for LaGuardia Airport, Block 1320, Lot 12, Zoning Map 9b, Woodside, Borough of Queens.

**CD Q01 - ULURP #190266 ZRQ - IN THE MATTER OF** an application submitted by Akerman, LLP on behalf of Mega Realty Holding LLC and Pancyprrian Association, Inc., pursuant to Section 201 of the NYC Charter, to amend Appendix F of the NYC Zoning Resolution establishing a Mandatory Inclusionary Housing Area in Astoria, Community District 1, Borough of Queens. (Related application ULURP #190267 ZMQ)

**CD Q01 – ULURP #190267 ZMQ — IN THE MATTER OF** an application submitted by Akerman, LLP on behalf of Mega Realty Holding LLC and Pancyprian Association, Inc., pursuant to Sections 197-c and 201 of the NYC Charter for an amendment of the Zoning Map Section No. 9c:

1. changing from an R4 District to an R6A District property bounded by 45<sup>th</sup> Street, Ditmars Boulevard, 46<sup>th</sup> Street, and a line 525 southwesterly of Ditmars Boulevard;
2. changing from an M1-1 District to an R4 District property bounded by 45<sup>th</sup> Street, a line 100 feet northeasterly of 23<sup>rd</sup> Avenue, a line midway between 45<sup>th</sup> Street and 46<sup>th</sup> Street, a line 125 northeasterly of 23<sup>rd</sup> Avenue, 46<sup>th</sup> Street, Astoria Boulevard North, and 23<sup>rd</sup> Avenue;
3. changing from an M1-1 District to an R6A District property bounded by 45<sup>th</sup> Street, a line 525 feet southwesterly of Ditmars Boulevard, 46<sup>th</sup> Street, a line 125 feet northeasterly of 23<sup>rd</sup> Avenue, a line midway between 45<sup>th</sup> Street and 46<sup>th</sup> Street, and a line 100 feet northeasterly of 23<sup>rd</sup> Avenue;
4. establishing within the proposed R6A District a C2-3 District bounded by 45<sup>th</sup> Street, a line 100 feet northeasterly of 23<sup>rd</sup> Avenue, a line midway between 45<sup>th</sup> Street and 46<sup>th</sup> Street, and 23<sup>rd</sup> Avenue; and
5. establishing within the proposed R6A District a C2-3 District bounded by 45<sup>th</sup> Street, a line 275 feet northeasterly of 23<sup>rd</sup> Avenue, a line midway between 45<sup>th</sup> Street and 46<sup>th</sup> Street, and a line 100 feet northeasterly of 23<sup>rd</sup> Avenue;

Borough of Queens, Community District 1, as shown on a diagram (for illustrative purposes only) dated August 26, 2019, and subject to the conditions of CEQR Declaration E-549. (Related application ULURP #190266 ZRQ)

**CD Q07 – ULURP #190320 ZSQ — IN THE MATTER OF** an application submitted by Eric Palatnik, P.C. on behalf of 18-17 130<sup>th</sup> Street LLC and 18-19 130<sup>th</sup> Street LLC pursuant to Section 126-46 of the NYC Zoning Resolution, to modify the front yard requirements of Z.R. Section 126-331 (Minimum required front yards), and the side yard requirements of ZR Section 126-232 (Minimum required side yards) in connection with a proposed 2-story enlargement of an existing 1-story warehouse building in an M1-1 District within the Special College Point District on property located at **18-17 130th Street**, Block 4136, Lots 11 & 12, Zoning Map nos. 10a & 7b, College Point, Borough of Queens, Community District 7.

**CD Q07 – ULURP #190029 ZMQ — IN THE MATTER OF** an application submitted by the Law Office of Jay Goldstein PLLC on behalf of 8850 Management LLC pursuant to Sections 197-c and 201 of the NYC Charter for an amendment of the Zoning Map, Section No. 7d, by establishing within an existing R3A District a C1-2 District bounded by 15<sup>th</sup> Avenue, 149<sup>th</sup> Street, 15<sup>th</sup> Road, a line 100 feet westerly of 149<sup>th</sup> Street, a line 75 feet northerly of 15<sup>th</sup> Road, a line 150 feet westerly of 149<sup>th</sup> Street, Borough of Queens, Community District 7, as shown on a diagram (for illustrative purposes only) dated August 26, 2019, and subject to the conditions of CEQR Declaration E-546.

NOTE: Individuals requesting Sign Language Interpreters should contact the Borough President's Office, (718) 286-2860, or email [planning@queensbp.org](mailto:planning@queensbp.org) no later than **FIVE BUSINESS DAYS PRIOR TO THE PUBLIC HEARING.**

o28-31

## CITY COUNCIL

### ■ PUBLIC HEARINGS

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

**The Subcommittee on Zoning and Franchises, will hold a public hearing, in the Council Committee Room, City Hall, New York, NY 10007, commencing at 9:30 A.M., on November 4, 2019:**

#### LA HERMOSA

#### MANHATTAN CB 10

#### C 190434 ZMM

Application submitted by La Hermosa Christian Church, pursuant to Sections 197-c and 201 of the New York City Charter, for the amendment of the Zoning Map, Section No. 6b:

1. eliminating from within an existing R7-2 District a C1-4 District, bounded by West 111<sup>th</sup> Street, Fifth Avenue, a line midway between Central Park North and West 111<sup>th</sup> Street, and a line 100 feet westerly of Fifth Avenue;
2. eliminating from within an existing R8 District a C1-4 District, bounded by a line midway between Central Park North and West 111<sup>th</sup> Street, Fifth Avenue, Central Park

North, and a line 100 feet westerly of Fifth Avenue (straight line portion) and its southerly prolongation;

3. changing from an R7-2 District to a C1-9 District, property bounded by West 111<sup>th</sup> Street,
  - a. Fifth Avenue, a line midway between Central Park North and West 111<sup>th</sup> Street, and a line 200 feet westerly of Fifth Avenue; and
4. changing from an R8 District to a C1-9 District, property bounded by a line midway between Central Park North and West 111<sup>th</sup> Street, Fifth Avenue, Central Park North, and a line 200 feet westerly of Fifth Avenue (straight line portion) and its southerly prolongation;

as shown on a diagram (for illustrative purposes only), dated May 6, 2019, and subject to the CEQR declaration of E-538.

#### LA HERMOSA

#### MANHATTAN CB 10

#### N 190433 ZRM

Application submitted by La Hermosa Christian Church, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying Appendix F, for the purpose of establishing a Mandatory Inclusionary Housing area.

Matter underlined is new, to be added;

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

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

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

\* \* \*

#### APPENDIX F

#### Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas

\* \* \*

#### MANHATTAN

\* \* \*

#### Manhattan Community District 10

#### Map 1- [date of adoption]



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

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

Portion of Community District

#### LA HERMOSA

#### MANHATTAN CB 10

#### C 190435 ZSM

Application submitted by La Hermosa Christian Church, 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 modify the street wall location requirements of Section 35-64 (Special Tower Regulations for Mixed Buildings), and the tower lot coverage requirements, tower floor area distribution requirements, and height and setback requirements of Section 23- 651 (Tower-on-a-Base), in connection with a proposed mixed use development, on property located, at 5 West 110<sup>th</sup> Street (Block 1594, Lots 30 and 41), in a C1-9 District.

\* Note: the site is proposed to be rezoned, by eliminating C1-4 Districts, from within existing R7-2 and R8 Districts, and by changing existing R7-2 and R8 Districts, to a C1-9 District.

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

## LA HERMOSA

## MANHATTAN CB 10

C 190436 ZSM

Application submitted by La Hermosa Christian Church, pursuant to Sections 197-c and 201 of the New York City Charter, for the grant of a special permit, pursuant to Section 74-533 of the Zoning Resolution, to waive the required number of accessory off-street parking spaces, for dwelling units, in a development within a Transit Zone, that includes at least 20 percent of all dwelling units, as income-restricted housing units, in connection with a proposed mixed-use development, on property located, at 5 West 110<sup>th</sup> Street (Block 1594, Lots 30 and 41), in a C1-9 District\*.

\* Note: the site is proposed to be rezoned by eliminating C1-4 Districts, from within existing R7-2 and R8 Districts, and by changing existing R7-2 and R8 Districts, to a C1-9 District.

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

## 515 BLAKE AVENUE

## BROOKLYN CB 5

C 190409 HAK

Application submitted by the NYC 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 (Block 3766, Lot 1) as an Urban Development Action Area; and
  - b. An Urban Development Action 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 construction of four new buildings, containing approximately 195 redeveloped homeless shelter units and approximately 324 affordable housing units and commercial and community facility space.

## 515 BLAKE AVENUE

## BROOKLYN CB 5

C 190410 ZMK

Application submitted by the NYC Department of Housing Preservation and Development, pursuant to Sections 197-c and 201 of the New York City Charter, for an amendment of the Zoning Map, Section No. 17d:

1. eliminating from within an existing R6 District a C2-3 District, bounded by a line 150 feet northerly of Blake Avenue, Hinsdale Street, Blake Avenue, and Snediker Avenue;
2. changing from an R6 District to an R6A District, property bounded by a line 150 feet southerly of Sutter Avenue, Hinsdale Street, a line 100 feet northerly of Blake Avenue, and Snediker Avenue;
3. changing from an R6 District to an R7D District, property bounded by a line 100 feet northerly of Blake Avenue, Hinsdale Street, Blake Avenue, and Snediker Avenue;
4. changing from a C4-3 District to an R7D District, property bounded by Sutter Avenue, Hinsdale Street, a line 150 feet southerly of Sutter Avenue, and Snediker Avenue;
5. establishing within a proposed R7D District a C1-4 District, bounded by a line 100 feet northerly of Blake Avenue, Hinsdale Street, Blake Avenue, and Snediker Avenue; and
6. establishing within a proposed R7D District a C2-4 District, bounded by Sutter Avenue, Hinsdale Street, a line 150 feet southerly of Sutter Avenue, and Snediker Avenue;

as shown on a diagram (for illustrative purposes only), dated May 20, 2019.

## 515 BLAKE AVENUE

## BROOKLYN CB 5

N 190411 ZRK

Application submitted by the NYC 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, modifying APPENDIX F, for the purpose of establishing a Mandatory Housing Inclusionary area.

Matter underlined is new, to be added;

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

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

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

\* \* \*

## APPENDIX F

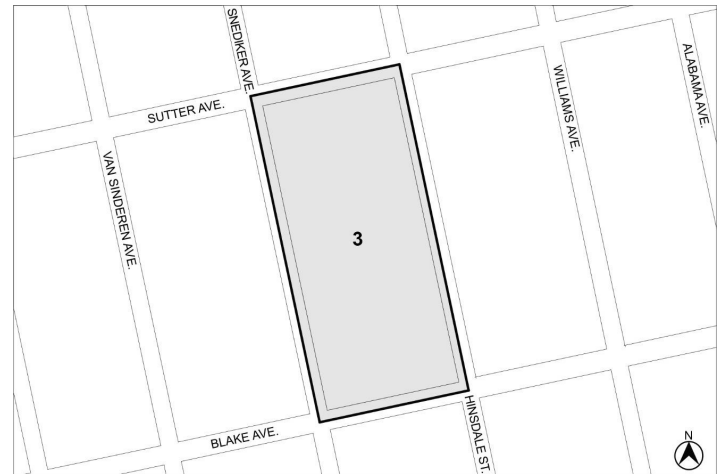
## Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas

## BROOKLYN

## Brooklyn Community District 5

Map 3 - [date of adoption]

[PROPOSED MAP]



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

Area 3 — (date of adoption) MIH Program Option 1

Portion of Community District 5, Brooklyn

## 515 BLAKE AVENUE

## BROOKLYN CB 5

C 190421 ZSK

Application submitted by the NYC Department of Housing Preservation & Development, pursuant to Sections 197-c and 201 of the New York City Charter, for the grant of a special permit, pursuant to the following Section 74-743(a) of the Zoning Resolution, to allow the distribution of total allowable floor area, without regard for zoning district lines, in connection with a proposed mixed-use development, within a large-scale general development, bounded by Sutter Avenue, Hinsdale Street, a line 50 feet northerly of Blake Avenue, a line midway between Snediker Avenue and Hinsdale Street, Blake Avenue, and Snediker Avenue (Block 3766, Lot 1), in R6A\*, R7D/C1-4\*, and R7D/C2-4\* Districts.

\* Note: The site is proposed to be rezoned by eliminating a C2-3 District, from within an existing R6 District, and by changing R6 and C4-3 Districts, to R6A, R7D/C1-4, and R7D/C2-4 Districts, under a concurrent related application for a Zoning Map change (C 190410 ZMK).

6003 8<sup>th</sup> AVENUE REZONING

## BROOKLYN CB 12

C 190305 ZMK

Application submitted by 6003 8 Ave LLC, pursuant to Sections 197-c and 201 of the New York City Charter, for an amendment of the Zoning Map, Section No. 22a:

1. eliminating from an existing R6 District a C1-3 District, bounded by 60<sup>th</sup> Street, a line 150 feet southeasterly of Eighth Avenue, a line midway between 60<sup>th</sup> Street and 61<sup>st</sup> Street, and Eighth Avenue; and
2. changing from an R6 District to a C4-2 District, property bounded by 60<sup>th</sup> Street, a line 150 feet southeasterly of Eighth Avenue, a line midway between 60<sup>th</sup> Street and 61<sup>st</sup> Street, and Eighth Avenue;

Borough of Brooklyn, Community District 12, as shown on a diagram (for illustrative purposes only), dated May 20, 2019.

Accessibility questions: Land Use Division (212) 482-5154, by: Wednesday, October 30, 2019, 3:00 P.M.





## COMMUNITY BOARDS

### ■ PUBLIC HEARINGS

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

#### BOROUGH OF MANHATTAN

COMMUNITY BOARD NO. 04 - Wednesday, November 6th, 2019, 6:30 P.M., Mt. Sinai West, 1000 10th Avenue, New York, NY 10019.

Manhattan Community Board 4's Statement of District Needs and Budget Requests, for Fiscal Year 2020.

Accessibility questions: Jesse Bodine (212) 736-4536, jbodine@cb.nyc.gov, by: Wednesday, October 30, 2019, 4:00 P.M.



o25-31

## BOARD OF CORRECTION

### ■ MEETING

Please take note, that the next meeting of the Board of Correction, will be held, on October 31st, 2019, at 9:00 A.M. The location of the meeting will be 125 Worth Street, New York, NY 10013, in the auditorium, on the 2<sup>nd</sup> Floor.

At that time, there will be a discussion of various issues concerning New York City's correctional system.

o25-31

## EQUAL EMPLOYMENT PRACTICES COMMISSION

### ■ MEETING

The next meeting of the Equal Employment Practices Commission, will be held in the Commission's Conference Room/Library, at 253 Broadway, Suite 602, on Thursday, October 31, 2019, at 9:00 A.M.

Accessibility questions: Mohini Ramsukh (212) 615-8938, Mramasukh@eepc.nyc.gov, by: Wednesday, October 30, 2019, 12:00 P.M.



o24-30

## NEW YORK CITY FIRE PENSION FUND

### ■ MEETING

Please be advised, that the trustees of the New York City Fire Pension Fund, will be holding a Board of Trustees Meeting, on October 30, 2019, at 9:00 A.M. To be held, at the New York City Fire Pension Fund, One Battery Park Plaza, 9th Floor.

Patrick M. Dunn  
Executive Director



o25-29

## HOUSING AUTHORITY

### ■ MEETING

The next Board Meeting of the New York City Housing Authority is scheduled for Wednesday, October 30, 2019, at 10:00 A.M., in the Board Room on the 12th Floor of 250 Broadway, New York, NY (unless otherwise noted). Copies of the Calendar will be available on NYCHA's website or may be picked up, at the Office of the Corporate Secretary, at 250 Broadway, 12th Floor, New York, NY, no earlier than 24 hours before the upcoming Board Meeting. Copies of the Minutes will also be available on NYCHA's website or may be picked up, at the Office of the Corporate Secretary, no earlier than 3:00 P.M. on the Thursday following the Board Meeting.

Any changes to the schedule will be posted here and on NYCHA's website, at <http://www1.nyc.gov/site/nycha/about/board-calendar.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 website, at <http://nyc.gov/nycha>, and <http://on.nyc.gov/boardmeetings>.

For additional information, please visit NYCHA's website or contact (212) 306-6088.

Accessibility questions: Office of the Corporate Secretary by phone, at (212) 306-6088 or by email, at [corporate.secretary@nycha.nyc.gov](mailto:corporate.secretary@nycha.nyc.gov), by: Wednesday, October 16, 2019, 5:00 P.M.



o9-30

## 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, November 12, 2019, a public hearing will be held, at 1 Centre Street, 9th Floor, Borough of Manhattan with respect to the following properties and then followed by a public meeting. The final order and estimated times for each application will be posted on the Landmarks Preservation Commission website, the Friday before the hearing. Any person requiring reasonable accommodation in order to participate in the hearing or attend the meeting, should contact the Landmarks Commission no later than five (5) business days before the hearing or meeting.

**448 Waverly Avenue - Clinton Hill Historic District**  
**LPC-20-02108** - Block 1961 - Lot 66 - **Zoning:** R6B

#### **CERTIFICATE OF APPROPRIATENESS**

A Greek Revival style rowhouse, built c. 1840s. Application is to raise the top floor, construct a rooftop bulkhead, modify window openings, and replace a door.

**450 Waverly Avenue - Clinton Hill Historic District**  
**LPC-20-02109** - Block 1961 - Lot 67 - **Zoning:** R6B

#### **CERTIFICATE OF APPROPRIATENESS**

A Greek Revival style rowhouse, built c. 1840s. Application is to raise the top floor, construct a rooftop bulkhead, and modify window openings.

**16 Grace Court Alley - Brooklyn Heights Historic District**  
**LPC-20-01741** - Block 253 - Lot 34 - **Zoning:** R6

#### **CERTIFICATE OF APPROPRIATENESS**

A carriage house. Application is to construct rooftop and rear yard additions, raise the roof, replace windows and doors, and modify masonry openings.

**265 Alexander Avenue - Mott Haven East Historic District**  
**LPC-19-40231** - Block 2314 - Lot 27 - **Zoning:** R6B

#### **CERTIFICATE OF APPROPRIATENESS**

A Queen Anne style row house with Victorian Gothic elements, designed by Richard Lomax and built in 1887-88. Application is to construct a rooftop addition.

**297-299 Alexander Avenue - Mott Haven Historic District**  
**LPC-20-00616** - Block 2314 - Lot 67 - **Zoning:** R6

#### **CERTIFICATE OF APPROPRIATENESS**

Two transitional French Neo-Grec and Queen Anne style rowhouses, designed by Charles W. Romeyn and built in 1881-1882. Application is to construct a rooftop addition.

**140 Prospect Avenue - Douglaston Historic District**  
**LPC-19-39089** - Block 8095 - Lot 61 - **Zoning:** R1-2

#### **CERTIFICATE OF APPROPRIATENESS**

An Arts and Crafts style house, built c. 1915. Application is to legalize the extension of a paved patio and construction of an outdoor kitchen island, without Landmarks Preservation Commission permit(s).

**65 Spring Street - SoHo-Cast Iron Historic District Extension**  
**LPC-19-37371** - Block 496 - Lot 35 - **Zoning:** M1-5B

#### **CERTIFICATE OF APPROPRIATENESS**

An altered Italianate style store and tenement building, designed by William E. Waring and built in 1878. Application is to replace storefront infill.

**584 Broadway - SoHo-Cast Iron Historic District**  
**LPC-19-38548** - Block 511 - Lot 8 - **Zoning:** M1-5B

**CERTIFICATE OF APPROPRIATENESS**

A commercial building, designed by Buchman & Deisler and built in 1897-98. Application is to install a flagpole and banner.

**1 West 29th Street - Individual Landmark**

**LPC-19-39791** - Block 831 - Lot 33 - **Zoning:** C5-2 M1-6

**CERTIFICATE OF APPROPRIATENESS**

A Romanesque Revival style church with Gothic Revival style details, designed by Samuel A. Warner and built in 1854. Application is to install signage.

**202 West 83rd Street - Upper West Side/Central Park West Historic District**

**LPC-20-01959** - Block 1230 - Lot 34 - **Zoning:** R8B

**CERTIFICATE OF APPROPRIATENESS**

A Neo-Grec style apartment building, designed by Thom & Wilson and built in 1880-81. Application is to install entrance infill.

**204 West 83rd Street - Upper West Side/Central Park West Historic District**

**LPC-20-03937** - Block 1230 - Lot 35 - **Zoning:** R8B

**CERTIFICATE OF APPROPRIATENESS**

A Neo-Grec style apartment building, designed by Thom & Wilson and built in 1880-81. Application is to install entrance infill.

**206 West 83rd Street - Upper West Side/Central Park West Historic District**

**LPC-20-03938** - Block 1230 - Lot 135 - **Zoning:** R8B

**CERTIFICATE OF APPROPRIATENESS**

A Neo-Grec style apartment building, designed by Thom & Wilson and built in 1880-81. Application is to install entrance infill.

**208 West 83rd Street - Upper West Side/Central Park West Historic District**

**LPC-20-03939** - Block 1230 - Lot 36 - **Zoning:** R8B

**CERTIFICATE OF APPROPRIATENESS**

A Neo-Grec style apartment building, designed by Thom & Wilson and built in 1880-81. Application is to install entrance infill.

**210 West 83rd Street - Upper West Side/Central Park West Historic District**

**LPC-20-03940** - Block 1230 - Lot 37 - **Zoning:** R8b

**CERTIFICATE OF APPROPRIATENESS**

A Neo-Grec style apartment building, designed by Thom & Wilson and built in 1880-81. Application is to install entry doors.

**771 West End Avenue - Riverside - West End Historic District Extension II**

**LPC-19-40189** - Block 1887 - Lot 50 - **Zoning:** R8

**CERTIFICATE OF APPROPRIATENESS**

A Renaissance Revival style apartment building, designed by Schwartz & Gross and built in 1914-15. Application is to establish a Master Plan governing the future installation of windows.

**256 West 75th Street - West End - Collegiate Historic District Extension**

**LP-1940833** - Block 1166 - Lot 161 - **Zoning:**

**CERTIFICATE OF APPROPRIATENESS**

A Queen Anne style rowhouse, designed by William J. Merritt and built in 1885-1886. Application is to construct rooftop and rear yard additions.

**132 East 62nd Street - Upper East Side Historic District**

**LPC-20-01930** - Block 1396 - Lot 60 - **Zoning:** R8B C1-8X

**CERTIFICATE OF APPROPRIATENESS**

An Italianate style rowhouse, designed by John Sexton and built in 1871. Application is to legalize the installation of an areaway fence and gate, without Landmarks Preservation Commission permit(s).

**467 West 140th Street - Hamilton Heights Historic District**

**LPC-19-17107** - Block 2057 - Lot 133 - **Zoning:** R6A

**CERTIFICATE OF APPROPRIATENESS**

A Beaux Arts style townhouse, designed by George Ebert and built in 1901-02. Application is to legalize and modify windows installed, without Landmarks Preservation Commission permit(s).

o28-n12

**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, October 29, 2019, a public hearing will be held, at 1 Centre Street, 9th Floor, Borough of Manhattan, with respect to the following properties and then followed by a public meeting. The final order and estimated times for each application will be posted on the Landmarks Preservation Commission website, the Friday before the hearing. Any person requiring reasonable accommodation in order to participate in the hearing or attend the meeting should contact the Landmarks Commission, no later than five (5) business days before the hearing or meeting.

**184 Columbia Heights - Brooklyn Heights Historic District**

**LPC-20-02525** - Block 208 - Lot 319 - **Zoning:** R6

**CERTIFICATE OF APPROPRIATENESS**

A Beaux-Arts style apartment house, built c. 1920. Application is to establish a master plan governing the future installation of windows.

**316 Carlton Avenue - Fort Greene Historic District**

**LPC-20-00564** - Block 2102 - Lot 55 - **Zoning:** R6B

**CERTIFICATE OF APPROPRIATENESS**

An Italianate style house, built c. 1857. Application is to legalize the demolition and construction of a rear yard addition, without Landmarks Preservation Commission permit(s).

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

**LPC-20-03226** - Block 1164 - Lot 38 - **Zoning:** R6B

**CERTIFICATE OF APPROPRIATENESS**

An Italianate/Neo-Grec style rowhouse with Second Empire style elements, designed by John V. Porter and built c. 1881. Application is to excavate the rear yard.

**130 Underhill Avenue - Prospect Heights Historic District**

**LPC-19-37908** - Block 1159 - Lot 49 - **Zoning:** R6B

**CERTIFICATE OF APPROPRIATENESS**

A Romanesque Revival/Renaissance Revival style rowhouse, designed by William H. Reynolds and built c. 1896. Application is to construct a rooftop bulkhead.

**928 St. Mark's Avenue - Crown Heights North III Historic District**

**LPC-19-32231** - Block 1230 - Lot 12 - **Zoning:** R6

**CERTIFICATE OF APPROPRIATENESS**

A Romanesque Revival style rowhouse, designed by Albert E. White and built c. 1897. Application is to legalize alterations to the front areaway and installation of a curb cut, without Landmarks Preservation Commission permit(s).

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

**LPC-19-32597** - Block 149 - Lot 20 - **Zoning:** C6-2A

**CERTIFICATE OF APPROPRIATENESS**

A Second Empire style store and loft building, designed by Isaac F. Duckworth and built in 1866-69. Application is to legalize the removal of fire shutters, without Landmarks Preservation Commission Permit(s).

**14 Christopher Street, aka 20 Gay Street - Greenwich Village Historic District**

**LPC-20-02636** - Block 593 - Lot 45 - **Zoning:** R6

**CERTIFICATE OF APPROPRIATENESS**

A loft building, designed by Frederick C. Zobel and built in 1896-97 and later converted to an apartment house. Application is to legalize windows and replace windows installed, without Landmarks Preservation Commission permit(s).

**137 West 11th Street - Greenwich Village Historic District**

**LPC-20-02760** - Block 607 - Lot 7503 - **Zoning:** R8 C6-2

**CERTIFICATE OF APPROPRIATENESS**

A townhouse, designed by FX Fowle and built in 2013. Application is to install valences and window boxes.

**239 West 4th Street - Greenwich Village Historic District**

**LPC-20-00020** - Block 611 - Lot 4 - **Zoning:** C2-6 R6

**CERTIFICATE OF APPROPRIATENESS**

A Greek Revival style rowhouse, built in 1839. Application is to construct a rear yard addition.

**265 West 11th Street - Greenwich Village Historic District**

**LPC-20-01773** - Block 623 - Lot 47 - **Zoning:** R6

**CERTIFICATE OF APPROPRIATENESS**

A Second Empire style rowhouse, designed by William Naugle and built in 1868. Application is to construct rooftop and rear yard additions, install a balcony, and alter the areaway and front façade.

**20 MacDougal Alley, aka 19 Washington Square North - Greenwich Village Historic District**

**LPC-19-38195** - Block 551 - Lot 7 - **Zoning:** R6

**CERTIFICATE OF APPROPRIATENESS**

An "automobile stable", designed by Augustus Allen, built in 1901 and altered in the 1930s, on the same lot as 19 Washington Square North, a Greek Revival/Italianate style townhouse built in 1835-36 and altered in 1886. Application is to replace windows.

**261 11th Avenue, aka 261-279 11th Avenue, 220-238 12th Avenue, 601-651 West 27th Street, and 600-654 West 28th Street - West Chelsea**

**LPC-20-02527** - Block 673 - Lot 1 - **Zoning:** M2-3

**CERTIFICATE OF APPROPRIATENESS**

A complex of American Round Arch style warehouse buildings, designed by George B. Mallory and Otto M. Beck and built in 1890-91. Application is to construct rooftop additions; replace windows; create and modify window openings; install storefront infill, canopies, lighting, barrier-free access ramps, flood vents, and street tree pits; and establish a master plan governing the future installation of signage.

**418 West 20th Street - Chelsea Historic District**

**LPC-20-02270** - Block 717 - Lot 53 - **Zoning:** R8B

**CERTIFICATE OF APPROPRIATENESS**



A Greek Revival style rowhouse, built in 1839-40. Application is to construct rear yard addition, excavate the rear yard and alter the rear façade.

#### **1 West 29th Street - Individual Landmark**

**LPC-19-39791** - Block 831 - Lot 33 - **Zoning:** C5-2 M1-6

#### **CERTIFICATE OF APPROPRIATENESS**

A Romanesque Revival style church with Gothic Revival style details, designed by Samuel A. Warner and built in 1854. Application is to install signage.

#### **75 Rockefeller Plaza - Individual Landmark**

**LPC-20-02927** - Block 1267 - Lot 22 - **Zoning:** C5-2.5

#### **CERTIFICATE OF APPROPRIATENESS**

An office tower, designed by Robert Carson and Earl Lundin, with Wallace Harrison, and built in 1946-47 as part of an Art Deco-style office, commercial and entertainment complex. Application is to install entry infill, an illuminated marquee with signage.

#### **29-33 East 36th Street - Individual and Interior Landmark**

**LPC-20-03228** - Block 866 - Lot 25 - **Zoning:** R8B R7-2

#### **CERTIFICATE OF APPROPRIATENESS**

An Italian Renaissance Eclectic style library, designed by Charles Follen McKim and built in 1903-06, with an annex, designed by Benjamin Wister Morris and built in 1928. Application is to alter the front yard and install landscaping, lighting and signage.

#### **46 East 65th Street - Upper East Side Historic District**

**LPC-19-34187** - Block 1379 - Lot 144 - **Zoning:** R8B

#### **CERTIFICATE OF APPROPRIATENESS**

A rowhouse originally built in 1876-1877, and altered in the Neo-Federal style by Ogden Codman in 1906-1907. Application is to install ironwork and rear balconies, alter masonry openings and construct a rooftop addition.

#### **29-27 41st Avenue - Individual Landmark**

**LPC-20-02059** - Block 403 - Lot 9 - **Zoning:** M1-6/R10

#### **CERTIFICATE OF APPROPRIATENESS**

A Neo-Gothic style commercial building, designed by Morrell Smith and built in 1925-27. Application is to replace the clock face.

#### **259 Hollywood Avenue - Douglaston Historic District**

**LPC-19-36781** - Block 8046 - Lot 33 - **Zoning:** R1-2

#### **CERTIFICATE OF APPROPRIATENESS**

A vernacular Colonial Revival style house, designed by George J. Hardway and built in 1915. Application is to legalize modifications to a porch and window openings, the installation of windows, the removal of trees, and the construction of a wall, all without Landmarks Preservation Commission permit(s).

#### **237-02 Hollywood Avenue, aka 200 Hollywood Avenue - Douglaston Historic District**

**LPC-19-40446** - Block 8047 - Lot 1 - **Zoning:** R1-2

#### **CERTIFICATE OF APPROPRIATENESS**

A Mediterranean Revival style house built in 1927. Application is to construct a rear addition, entrance portico, and chimney; regrade the side yard; install door overhangs; extend roof eaves; and replace windows.

#### **16-12 Mott Avenue - Individual Landmark**

**LPC-20-02271** - Block - Lot 4 - **Zoning:** R6, C2-4

#### **BINDING REPORT**

A Renaissance Revival/Colonial Revival style police station, designed by Thomas E. O'Brien and built in 1927-28. Application is to modify a masonry opening and construct a barrier-free access ramp.

o16-29

## **TEACHERS' RETIREMENT SYSTEM**

### **■ PUBLIC HEARINGS**

Please be advised, that the next Board Meeting of the Teachers' Retirement System of the City of New York (TRS), has been scheduled, for Wednesday, October 30, 2019, at 3:30 P.M.

The meeting will be held, at the Teachers' Retirement System, 55 Water Street, 16th Floor, Boardroom, New York, NY 10041.

The meeting will be streamed live at: <https://www.trsnyc.org/memberportal/About-Us/RetirementBWebCasts>.

The meeting is open to the public. However, portions of the meeting, where permitted by law, may be held in executive session.

o21-30

## **TRANSPORTATION**

### **■ PUBLIC HEARINGS**

**NOTICE IS HEREBY GIVEN**, pursuant to law, that the following proposed revocable consents, have been scheduled for a public hearing by the New York City Department of Transportation. The hearing will be held, at 55 Water Street, 9<sup>th</sup> Floor, Room 945 commencing, at 2:00 P.M. on Wednesday, October 30, 2019. Interested parties can obtain copies of proposed agreements or request sign-language interpreters (with, at least seven days prior notice), at 55 Water Street, 9<sup>th</sup> Floor SW, New York, NY 10041, or by calling (212) 839-6550.

**#1 IN THE MATTER OF** a proposed revocable consent authorizing 450 Partners LLC, to construct, maintain and use planters along the east sidewalk of Tenth Avenue and benches along the south sidewalk of West 33<sup>rd</sup> Street, in the Borough of Manhattan. The proposed revocable consent is for a term of ten years from the Approval Date by the Mayor and provides among other terms and conditions for compensation payable to the City according to the following schedule: **R.P. #2480**

For the period from July 1, 2019 to June 30, 2029 - \$1,638/per annum

the maintenance of a security deposit in the sum of \$20,000 and the insurance shall be in the amount of Two Million Dollars (\$2,000,000) per occurrence for bodily injury and property damage, One Million Dollars (\$1,000,000) for personal and advertising injury, Two Million Dollars (\$2,000,000) aggregate, and Two Million Dollars (\$2,000,000) products/completed operations.

**#2 IN THE MATTER OF** a proposed revocable consent authorizing Central Park Tower Condominium, to construct, maintain and use two snowmelt systems under the north sidewalk of West 57<sup>th</sup> Street and under the south sidewalk of West 58<sup>th</sup> Street, both between Broadway and 7<sup>th</sup> Avenue, in the Borough of Manhattan. The proposed revocable consent is for a term of ten years from the Approval Date by the Mayor and provides among other terms and conditions for compensation payable to the City according to the following schedule: **R.P. #2490**

From the Approval Date by the Mayor to June 30, 2020 - \$6,007/per annum

For the period July 1, 2020 to June 30, 2021 - \$6,100

For the period July 1, 2021 to June 30, 2022 - \$6,193

For the period July 1, 2022 to June 30, 2023 - \$6,286

For the period July 1, 2023 to June 30, 2024 - \$6,379

For the period July 1, 2024 to June 30, 2025 - \$6,472

For the period July 1, 2025 to June 30, 2026 - \$6,565

For the period July 1, 2026 to June 30, 2027 - \$6,658

For the period July 1, 2027 to June 30, 2028 - \$6,751

For the period July 1, 2028 to June 30, 2029 - \$6,844

For the period July 1, 2029 to June 30, 2030 - \$6,937

the maintenance of a security deposit in the sum of \$10,000 the insurance shall be in the amount of Two Million Dollars (\$2,000,000) per occurrence for bodily injury and property damage, One Million Dollars (\$1,000,000) for personal and advertising injury, Two Million Dollars (\$2,000,000) aggregate, and Two Million Dollars (\$2,000,000) products/completed operations.

**#3 IN THE MATTER OF** a proposed revocable consent authorizing Creative Lofts LLC, to construct, maintain and use a walled-in area on the east sidewalk of Convent Avenue, between West 149<sup>th</sup> and West 150<sup>th</sup> Streets, in the Borough of Manhattan. The proposed revocable consent is for a term of ten years from the Approval Date by the Mayor and provides among other terms and schedule: **R.P. # 2489**

From the date of the final approval by the Mayor to June 30, 2030 - \$25/per annum

the maintenance of a security deposit in the sum of \$1,000 and the insurance shall be in the amount of Two Million Dollars (\$2,000,000) per occurrence for bodily injury and property damage, One Million Dollars (\$1,000,000) for personal and advertising injury, Two Million Dollars (\$2,000,000) aggregate, and Two Million Dollars (\$2,000,000) products/completed operations.

**#4 IN THE MATTER OF** a proposed revocable consent authorizing DW 540 Madison LLC, to continue to maintain and use a clock, together with an electrical conduit, on the south sidewalk of East 55<sup>th</sup> Street, west of Madison Avenue, in the Borough of Manhattan. The proposed revocable consent is for a term of ten years from July 1, 2019 to June 30, 2029 and provides among other terms and conditions for compensation payable to the City according to the following schedule: **R.P. #1675**

For the period from July 1, 2019 to June 30, 2029 - \$300/per annum

the maintenance of a security deposit in the sum of \$2,000 and the insurance shall be in the amount of Two Million Dollars (\$2,000,000) per occurrence for bodily injury and property damage, One Million Dollars (\$1,000,000) for personal and advertising injury, Two Million Dollars (\$2,000,000) aggregate, and Two Million Dollars (\$2,000,000) products/completed operations.

**#5 IN THE MATTER OF** a proposed revocable consent authorizing Horatio St. LLC, to continue to maintain and use a stoop and a fenced-in area on the north sidewalk of Horatio Street, east of Washington Street, in the Borough of Manhattan. The proposed revocable consent is for a term of ten years from July 1, 2015 to June 30, 2025 and provides among other terms and conditions for compensation payable to the City according to the following schedule: **R.P. #1927**

For the period July 1, 2015 to June 30, 2016 - \$1,880/per annum  
 For the period July 1, 2016 to June 30, 2017 - \$1,928  
 For the period July 1, 2017 to June 30, 2018 - \$1,976  
 For the period July 1, 2018 to June 30, 2019 - \$2,024  
 For the period July 1, 2019 to June 30, 2020 - \$2,072  
 For the period July 1, 2020 to June 30, 2021 - \$2,120  
 For the period July 1, 2021 to June 30, 2022 - \$2,168  
 For the period July 1, 2022 to June 30, 2023 - \$2,216  
 For the period July 1, 2023 to June 30, 2024 - \$2,264  
 For the period July 1, 2024 to June 30, 2025 - \$2,312

the maintenance of a security deposit in the sum of \$5,500 and the insurance shall be in the amount of Two Million Dollars (\$2,000,000) per occurrence for bodily injury and property damage, One Million Dollars (\$1,000,000) for personal and advertising injury, Two Million Dollars (\$2,000,000) aggregate, and Two Million Dollars (\$2,000,000) products/completed operations.

**#6 IN THE MATTER OF** a proposed revocable consent authorizing Maimonides Medical Center, to continue to maintain and use a two-level pedestrian bridge over and across 48<sup>th</sup> Street, between 10<sup>th</sup> Avenue and Fort Hamilton Parkway, in the Borough of Brooklyn. The proposed revocable consent is for a term of ten years from July 1, 2014 to June 30, 2024 and provides among other terms and conditions for compensation payable to the City according to the following schedule: **R.P. #1894**

For the period July 1, 2014 to June 30, 2015 - \$9,836  
 For the period July 1, 2015 to June 30, 2016 - \$10,105  
 For the period July 1, 2016 to June 30, 2017 - \$10,374  
 For the period July 1, 2017 to June 30, 2018 - \$10,643  
 For the period July 1, 2018 to June 30, 2019 - \$10,912  
 For the period July 1, 2019 to June 30, 2020 - \$11,181  
 For the period July 1, 2020 to June 30, 2021 - \$11,450  
 For the period July 1, 2021 to June 30, 2022 - \$11,719  
 For the period July 1, 2022 to June 30, 2023 - \$11,988  
 For the period July 1, 2023 to June 30, 2024 - \$12,257

the maintenance of a security deposit in the sum of \$30,000 and the insurance shall be in the amount of Five Million Dollars (\$5,000,000) per occurrence for bodily injury and property damage, One Million Dollars (\$1,000,000) for personal and advertising injury, Five Million Dollars (\$5,000,000) aggregate, and Two Million Dollars (\$2,000,000) products/completed operations.

**#7 IN THE MATTER OF** a proposed revocable consent authorizing New York University, to continue to maintain and use a conduit under and across a public walkway, between West 3<sup>rd</sup> and West 4<sup>th</sup> Streets, east of LaGuardia Place, in the Borough of Manhattan. The proposed revocable consent is for a term of ten years from July 1, 2019 to June 30, 2029 and provides among other terms and conditions for compensation payable to the City according to the following schedule: **R.P. #1338**

For the period July 1, 2019 to June 30, 2020 - \$2,278  
 For the period July 1, 2020 to June 30, 2021 - \$2,313  
 For the period July 1, 2021 to June 30, 2022 - \$2,348  
 For the period July 1, 2022 to June 30, 2023 - \$2,383  
 For the period July 1, 2023 to June 30, 2024 - \$2,418  
 For the period July 1, 2024 to June 30, 2025 - \$2,453  
 For the period July 1, 2025 to June 30, 2026 - \$2,488  
 For the period July 1, 2026 to June 30, 2027 - \$2,523  
 For the period July 1, 2027 to June 30, 2028 - \$2,558  
 For the period July 1, 2028 to June 30, 2029 - \$2,593

the maintenance of a security deposit in the sum of \$2,600 and the insurance shall be in the amount of Two Million Dollars (\$2,000,000) per occurrence for bodily injury and property damage, One Million Dollars (\$1,000,000) for personal and advertising injury, Two Million Dollars (\$2,000,000) aggregate, and Two Million Dollars (\$2,000,000) products/completed operations.

**#8 IN THE MATTER OF** a proposed revocable consent authorizing Pei Xin Yang and Xue Dan Que, to continue to maintain and use a fenced-in area on the southwest sidewalk of 246<sup>th</sup> Street, northwest of Service Road of Grand Central Parkway, in the Borough of Queens. The proposed revocable consent is for a term of ten years from July 1, 2019 to June 30, 2029 and provides among other terms and conditions for compensation payable to the City according to the following schedule: **R.P. #2051**

For the period from July 1, 2019 to June 30, 2029 - \$100/per annum

the maintenance of a security deposit in the sum of \$1,500 and the insurance shall be in the amount of Two Million Dollars (\$2,000,000)

per occurrence for bodily injury and property damage, One Million Dollars (\$1,000,000) for personal and advertising injury, Two Million Dollars (\$2,000,000) aggregate, and Two Million Dollars (\$2,000,000) products/completed operations.

**#9 IN THE MATTER OF** a proposed revocable consent authorizing TGA 730 Third Avenue Owner LLC, to continue to maintain and use a conduit under and across East 46<sup>th</sup> Street, west of Third Avenue, in the Borough of Manhattan. The proposed revocable consent is for a term of ten years from July 1, 2018 to June 30, 2028 and provides among other terms and conditions for compensation payable to the City according to the following schedule: **R.P. #1309**

For the period July 1, 2018 to June 30, 2019 - \$8,086  
 For the period July 1, 2019 to June 30, 2020 - \$8,215  
 For the period July 1, 2020 to June 30, 2021 - \$8,344  
 For the period July 1, 2021 to June 30, 2022 - \$8,473  
 For the period July 1, 2022 to June 30, 2023 - \$8,602  
 For the period July 1, 2023 to June 30, 2024 - \$8,731  
 For the period July 1, 2024 to June 30, 2025 - \$8,860  
 For the period July 1, 2025 to June 30, 2026 - \$8,989  
 For the period July 1, 2026 to June 30, 2027 - \$9,118  
 For the period July 1, 2027 to June 30, 2028 - \$9,247

the maintenance of a security deposit in the sum of \$9,300 and the insurance shall be in the amount of Two Million Dollars (\$2,000,000) per occurrence for bodily injury and property damage, One Million Dollars (\$1,000,000) for personal and advertising injury, Two Million Dollars (\$2,000,000) aggregate, and Two Million Dollars (\$2,000,000) products/completed operations.

**#10 IN THE MATTER OF** a proposed revocable consent authorizing The New School, to continue to maintain and use sidewalk lights, together with electrical conduits, in the west sidewalk of Fifth Avenue, south of West 13<sup>th</sup> Street, and in the south sidewalk of West 13<sup>th</sup> Street, west of Fifth Avenue, in the Borough of Manhattan. The proposed revocable consent is for a term of ten years from July 1, 2019 to June 30, 2029 and provides among other terms and conditions for compensation payable to the City according to the following schedule: **R.P. #2080**

For the period July 1, 2019 to June 30, 2020 - \$1,217  
 For the period July 1, 2020 to June 30, 2021 - \$1,236  
 For the period July 1, 2021 to June 30, 2022 - \$1,255  
 For the period July 1, 2022 to June 30, 2023 - \$1,274  
 For the period July 1, 2023 to June 30, 2024 - \$1,293  
 For the period July 1, 2024 to June 30, 2025 - \$1,312  
 For the period July 1, 2025 to June 30, 2026 - \$1,331  
 For the period July 1, 2026 to June 30, 2027 - \$1,350  
 For the period July 1, 2027 to June 30, 2028 - \$1,369  
 For the period July 1, 2028 to June 30, 2029 - \$1,388

the maintenance of a security deposit in the sum of \$4,000 and the insurance shall be in the amount of Two Million Dollars (\$2,000,000) per occurrence for bodily injury and property damage, One Million Dollars (\$1,000,000) for personal and advertising injury, Two Million Dollars (\$2,000,000) aggregate, and Two Million Dollars (\$2,000,000) products/completed operations.

**#11 IN THE MATTER OF** a proposed revocable consent authorizing The Trustees of Columbia University, to construct, maintain and use a new guard booth and electrical conduit on and under the south sidewalk of West 120<sup>th</sup> Street, between Broadway and Amsterdam Avenue, in the Borough of Manhattan. The proposed revocable consent is for a term of ten years from the Approval Date by the Mayor and provides among other terms and conditions for compensation payable to the City according to the following schedule: **R.P. #2465**

There shall be no compensation required for this Consent, in accordance with Title 34 Section 7-04(a)(33) of the Rules of the City of New York

the maintenance of a security deposit in the sum of \$6,000 and the insurance shall be in the amount of Two Million Dollars (\$2,000,000) per occurrence for bodily injury and property damage, One Million Dollars (\$1,000,000) for personal and advertising injury, Two Million Dollars (\$2,000,000) aggregate, and Two Million Dollars (\$2,000,000) products/completed operations.

**#12 IN THE MATTER OF** a proposed revocable consent authorizing Times Square Studios Limited, to continue to maintain and use a building projection over the sidewalk on the east side of Broadway, between West 43<sup>rd</sup> Street and West 44<sup>th</sup> Street, in the Borough of Manhattan. The proposed revocable consent is for a term of ten years from July 1, 2019 to June 30, 2029 and provides among other terms and conditions for compensation payable to the City according to the following schedule: **R.P. #1709**

For the period July 1, 2019 to June 30, 2020 - \$182,129  
 For the period July 1, 2020 to June 30, 2021 - \$184,904  
 For the period July 1, 2021 to June 30, 2022 - \$187,679  
 For the period July 1, 2022 to June 30, 2023 - \$190,454  
 For the period July 1, 2023 to June 30, 2024 - \$193,229  
 For the period July 1, 2024 to June 30, 2025 - \$196,004  
 For the period July 1, 2025 to June 30, 2026 - \$198,779  
 For the period July 1, 2026 to June 30, 2027 - \$201,554



For the period July 1, 2027 to June 30, 2028 - \$204,329  
For the period July 1, 2028 to June 30, 2029 - \$207,104

the maintenance of a security deposit in the sum of \$207,104 and the insurance shall be in the amount of Two Million Dollars (\$2,000,000) per occurrence for bodily injury and property damage, One Million Dollars (\$1,000,000) for personal and advertising injury, Two Million Dollars (\$2,000,000) aggregate, and Two Million Dollars (\$2,000,000) products/completed operations.

**#13 IN THE MATTER OF** a proposed revocable consent authorizing Felix Van De Maele, to continue to maintain and use stairs and planted areas on the north sidewalk of State Street, east of Smith Street, in the Borough of Brooklyn. The proposed revocable consent is for a term of ten years from July 1, 2015 to June 30, 2025 and provides among other terms and conditions for compensation payable to the City according to the following schedule: **R.P. #1934**

For the period July 1, 2015 to June 30, 2016 - \$575  
For the period July 1, 2016 to June 30, 2017 - \$590  
For the period July 1, 2017 to June 30, 2018 - \$605  
For the period July 1, 2018 to June 30, 2019 - \$620  
For the period July 1, 2019 to June 30, 2020 - \$635  
For the period July 1, 2020 to June 30, 2021 - \$650  
For the period July 1, 2021 to June 30, 2022 - \$665  
For the period July 1, 2022 to June 30, 2023 - \$680  
For the period July 1, 2023 to June 30, 2024 - \$695  
For the period July 1, 2024 to June 30, 2025 - \$710

the maintenance of a security deposit in the sum of \$3,700 and the insurance shall be in the amount of Two Million Dollars (\$2,000,000) per occurrence for bodily injury and property damage, One Million Dollars (\$1,000,000) for personal and advertising injury, Two Million Dollars (\$2,000,000) aggregate, and Two Million Dollars (\$2,000,000) products/completed operations.

o9-30

## COURT NOTICES

### SUPREME COURT

#### RICHMOND COUNTY

##### ■ NOTICE

#### RICHMOND COUNTY I.A.S. PART 89 NOTICE OF PETITION INDEX NUMBER CY4559/2019 CONDEMNATION PROCEEDING

**IN THE MATTER OF** the Application of the CITY OF NEW YORK Relative to Acquiring Title in Fee Simple to Property, located in Staten Island, including All or Parts of the bed of

#### AMBOY ROAD NORTHEAST AND SOUTHWEST OF PAGE AVENUE

located in an area generally bounded by Murray Street and Low Street.

**PLEASE TAKE NOTICE** that the City of New York (the "City"), intends to make an application to the Supreme Court of the State of New York, Richmond County, IA Part 89, for certain relief. The application will be made at the following time and place: At the Kings County Courthouse, located at 360 Adams Street, in the Borough of Brooklyn, City and State of New York, on Thursday, November 21, 2019, at 2:15 P.M., or as soon thereafter as counsel can be heard.

The application is for an order:

- authorizing the City to file an acquisition map in the Richmond County Clerk's Office;
- directing that, upon the filing of the order granting the relief sought in this petition and the filing of the acquisition map in the Richmond County Clerk's Office, title to the property sought to be acquired and described below shall vest in the City in fee simple absolute;
- providing that the compensation which should be made to the owners of the real property sought to be acquired and described above be ascertained and determined by the Court without a jury;

- directing that within thirty days of the entry of the order granting the petition vesting title, the City shall cause a notice of acquisition to be published in at least ten successive issues of The City Record, an official newspaper published in the City of New York, and shall serve a copy of such notice by first class mail on each condemnee or his, her, or its attorney of record;
- directing that each condemnee shall have a period of two calendar years from the vesting date for this proceeding, in which to file a written claim, demand or notice of appearance with the Clerk of this Court and to serve a copy of the same upon the Corporation Counsel of the City of New York, 100 Church Street, New York, New York, 10007.

The City, in this proceeding, intends to acquire in fee simple absolute in certain real property where not heretofore acquired for the same purpose, including to facilitate the reconstruction of Amboy Road from Murray Street to Page Avenue and from Page Avenue to Low street, and the installation of two laybay bus lines.

The real property to be acquired in fee simple absolute in this proceeding is more particularly bounded and described as follows:

#### **BED OF AMBOY ROAD NORTHEAST OF PAGE AVENUE**

All that certain plot, piece or parcel of land, with improvements thereof erected, situate, lying and being in the Borough of Staten Island, County of Richmond, City and State of New York, as bounded and described as follows:

**BEGINNING** at the corner formed by the intersection of the northwesterly line of Amboy Road (80 feet wide) with the northeasterly line of Page Avenue (100 feet wide);  
**THENCE** along said northwesterly line of Amboy Road, North 38 Degrees 39 Minutes 58 Seconds East a distance of 199.94 feet to a point;  
**THENCE** South 50 Degrees 26 Minutes 55 Seconds East a distance of 11.53 feet to a point;  
**THENCE** North 50 Degrees 13 Minutes 10 Seconds East a distance of 16.77 feet to a point;  
**THENCE** North 39 Degrees 42 Minutes 15 Seconds East a distance of 33.52 feet to a point;  
**THENCE** South 50 Degrees 26 Minutes 55 Seconds East a distance of 24.50 feet to the centerline of Amboy Road;  
**THENCE** along the centerline of Amboy Road, North 38 Degrees 39 Minutes 58 Seconds East a distance of 0.10 feet to a point;  
**THENCE** South 51 Degrees 20 Minutes 10 Seconds East a distance of 40.00 feet to the northeasterly line of Amboy Road;  
**THENCE** along the southeasterly line of Amboy Road, South 38 Degrees 39 Minutes 58 Seconds West a distance of 277.92 feet to the corner formed by the intersection of the southeasterly line of Amboy Road with the northeasterly line of Page Avenue;  
**THENCE** North 17 Degrees 54 Minutes 11 Seconds West a distance of 47.93 feet to the centerline of Amboy Road;  
**THENCE** Northeasterly along the centerline of Amboy Road, North 38 Degrees 39 Minutes 58 Seconds East a distance of 2.05 feet to a point;  
**THENCE** North 51 Degrees 17 Minutes 16 Seconds West a distance of 40.00 feet to the point and place of Beginning.  
Containing 19,848 Square Feet (0.46 Acres).

#### **BED OF AMBOY ROAD SOUTHWEST OF PAGE AVENUE**

All that certain plot, piece or parcel of land, with improvements thereof erected, situate, lying and being in the Borough of Staten Island, County of Richmond, City and State of New York, as bounded and described as follows:

**BEGINNING** at the corner formed by the intersection of the northwesterly line of Amboy Road (opinion of dedication for a 50' to 60' as in use 1/22/1976), with the southwesterly line of Page Avenue (100 feet wide);  
**THENCE** Southeasterly along the prolongation of the southwesterly line of Page Avenue, South 51 Degrees 17 Minutes 16 Seconds East a distance of 40.19 feet to the centerline of Amboy Road;  
**THENCE** Southwesterly along the centerline of Amboy Road, South 44 Degrees 20 Minutes 07 Seconds West a distance of 18.76 feet to a point;  
**THENCE** South 17 Degrees 54 Minutes 11 Seconds West a distance of 35.94 feet to a point;  
**THENCE** through the bed of Amboy Road, South 48 Degrees 34 Minutes 01 Seconds West a distance of 142.54 feet to a point;  
**THENCE** South 44 Degrees 36 Minutes 23 Seconds West a distance of 97.05 feet to a point;  
**THENCE** North 43 Degrees 03 Minutes 07 Seconds West a distance of 54.26 feet to a point;  
**THENCE** North 46 Degrees 56 Minutes 53 Seconds East a distance of 115.83 feet to a point;  
**THENCE** North 49 Degrees 12 Minutes 59 Seconds West a distance of 11.93 feet to the northwesterly line of Amboy Road;  
**THENCE** along the northwesterly line of Amboy Road, North 44 Degrees, 20 Minutes 07 Seconds East a distance of 153.32 feet to the point and place of Beginning.  
Containing 15,842 Square Feet (0.36 Acres).



Surveys, maps or plans of the property to be acquired are on file in the office of the Corporation Counsel of the City of New York, 100 Church Street, New York, NY 10007.

**PLEASE TAKE FURTHER NOTICE THAT**, pursuant to Eminent Domain Procedure Law § 402(B)(4), any party seeking to oppose the acquisition must interpose a verified answer, which must contain specific denial of each material allegation of the petition controverted by the opponent, or any statement of new matter deemed by the opponent to be a defense to the proceeding.

Pursuant to CPLR § 403, said answer must be served upon the office of the Corporation Counsel at least seven (7) days before the date that the petition is noticed to be heard.

Dated: New York, NY  
October 17, 2019  
GEORGIA M. PESTANA  
Acting Corporation Counsel  
of the City of New York  
Attorney for the Condemnor  
100 Church Street  
New York, NY 10007  
Tel. (212) 356-2170

SEE MAP(S) IN BACK OF PAPER

o25-n8

## PROPERTY DISPOSITION

## CITYWIDE ADMINISTRATIVE SERVICES

### ■ SALE

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

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

Vehicles can be viewed in person at:  
Insurance Auto Auctions, North Yard  
156 Peconic Avenue, Medford, NY 11763  
Phone: (631) 294-2797

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

s4-f22

## OFFICE OF CITYWIDE PROCUREMENT

### ■ NOTICE

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

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

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

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

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

j2-d31

## HOUSING PRESERVATION AND DEVELOPMENT

### ■ PUBLIC HEARINGS

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

j9-30

## POLICE

### ■ NOTICE

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

The following list of properties is in the custody of the Property Clerk Division without claimants:

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

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

### INQUIRIES

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

### FOR MOTOR VEHICLES (All Boroughs):

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

### FOR ALL OTHER PROPERTY

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

j2-d31

## PROCUREMENT

### "Compete To Win" More Contracts!

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

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

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

**HHS ACCELERATOR**

To respond to human services Requests for Proposals (RFPs), in accordance with Section 3-16 of the Procurement Policy Board Rules of the City of New York ("PPB Rules"), vendors must first complete and submit an electronic prequalification application using the City's Health and Human Services (HHS) Accelerator System. The HHS Accelerator System is a web-based system maintained by the City of New York for use by its human services Agencies to manage procurement. The process removes redundancy by capturing information about boards, filings, policies, and general service experience centrally. As a result, specific proposals for funding are more focused on program design, scope, and budget.

Important information about the new method

- Prequalification applications are required every three years.
- Documents related to annual corporate filings must be submitted on an annual basis to remain eligible to compete.
- Prequalification applications will be reviewed to validate compliance with corporate filings, organizational capacity, and relevant service experience.
- Approved organizations will be eligible to compete and would submit electronic proposals through the system.

The Client and Community Service Catalog, which lists all Prequalification service categories and the NYC Procurement Roadmap, which lists all RFPs to be managed by HHS Accelerator may be viewed, at <http://www.nyc.gov/html/hhsaccelerator/html/roadmap/roadmap.shtml>. All current and prospective vendors should frequently review information listed on roadmap to take full advantage of upcoming opportunities for funding.

**Participating NYC Agencies**

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

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

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

**OFFICE OF THE ACTUARY****LEGAL****■ INTENT TO AWARD**

*Services (other than human services)*

**ACTUARIAL VALUATION SOFTWARE** - Sole Source - Available only from a single source - PIN#00820190001 - Due 11-8-19 at 5:00 P.M.

The New York City Office of the Actuary, intends to enter into a Sole Source procurement in accordance with Section 3-05 of the New York City Procurement, Policy Board Rules with Winklevoos Technologies, LLC ("WINTech"), to procure ProVal, an actuarial valuation software, for the period 01/02/2020 to 01/02/2023 with a three (3) year renewal option. WINTech is the only provider of "ProVal."

Any qualified vendor that wishes to express interest in providing such a product and believes that, at present or in the future, it can also provide this software, is invited to do so by submitting an expression of interest which must be received no later than November 8, 2019, at 5:00 P.M., to New York City Office of the Actuary, 255 Greenwich Street, 9th Floor, New York, NY 10007, Attn: Karen Blackman-Kong; [kblackman-kong@actuary.nyc.gov](mailto:kblackman-kong@actuary.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.

Office of the Actuary, 255 Greenwich Street, 9th Floor, New York, NY 10007. Karen Blackman-Kong (212) 312-0181; Fax: (212) 312-0199; [kblackman-kong@actuary.nyc.gov](mailto:kblackman-kong@actuary.nyc.gov)

o28-n1

**ADMINISTRATION FOR CHILDREN'S SERVICES****OFFICE OF PROCUREMENT****■ SOLICITATION**

*Services (other than human services)*

**FFT AND FFT ADAPTATIONS FOR CHILD WELFARE**

**POPULATION** - Negotiated Acquisition - Available only from a single source - PIN#06820N0003 - Due 11-12-19 at 10:00 A.M.

Pursuant to Section 3-04(b)(2)(ii) the Procurement Policy Board Rules (PPB), the Administration for Children's Services (ACS), plans to enter into negotiated acquisition contracts with two entities: Functional Family Therapy LLC and Functional Family Therapy Associates, to provide training, consultation, fidelity monitoring, and data tracking to ACS and ACS-contracted providers, of Functional Family Therapy (FFT) and adaptations of Functional Family Therapy for a child welfare population. These are the only vendors, known to ACS, capable of providing these services. However, any vendor who reasonably believes that they can provide these services, should submit an expression of interest via email, prior to the Due Date stated in this advertisement.

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

Administration for Children's Services, 150 William Street, 9th Floor, New York, NY 10038. Michael Walker (212) 341-3617; Fax: (917) 551-7329; [michael.walker2@acs.nyc.gov](mailto:michael.walker2@acs.nyc.gov)

o28-n1

**AGING****■ AWARD**

*Human Services/Client Services*

**SENIOR CENTER SERVICES** - Negotiated Acquisition - Available only from a single source - PIN# 12511N0003087N001 - AMT: \$869,945.00 - TO: Institute for the Puerto Rican Hispanic Elderly Inc, 300 East 175th Street, Bronx, NY 10457.

The Department for the Aging has negotiated a 19 month extension, from 12/1/19 to 6/30/21, with Institute for the Puerto Rican Hispanic Elderly Inc, to continue providing services for elderly persons and conduct a program for eligible elderly residents of Community District BX-09 in the Borough of Bronx.

o29

**CONTRACT PROCUREMENT AND SUPPORT SERVICES****■ AWARD**

*Human Services/Client Services*

**SENIOR CENTER SERVICES** - Negotiated Acquisition - Available only from a single source - PIN# 12511N0003159N001 - AMT: \$915,191.00 - TO: Fort Greene Council Inc, 966 Fulton Street, Brooklyn, NY 11238.

The Department for the Aging has negotiated a 19 month extension, from 12/1/19 to 6/30/21, with Fort Greene Council Inc, to continue providing services for elderly persons and conduct a program for eligible elderly residents of Community District BK-09 in the Borough of Brooklyn.

o29

**SENIOR CENTER SERVICES** - Negotiated Acquisition - Available only from a single source - PIN# 12511N0003203N001 - AMT: \$2,422,512.00 - TO: Riseboro Community Partnership Inc, 565 Bushwick Avenue, Brooklyn, NY 11206.

The Department for the Aging has negotiated a 19 month extension, from 12/1/19 to 6/30/21, with Riseboro Community Partnership Inc, to continue providing services for elderly persons and conduct a program for eligible elderly residents of Community District BK-04 in the Borough of Brooklyn.

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**SENIOR CENTER SERVICES** - Negotiated Acquisition - Available only from a single source - PIN# 12511N0003217N001 - AMT: \$772,769.00 - TO: Sunset Park Health Council Inc., Family Health Centers at NYU Langone, 150 55th Street, Brooklyn, NY 11220.

The Department for the Aging has negotiated a 19 month extension, from 12/1/19 to 6/30/21, with Sunset Park Health Council Inc., Family



Health Centers at NYU Langone, to continue providing services for elderly persons and conduct a program for eligible elderly residents of Community District BK-07 in the Borough of Brooklyn.

o29

**SENIOR CENTER SERVICES** - Negotiated Acquisition - Available only from a single source - PIN# 12511N0003047N001 - AMT: \$906,737.00 - TO: Rabbinical Seminary of America Inc, 76-01 147th Street, Flushing, NY 11367.

The Department for the Aging has negotiated a 19 month extension, from 12/1/19 to 6/30/21, with Rabbinical Seminary of America Inc, to continue providing services for elderly persons and conduct a program for eligible elderly residents of Community District QN-05 in the Borough of Queens.

o29

**SENIOR CENTER SERVICES** - Negotiated Acquisition - Available only from a single source - PIN# 12511N0003065N001 - AMT: \$631,552.00 - TO: Bronx House Inc, 990 Pelham Parkway, South Bronx, NY 10461.

The Department for the Aging has negotiated a 19 month extension, from 12/1/19 to 6/30/21, with Bronx House Inc, to continue providing services for elderly persons and conduct a program for eligible elderly residents of Community District BX-11 in the Borough of Bronx.

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**SENIOR CENTER SERVICES** - Negotiated Acquisition - Available only from a single source - PIN# 12511N0003175N001 - AMT: \$670,494.00 - TO: Fort Greene Council Inc, 966 Fulton Street, Brooklyn, NY 11238.

The Department for the Aging has negotiated a 19 month extension, from 12/1/19 to 6/30/21, with Fort Greene Council Inc, to continue providing services for elderly persons and conduct a program for eligible elderly residents of Community District BK-02 in the Borough of Brooklyn.

o29

**SENIOR CENTER SERVICES** - Negotiated Acquisition - Available only from a single source - PIN# 12511N0003095N001 - AMT: \$677,398.00 - TO: Kips Bay Boys and Girls Club Inc, 1930 Randall Avenue, Bronx, NY 10473.

The Department for the Aging has negotiated a 19 month extension, from 12/1/19 to 6/30/21, with Kips Bay Boys and Girls Club Inc, to continue providing services for elderly persons and conduct a program for eligible elderly residents of Community District BX-09 in the Borough of Bronx.

o29

**SENIOR CENTER SERVICES** - Negotiated Acquisition - Available only from a single source - PIN# 12511N0003243N001 - AMT: \$1,125,222.00 - TO: Washington Heights Community Services Corporation, 650 West 187th Street, New York, NY 10033.

The Department for the Aging has negotiated a 19 month extension, from 12/1/19 to 6/30/21, with Washington Heights Community Services Corporation, to continue providing services for elderly persons and conduct a program for eligible elderly residents of Community District MN-12 in the Borough of Manhattan.

o29

## PROCUREMENT

### AWARD

#### Human Services/Client Services

**SENIOR CENTERS SERVICES** - Negotiated Acquisition - Available only from a single source - PIN# 12511N0003121N001 - AMT: \$810,358.00 - TO: The Bergen Basin Community Development Corporation Millennium Development, 2331 Bergen Avenue, Brooklyn, NY 11234.

The Department for the Aging has negotiated a 19 month extension, from 12/1/19 to 6/30/21, with The Bergen Basin Community Development Corporation Millennium Development, to continue providing services for elderly persons and conduct a program for eligible elderly residents of Community District BK-05 in the Borough of Brooklyn.

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## BROOKLYN NAVY YARD DEVELOPMENT CORP.

### SOLICITATION

#### Construction/Construction Services

**SPRINKLER AND FIRE ALARM UPGRADES AT BUILDING 3, 5, 50 AND 280** - Competitive Sealed Proposals - Judgment required in evaluating proposals - PIN# 000183 - Due 12-3-19 at 11:00 A.M.

RFP documents will be available as of October 25th, 2019. Link: BNYDC website <https://brooklynnavyard.org/about/contract-opportunities>.

A Mandatory Pre-Proposal Conference, will be held, at BNYDC, Building 77, 8th Floor, Suite 801, on Wednesday, November 6th, 2019, at 11:00 A.M. Failure to attend will result in disqualification.

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.

Brooklyn Navy Yard Development Corporation, 141 Flushing Avenue, Building 77, Suite 801, Brooklyn, NY 11205. Kerby Menardy (718) 907-5959; Fax: (718) 852-5492; [kmenardy@bnydc.org](mailto:kmenardy@bnydc.org)

o25-29

## CITYWIDE ADMINISTRATIVE SERVICES

### INTENT TO AWARD

#### Services (other than human services)

**AUTO AUCTION SERVICES** - Negotiated Acquisition - Other - PIN# 85611P0005001N001 - Due 10-31-19 at 11:00 A.M.

In accordance with Section 3-04(b)(2)(D) of the Procurement Policy Board Rules, the Department of Citywide Administrative Services is seeking to use the Negotiated Acquisition Method, to extend its current contract with Propertyroom.com Inc., to provide Auto Auction Services - Online auction of relinquished City fleet vehicles and equipment.

The contract term is from March 19, 2020 to March 18, 2021. This advertisement is for informational purposes only.

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

Citywide Administrative Services, 1 Centre Street, 18th Floor, New York, NY 10007. Osgur Manuka (212) 386-6284; [omanuka@dcas.nyc.gov](mailto:omanuka@dcas.nyc.gov)

o24-30

## OFFICE OF CITYWIDE PROCUREMENT

### AWARD

#### Goods

**OFFICE FURNITURE** - Competitive Sealed Bids - PIN# 8571800050 - AMT: \$14,739,566.00 - TO: Herman Miller Inc., 855 East Main Avenue, Zeeland, MI 49464-0302.

o29

## HOUSING AUTHORITY

### PROCUREMENTS

### SOLICITATION

#### Goods

**LIFT, WHEELCHAIR, STAIR CLIMBER WITH CHAIR** - Competitive Sealed Bids - PIN# 77826 - Due 11-14-19 at 12:00 P.M.

This is an RFQ, for a Standard purchase order for LIFT, WHEELCHAIR, STAIR CLIMBER WITH CHAIR. The awarded bidder/vendor agrees to provide LIFT, WHEELCHAIR, STAIR CLIMBER WITH CHAIR within 20 days.

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

Suppliers electing to obtain a non-electronic paper document will be subject to a \$25 non-refundable fee; payable to NYCHA by USPS-Money Order/Certified Check only for each set of RFQ documents requested. Remit payment to NYCHA Finance Department, at 90

Church Street, 6th Floor; obtain receipt and present it to the Supply Management Procurement Group; RFQ package will be generated at time of request.

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

Housing Authority, 90 Church Street, 6th Floor, New York, NY 10007. Magdalena Lucero (212) 306-3825; magdalena.lucero@nycha.nyc.gov



o29

## HUMAN RESOURCES ADMINISTRATION

### OFFICE OF CONTRACTS

#### AWARD

Human Services/Client Services

**TO PROVIDE WAREHOUSE AND DELIVERY OF NON-PERISHABLE FOOD TO FOOD PANTRIES AND SOUP KITCHENS ACROSS NYC.** - Negotiated Acquisition - Judgment required in evaluating proposals - PIN#06906S0003CNVN006 - AMT: \$4,393,582.00 - TO: Food Bank for New York City, 39 Broadway, 10th Floor, New York, NY 10006.

Contract Term 7/1/2019 - 6/30/2020.

o29

**PROVISION OF NON-EMERGENCY NYNYIII PERMANENT CONGREGATE HOUSING AND SUPPORT SERVICES - HUNTERSMOON** - Negotiated Acquisition - Judgment required in evaluating proposals - PIN#06910P0018CNVN001 - AMT: \$950,664.00 - TO: Lantern Community Services, Inc., 494 8th Avenue, 20th Floor, New York, NY 10001.

Contract Term 10/1/2019 - 9/30/2020.

o29

## MAYOR'S OFFICE OF CRIMINAL JUSTICE

### PROCUREMENT

#### SOLICITATION

Human Services/Client Services

**AGVEP STIPEND ADMINISTRATION SERVICES** - Negotiated Acquisition - Available only from a single source - PIN#00220N0002 - Due 11-22-19 at 5:00 P.M.

MOCJ/OPGV is seeking an appropriately qualified vendor, to provide payroll processing and comprehensive custom software, to support the administration of stipends for Anti-Gun Violence Employment Program (AGVEP) participants.

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.

Mayor's Office of Criminal Justice, 1 Centre Street, Room 1012N, New York, NY 10007. Adeline Affonso-Wagner (646) 576-3467; mcolaizzi@cityhall.nyc.gov

o24-30

## PARKS AND RECREATION

#### VENDOR LIST

Construction Related Services

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

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

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

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

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

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

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

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

Use the following address unless otherwise specified in notice, to secure, examine or submit bid/proposal documents, vendor pre-qualification and other forms; specifications/blueprints; other information; and for opening and reading of bids at date and time specified above. Parks and Recreation, Olmsted Center Annex, Flushing Meadows-Corona Park, Flushing, NY 11368. Alicia H. Williams (718) 760-6925; Fax: (718) 760-6885; [dmwbe.capital@parks.nyc.gov](mailto:dmwbe.capital@parks.nyc.gov)

j2-d31

## AGENCY RULES

## ADMINISTRATIVE TRIALS AND HEARINGS

#### NOTICE

### Office of Administrative Trials and Hearings Environmental Control Board

#### Notice of Promulgation of Rule

**NOTICE IS HEREBY GIVEN PURSUANT TO THE AUTHORITY VESTED in the Office of Administrative Trials and Hearings' Environmental Control Board (OATH ECB), in accordance with Sections 1049 and 1043 of the New York City Charter, that OATH ECB repeals Section 3-111 of Subchapter G of Chapter 3 of Title 48 of the Rules of the City of New York (RCNY), the Hazardous Substances Emergency Response Law (Hazardous Materials) Penalty Schedule.** The proposed rule was published in *The City Record* on August 8, 2019, and a public hearing was held on September 10, 2019.

No testimony was given at the public hearing concerning the rule and OATH did not receive any written comments from the public.

#### Statement of Basis and Purpose of Final Rule

OATH ECB repeals its Hazardous Materials Penalty Schedule, which contains penalties for violations of Chapter 6 of Title 24 of the Administrative Code, because the Department of Environmental Protection is adopting substantially all of the OATH ECB Penalty Schedule into a new Chapter 59 of Title 15 of the RCNY.

OATH ECB is currently in the process of repealing all penalty schedules in its rules, codified in Subchapter G of Chapter 3 of Title 48 of the RCNY, with the intent that the penalty schedules be

incorporated into the rules of the applicable agencies. This is being done because it is the agencies, not OATH ECB, that possess the rule- and policy-making authority over the laws which underlie the violations detailed in the penalty schedules. In addition, such repeals will serve OATH's core function as an adjudicatory body, as well as help to alleviate any false public perceptions that OATH is an enforcement agency, rather than a neutral arbiter.

Although OATH ECB is empowered to impose penalties under the New York City Charter and has, until now, promulgated penalty schedules, the City's regulatory and enforcement agencies have the necessary expertise to determine appropriate penalties for violations of their own rules and laws, based on the severity of each violation and its effect on City residents. The shifting of penalty schedules from OATH ECB to the rules of the enforcement agency will also make it easier for the public to find these penalties, as they will be located within the same chapter as the agency rules that support the violations alleged in their summonses. Finally, the rule repeal will speed up the rulemaking process by eliminating the need for OATH ECB to approve proposed or amended penalties for agency rules that have already been adopted by the City legislature and/or completed the steps required by the City Administrative Procedure Act (CAPA), during which the public still has the opportunity to comment on proposed penalties.

Working with the City's rulemaking agencies, the NYC Law Department, the Mayor's Office of Management and Budget, and the Mayor's Office of Operations conducted a retrospective review of the City's existing rules, identifying those rules that could be repealed or modified to reduce regulatory burdens, increase equity, support small businesses, and simplify and update content to increase public understanding and compliance. OATH's rule repeal has been identified as meeting the criteria for this initiative.

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**Section 1. Section 3-111 of Subchapter G of Chapter 3 of Title 48 of the Rules of the City of New York, setting forth the Hazardous Material Penalty Schedule, is REPEALED.**

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## FINANCE

### ■ NOTICE

#### **Notice of Public Hearing and Opportunity to Comment on Proposed Rule**

**What are we proposing?** The Department of Finance proposes amendments to the rules for the Senior Citizen Rent Increase Exemption ("SCRIE") and Disability Rent Increase Exemption ("DRIE") Programs, which provide eligible senior citizens and persons with disabilities with exemptions from certain rent increases and property owners with a corresponding abatement of real property taxes.

**When and where is the hearing?** The Department of Finance will hold a public hearing on the proposed rule. The public hearing will take place at 11:00am on December 3, 2019. The hearing will be in the Department of Finance hearing room at 59 Maiden Lane, 28<sup>th</sup> Floor, New York, NY 10038.

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

- **Website.** You can submit comments to the Department of Finance through the NYC rules website: <http://rules.cityofnewyork.us>.
- **Email.** You can email written comments to [laroset@finance.nyc.gov](mailto:laroset@finance.nyc.gov).
- **Mail.** You can mail written comments to NYC Department of Finance, Legal Affairs Division, 375 Pearl Street, 30<sup>th</sup> Floor, New York, NY 10038, Attn: Timothy LaRose.
- **Fax.** You can fax written comments to NYC Department of Finance, Attn: Timothy LaRose, at (718) 488-2491.
- **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 Joan Best at (212) 748-7214, or you can sign up in the hearing room before the hearing begins on December 3, 2019. You can speak for up to three minutes.

**Is there a deadline to submit written comments?** The deadline to submit written comments is December 3, 2019.

**What if I need assistance to participate in the hearing?** You must tell us if you need a reasonable accommodation based on a disability, and if you need an American Sign Language (ASL)

interpreter or other assistance. Materials in alternative formats, ASL interpreters, real-time captioning and other accommodations will be available upon request. Please provide at least 72 hours' notice prior to the hearing to ensure availability. Please contact Joan Best; by telephone, by calling (212) 748-7214; TTY (212) 504-4115 or by e-mail at [bestj@finance.nyc.gov](mailto:bestj@finance.nyc.gov) to make your accommodation requests.

The meeting will be held at 59 Maiden Lane, 28<sup>th</sup> Floor, New York, NY 10038.

In order to accommodate persons with severe allergies, environmental illness, multiple chemical sensitivity or related disabilities, attendees at public meetings are requested to refrain from using perfume, cologne, and other fragrances.

**Can I review the comments made on the proposed rule?** You can review the comments that have been submitted online by visiting the NYC rules website: <http://rules.cityofnewyork.us/>. A few days after the hearing, copies of all comments submitted online, copies of all written comments, and a summary of oral comments concerning the proposed rule will be available to the public at NYC Department of Finance, Legal Affairs Division, 375 Pearl Street, 30<sup>th</sup> Floor, New York, N.Y. 10038.

#### **What authorizes Department of Finance to adopt this rule?**

New York City Charter ("Charter") sections 1043 and 1504 authorize the Department of Finance to adopt this proposed rule amendment.

**Where can I find the Department of Finance's rules?** The Department of Finance's rules can be found in Title 19 of the Rules of the City of New York.

**What laws govern the rulemaking process?** The Department of Finance must meet the requirements of Section 1043 of the Charter when creating or amending rules. This notice is made according to the requirements of Section 1043 of the Charter.

#### **STATEMENT OF BASIS AND PURPOSE**

The New York City Department of Finance is amending the rules for the Senior Citizen Rent Increase Exemption ("SCRIE") and Disability Rent Increase Exemption ("DRIE") Programs. The SCRIE and DRIE Programs are authorized by sections 467-b and 467-c of the New York State Real Property Tax Law and established by Chapter 3 (Section 26-401 et seq.), Chapter 4 (Section 26-501 et seq.) and Chapter 7 (Section 26-601 et seq.) of Title 26 of the Administrative Code of the City of New York. These programs provide eligible senior citizens and persons with disabilities with exemptions from certain rent increases. Covered property owners receive a corresponding abatement of real property taxes.

The proposed rules would amend Chapter 52 of Title 19 of the Rules of the City of New York to:

- Establish requirements for eligibility for SCRIE and DRIE benefits based on the applicant's status and household income,
- Establish criteria for the types of apartments which are eligible for SCRIE and DRIE benefits,
- Establish criteria for the determination of SCRIE and DRIE abatement amounts set forth in Rent Increase Exemption Orders, and,
- Establish an application process, including deadlines.

In addition, the proposed rules would provide definitions for relevant terms in Section 52-01 and move the current Rent Increase Exemption Orders provisions from Section 52-01 to new Sections 52-02 and 52-03.

New material is underlined

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"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. Section 52-01 of title 19 of the rules of the city of New York is REPEALED, and a new section 52-01 is added to read as follows:

#### **§ 52-01 Definitions.**

467-c apartment. The term "467-c apartment" means a dwelling unit, as defined by section 467-c of the real property tax law, that is owned by a limited dividend housing company, a redevelopment company or a housing development fund company incorporated under the private housing finance law, or a section 213 cooperative housing company or a mitchell lama apartment or co-op.

Agent. The term "agent" means a person who is either a court appointed guardian for the SCRIE or DRIE applicant, or a person who has been granted power of attorney authorization for SCRIE/DRIE applications.

Current rent. The term "current rent" means the monthly rent a SCRIE or DRIE beneficiary would have been required to pay if he or she did not receive such benefits.



Department. The term “department” means the department of finance of the city of New York.

DRIE. The term “DRIE” means the Disability Rent Increase Exemption Program.

Dwelling unit. The term “dwelling unit” means the part of a dwelling in which the head of the household resides and which is subject to either: (i) the emergency housing rent control law, (ii) the rent and rehabilitation law of the city of New York as provided in section 26-401 et seq. of the administrative code of the city of New York, (iii) article II, IV, V or XI of the private housing finance law, or (iv) a mortgage insured or initially insured by the federal government pursuant to section two hundred thirteen of the National Housing Act, as amended.

Eligible apartment. The term “eligible apartment” means any apartment eligible for SCRIE or DRIE benefits as that term is defined in section 52-06 of this chapter.

Family member. The term “family member” means a person meeting the definition of a family member set forth in subdivision (o) of section 2520.6 of the New York codes, rules, and regulations.

Frozen rent. The term “frozen rent” means the monthly rent a SCRIE or DRIE beneficiary is required to pay pursuant to a rent increase exemption approval order.

Fuel cost adjustment. The term “fuel cost adjustment” means the monthly amount a landlord of a rent controlled apartment may charge a tenant of such apartment for the cost of fuel. Fuel cost adjustment increases for rent controlled tenants will be included in the TAC for building owners and not paid by a rent controlled tenant. The fuel cost adjustment will be included in the tenant's frozen rent listed in their rent increase exemption order.

Head of the Household. The term “head of the household” means a person who is 62 years of age or older, or a person with a disability who is 18 years of age or older with tenancy rights to an eligible apartment who is otherwise eligible for SCRIE or DRIE benefits.

HCR. The term “HCR” means the New York State Homes and Community Renewal.

Housing company. The term “housing company” means any limited-profit housing company, limited dividend housing company, redevelopment company or housing development fund company incorporated pursuant to the private housing finance law and operated exclusively for the benefit of persons or families of low income, or any corporate owner of a dwelling which is or was subject to a mortgage insured or initially insured by the federal government pursuant to section two hundred thirteen of the national housing act, as amended.

HPD. The term “HPD” means the New York city department of housing preservation and development.

Initial eligibility date. For rent controlled and rent stabilized units, the term “initial eligibility date” means the first day of the first month after the date an application is approved by the Department. For 467-c apartments, the term “initial eligibility date” means the last day of the month in which a person became an eligible head of a household in the dwelling unit where such person resides at the time of filing the most recent application for SCRIE or DRIE benefits.

Legal regulated rent. The term “legal regulated rent” means the amount in rent that a landlord can charge a tenant for a rent stabilized unit.

Major capital improvement increase. The terms “major capital improvement increase” or “MCI” means the amount in additional rent a landlord may collect as a result of a building-wide improvement or installation to a building with rent controlled and/or rent stabilized units for which HCR has granted approval for a rent increase to the legal regulated rents. MCIs increases are for building-wide improvements, not for improvements to individual apartments. Major capital improvements effective prior to June 14, 2019 are permanent rent increases. Major capital improvements effective on or after June 14, 2019 are temporary major capital improvements and shall be removed 30 years after effective date.

Maximum collectible rent. The term “maximum collectible rent” means the monthly rent a rent controlled tenant is required to pay.

Maximum rent. For rent controlled apartments, the term “maximum rent” means the maximum legal regulated rent that a landlord may charge for the use of such an apartment pursuant to the rent control law set forth in chapter 3 of title 26 of the administrative code of the city of New York. For 467-c apartments, the term “maximum rent” means the maximum rent, excluding gas and electric utility charges, which has been authorized or approved by the HCR or HPD or the legal regulated rent established for the dwelling unit pursuant to the provisions of either article II, IV, V or XI of the private housing finance law, or the rent established for a cooperatively owned dwelling unit previously regulated pursuant to the provisions of article II, IV, V or XI of the private housing finance law, or the rent established for a dwelling unit, in a dwelling subject to a mortgage insured or initially

insured by the federal government pursuant to section 213 of the national housing act, as amended.

Person with a disability. The term “person with a disability” has the following meanings. For rent controlled and rent stabilized apartments, such term means an individual who is currently receiving social security disability insurance (SSDI) or supplemental security income (SSI) benefits under the federal social security act, disability pension or disability compensation benefits provided by the United States Department of Veterans Affairs, or disability pension or disability compensation benefits provided by the United States Postal Service, or an individual who was previously eligible by virtue of receiving disability benefits under the SSI program or the SSDI program and is currently receiving medical assistance benefits based on a determination of disability as provided in section 366 of the social services law. For 467-c apartments for the benefit period ending June 30, 2020, such term means an individual who is currently receiving social security disability insurance (SSDI) or supplemental security income (SSI) benefits under the federal social security act, disability pension or disability compensation benefits provided by the United States Department of Veterans Affairs, or an individual who was previously eligible by virtue of receiving disability benefits under the SSI program or the SSDI program and is currently receiving medical assistance benefits based upon a determination of disability as provided by section 366 of the social services law. For 467-c apartments for the benefit period commencing June 30, 2020, such term means an individual who is currently receiving social security disability insurance (SSDI) or supplemental security income (SSI) benefits under the federal social security act, disability pension or disability compensation benefits provided by the United States Department of Veterans Affairs, or an individual who was previously eligible by virtue of receiving disability benefits under the SSI program or the SSDI program and is currently receiving medical assistance benefits based upon a determination of disability as provided by section 366 of the social services law and whose income for the current income tax year, together with the income of all members of such individual's household, does not exceed the maximum income at which such individual would be eligible to receive cash supplemental security income benefits under federal law during such tax year.

Rent controlled apartment. The term “rent controlled apartment” means a dwelling unit subject to the rent and rehabilitation law of the city of New York.

Rent increase exemption approval order. The term “rent increase exemption approval order” means an order issued by the Department or HPD to a SCRIE or DRIE beneficiary and the building owner that sets forth the SCRIE or DRIE beneficiary's benefit period, frozen rent, current rent and the building owner's monthly tax abatement and benefit period.

Rent stabilized apartment. The term “rent stabilized apartment” means a dwelling unit subject to the emergency tenant protection act of 1974.

Rent guidelines board rent increases. The term “rent guidelines board rent increases” means the annual rent increases promulgated by the New York City Rent Guidelines Board for rent stabilized apartments.

Senior citizen. The term “senior citizen” means a person 62 years of age or older.

Surviving member of the household. The term “surviving member of the household” means a member of the household who has been granted succession rights to, and continues to live in, an apartment after the head(s) of the household who held a current, valid tax abatement certificate either dies or permanently leaves the household.

SCRIE. The term “SCRIE” means the Senior Citizen Rent Increase Exemption Program.

Tax abatement credit (TAC). The term “tax abatement credit” or “TAC” means the credit against real estate taxes that building owners receive in lieu of rent increases. The calculation for such credit for rent controlled units is determined in accordance with subdivision b of section 26-406 of the administrative code of the city of New York. The calculation for such credit for rent stabilized units is determined in accordance with subdivision c of section 26-509 of the administrative code of the city of New York. The calculation for such credit for section 467-c apartments is determined in accordance with subdivisions 3, 4 and 4-a of section 467-c of the real property tax law.

Tenant representative. The term “tenant representative” means a person who is designated to receive notices from the Department in addition to the tenant and assists SCRIE and DRIE applicants in completing SCRIE and DRIE renewal applications in a timely manner.

§ 2. Chapter 52 of title 19 of the rules of the city of New York is amended by adding a new section 52-02 to read as follows:

#### **§ 52-02 Applications for SCRIE or DRIE Benefits.**

All SCRIE and DRIE applications are available on the Department's website or can be requested by dialing 311 or visiting the Department's SCRIE/DRIE walk-in center. The list of current tenant and building owner applications are set forth below:

(a) Initial Applications.

If a tenant wishes to apply to receive SCRIE or DRIE benefits, he or she must fully complete and submit to the Department a SCRIE or DRIE initial application. Such application can be submitted at any time as long as the applicant meets all qualification requirements for the program for which they are applying at the time of submission.

(1) Supporting Documentation.

(i) A DRIE initial applicant must provide, together with his or her application, documentary proof that the applicant is at least 18 years of age, a copy of the applicant's current and most recent prior rent order and, if applicable, (i) either the current and most recent prior apartment lease(s) signed by both the applicant or the applicant's designated agent and the building owner or the building owner's designated representative or, documentary proof that the applicant has been granted succession rights to the apartment, and (ii) documentation for all income for all members of the household for the previous calendar year and documentation that they qualify as a person with a disability. The DRIE initial applicant must also provide, if applicable, a copy of any recent MCI order(s) issued by HCR.

(ii) A SCRIE initial applicant must provide together with his or her application documentary proof that the applicant is at least 62 years of age, a copy of the applicant's current and most recent prior rent order and the current and most recent prior, if applicable, apartment lease signed by both the applicant or designated agent and the building owner or designated representative and documentation for all income for all members of the household for the previous calendar year. The SCRIE applicant must also provide, if applicable, a copy of any recent MCI order(s) issued by DHR.

(iii) An initial application for SCRIE or DRIE benefits will not be approved by the Department if the tenant or the tenant representative does not provide a lease or other documentation which proves that the tenant has the right to reside in such apartment, except that the Department will accept a HCR order or court order which proves that the tenant has a right to live in the apartment and such order specifies the rent to be paid.

(iv) A SCRIE or DRIE applicant who submits an initial application to the Department on or between the months of January and March in any given year may submit income information from two calendar years prior to the application submission date if income information for the previous calendar year is not available.

(2) Signature and designated agents. SCRIE and DRIE initial applications must be signed by the applicant or his or her designated agent if such agent has either been court appointed or is acting pursuant to a power of attorney. Such application may be submitted by either the applicant or his or her agent or designated tenant representative unless otherwise stated on the initial application. A designation of a tenant representative on an initial application by a tenant will remain in effect until the designation is withdrawn by the applicant or the representative requests that the designation be removed. Any designation of a tenant representative must include the mailing address of such representative.

(3) Effective date. If a tenant initial application for a rent stabilized or rent controlled apartment is approved by the Department, the SCRIE or DRIE order will take effect on the initial eligibility date. If a tenant initial application for a 467-c apartment is approved by the Department, the effective date shall be the date of the first increase in maximum rent becoming effective after the applicant's initial eligibility date.

(4) Denial on the basis of income eligibility. If an initial application is denied for not meeting either the income eligibility requirements set forth in section 52-10 of this chapter or the rent as a percentage of total aggregate household disposable income requirement set forth in section 52-11 of this chapter, the Department will not approve any additional initial applications submitted during the same calendar year. The SCRIE or DRIE applicant, however, may appeal such denial in accordance with the appeal procedures set forth in section 52-19 of this chapter.

(b) Renewal Application. A fully completed application to renew a SCRIE or DRIE order must be submitted by or on behalf of the tenant and approved by the Department. Any tenant that has been issued a tax abatement certificate for five consecutive benefit periods, and who meets the income eligibility requirements set forth in section 52-09 of this chapter, and whose residence has not changed since the most recently approved renewal application, shall be eligible to file the Department's short form renewal application. If such tenant is found eligible, the renewal order will be deemed to have taken effect upon expiration of the prior rent increase exemption order. The tenant may designate a representative to receive notices sent to the tenant and assist in the completion of a renewal application on his or her behalf so that the renewal application is filed in a timely manner as provided in subdivisions (c) and (d) of this section. If a tenant desires to designate a representative, he or she may do so in a renewal application. A designation of a tenant representative submitted to the Department by a tenant will continue until the designation is withdrawn or the representative requests that the designation be removed. Any

designation of a representative must include the mailing address of such representative.

(c) Time to File Renewal Applications. Except as provided in subdivision (d) and (e) of this section, renewal applications must be filed no later than six months after the expiration of a rent increase exemption order.

(d) Extension of Time to File Renewal and Other Tenant Applications and Appeals. The time to file a renewal application provided in subdivision (c) of this section, as well as for any other tenant application or appeal relating to SCRIE or DRIE benefits that contains a deadline for filing will be extended under the following circumstances:

(1) Upon a showing of good cause, the time to file a renewal or other application will be extended for an additional period of six months. The tenant or his or her representative must submit sufficient documentary evidence acceptable to the Department demonstrating good cause. Upon approval of the extension of the time to file and of the renewal application, such rent increase exemption order will be renewed retroactive to the date of expiration of the prior rent increase exemption. For purposes of this paragraph, good cause exists when:

(i) the tenant requires hospitalization for a documented illness or medical condition during the six-month period following expiration of the rent increase exemption order, which prevents the tenant from filing a timely renewal application; or

(ii) the tenant's dwelling unit is damaged by fire or flood or a natural catastrophe during the six-month period following expiration of the rent increase exemption order, which prevents the tenant from filing a timely renewal application; or

(iii) the tenant demonstrates other exceptional circumstances.

(2) Upon a showing of need for more time as a reasonable accommodation for a tenant's disability consistent with the requirements of the Americans with Disability Act (42 U.S.C §12101 et seq.) (ADA) or the New York City Human Rights Law (§8-101 et seq. of the Administrative Code of the City of New York (NYCHRL)), the time to file a renewal or other application will be extended for an additional period of time to be determined by the agency, which may exceed six months if the agency determines more time would be a reasonable modification of its procedure necessary to avoid discrimination on the basis of disability. To obtain an extension of time as a reasonable accommodation, the tenant or a representative of the tenant must provide or assist with the provision of medical documentation from an appropriate health care professional showing that the tenant had a disability as defined by the ADA or the NYCHRL, and that because of this disability the tenant needed more time to file an application or appeal. For purposes of this paragraph, appropriate health care professionals include, but are not limited to, doctors (including psychiatrists), psychologists and licensed health professionals. If the tenant cannot secure medical documentation from an appropriate health care professional with reasonable efforts, an extension of time may be granted if other reliable documentation is provided as may be determined by the Department.

(e) Extension of rent increase exemption order when there is a showing of good cause or need for disability related reasonable accommodation. If a tenant is granted an extension of time to file pursuant to subdivision (d) of this section, the tenant or the tenant's representative must file a renewal application and all supporting documents for the period commencing on the expiration of the prior rent increase exemption order as well as for any succeeding renewal period which commenced prior to the date such extension of time to file was granted within the time period of the extension. Upon approval of the extension of time to file and of the renewal application where seeking additional time to file a renewal application or other application, such rent increase exemption order will be renewed retroactive to the date of expiration of the prior rent increase exemption.

(f) Apartment lease renewal documentation. The tenant in a rent stabilized apartment or an apartment owned by a limited dividend housing company, redevelopment company or housing development fund company incorporated under the private finance housing law, section 213 Cooperative Housing Companies or a Mitchell Lama apartment or co-op, is required to submit a copy of a written lease signed by both parties, a deemed lease or other documentation which proves that the tenant has the right to reside in such apartment. A copy of a written lease signed by both parties or deemed lease is also required to be submitted for renewal applications except as set forth in this subdivision. All correspondence from the Department concerning an application will be sent to both the tenant and, if applicable, the tenant's representative or agent.

(g) Renewal applications without lease renewal documentation. If the tenant is not able to provide a lease for the renewal period, the tenant will be able to satisfy the lease eligibility requirement for a SCRIE or DRIE renewal application if they submit the Department's Certification Without A Renewal Lease form with their SCRIE or DRIE renewal application and explain why he or she is not able to provide a



renewal lease. The completed and signed form must be submitted with acceptable proof of tenancy for the apartment.

(1) Such proof of tenancy shall consist of the following: (i) an explanation, that is acceptable to the Department, as to why the tenant is unable to provide a copy of a lease signed by both parties; and (ii) a rent due statement for the current month or previous month or a gas or electric bill in the tenant's name for the current month or previous month.

(2) When a tenant's renewal application without lease renewal documentation form is approved the tenant will continue to receive the same monthly benefit and the building owner will receive the same tax abatement credit for the renewal period. The tenant will be required to pay for any increase in rent for the renewal period until a lease signed by both parties acceptable to the Department is provided. If the tenant is subsequently able to provide a copy of a lease signed by both parties during such renewal period, the tenant will receive retroactive monthly benefits so that the tenant will receive the same benefits he or she would have received if the lease signed by both parties had been provided in a timely manner. The tax abatement credit due to the building owner for the renewal period will be adjusted.

For example:

The legal regulated rent for an apartment for the previous lease was \$1,000 per month and the frozen monthly rent was \$800. If the legal regulated rent is increased by two percent, the legal regulated monthly rent will be increased to \$1,020. If the tenant is unable to provide a lease signed by both parties to the Department, the tenant will be required to pay the \$20 rent increase and pay a monthly rent of \$820 until such a lease is provided by such tenant. If the tenant is able to provide such a signed lease during this renewal period, the monthly frozen rent the tenant will be required to pay will be reduced to \$800 for the entire term of the renewal period and the tenant will receive retroactive benefits of \$20 for each month they paid a monthly rent of \$820.

(3) A Certification Without a Renewal Lease form cannot be utilized for two consecutive lease periods unless the tenant, subsequent to filing the first certification without a renewal lease form, submits a copy of the missing lease signed by both parties during such renewal period or a HCR order or court order which proves that the tenant has a right to live in the apartment and such order specifies the rent to be paid. In this case, the first Certification Without a Renewal Lease form is canceled and a new Certification Without a Renewal Lease form can be submitted for the succeeding renewal period.

(4) Tenants living in rent controlled apartments are required to provide a copy of the notice of maximum collectible rent ("MCR") for the prior and current year with his or her initial and renewal applications. If the tenant is not able to provide a new MCR for a renewal application, the Department will continue to utilize the most recently submitted MCR.

(5) A tenant may only submit one initial application and, if applicable, one renewal application each calendar year.

(h) SCRIE or DRIE Apartment Benefit Transfer Application. If a current SCRIE or DRIE beneficiary has moved out of the apartment currently associated with his or her SCRIE or DRIE benefits, such beneficiary may transfer such benefits to a new apartment by submitting a fully completed SCRIE or DRIE apartment benefit transfer application to the Department. The dollar amount of the benefit being transferred from the previous apartment to the new apartment is the amount of the TAC for the previous apartment. For example: If the monthly legal regulated rent for the previous apartment is \$800 and the monthly TAC is \$200, the SCRIE or DRIE beneficiary would have paid a frozen rent of \$600 per month. If the rent for the new eligible apartment is \$1,000, the TAC is still \$200 and the SCRIE or DRIE beneficiary would be required to pay a frozen rent of \$800 per month (i.e. \$1,000 minus \$200).

(i) SCRIE or DRIE Redetermination Application. If a current SCRIE or DRIE beneficiary has experienced a permanent decrease, as defined in section 52-15 of this chapter, of 20% or more of his or her total combined household income as compared to the income that was reported in his or her last approved SCRIE or DRIE application, then such beneficiary may submit a fully completed SCRIE or DRIE redetermination application in order to adjust the beneficiary's frozen rent.

(j) SCRIE or DRIE Application for Benefit Takeover. If a current SCRIE or DRIE beneficiary has permanently vacated the household or has died, a remaining or surviving member of the household may assume the SCRIE or DRIE benefit by submitting a fully completed SCRIE or DRIE application for benefit takeover to the Department.

(k) SCRIE or DRIE or DRIE to SCRIE Transfer Application. A current SCRIE or DRIE beneficiary may transfer his or her current SCRIE benefit to a DRIE benefit or current DRIE benefit to a SCRIE benefit by submitting a fully completed SCRIE to DRIE or DRIE to SCRIE transfer application to the Department provided that a tenant may not

receive both SCRIE and DRIE benefits simultaneously. Transferring from one benefit to another will not affect the frozen rent.

(l) SCRIE or DRIE Tax Abatement Credit (TAC) Adjustment Application for Tenants. A current SCRIE or DRIE beneficiary may apply for an adjustment to the TAC amount by submitting a fully completed SCRIE or DRIE tax abatement credit adjustment application.

(m) Building Owner SCRIE and DRIE Applications. SCRIE or DRIE Landlord/Managing Agent Notification of Tenant's Ineligibility for SCRIE or DRIE Benefits Application. A building owner or managing agent may request revocation of a SCRIE or DRIE beneficiary's benefit by submitting a fully completed SCRIE or DRIE Landlord/Managing Agent Notification of Tenant's Ineligibility for SCRIE or DRIE Benefits Application. Such application can be submitted for the following reasons:

- (1) the beneficiary has died;
- (2) the beneficiary has permanently vacated the unit affiliated with his or her benefits;
- (3) the beneficiary has been approved for other rental subsidies;
- (4) suspicion the beneficiary is not entitled to the benefits.

Such owner or managing agent may provide proof to the Department in support of any of the aforementioned reasons.

(n) SCRIE or DRIE Tax Abatement Credit (TAC) Adjustment Application for Owners/Agents. A building owner or managing agent may adjust the TAC amount for a current SCRIE or DRIE beneficiary by submitting a fully completed SCRIE or DRIE Tax Abatement Credit (TAC) Adjustment Application, such applications may be submitted for any reason.

(o) SCRIE or DRIE Property Change Form for Managing Agent or Building Owner Information. A building owner may correct an error or request changes to the information in SCRIE or DRIE TAC reports by submitting a fully completed SCRIE or DRIE Property Change Form for Managing Agent or Building Owner Information.

(p) SCRIE and DRIE Application for Appeal. A SCRIE or DRIE tenant or agent may appeal a SCRIE or DRIE determination by submitting a SCRIE and DRIE Application for Appeal.

§ 3. Chapter 52 of title 19 of the rules of the city of New York is amended by adding a new section 52-03 to read as follows:

#### **§ 52-03 Rent Increase Exemption Orders.**

(a) Effective Date and Duration.

(1) A rent increase exemption order will be issued to each tenant who applies to the Department and is found to be eligible for SCRIE or DRIE benefits, except that SCRIE benefits for 467-c apartments are administered by the Department of Housing Preservation and Development (HPD) and are not governed by this rule. The effective date of a new rent increase exemption order for rent controlled and rent stabilized apartments is the first day of the first month after receipt of an initial application for SCRIE or DRIE benefits. The tenant's order will set forth the benefit period, tenant's frozen rent, tenant's current rent, building owner's monthly TAC (i.e. SCRIE or DRIE Credit) and the total number of months the order will be in effect. The building owner's order will set forth the benefit period, tenant's frozen rent, tenant's current rent, owner's monthly TAC, total number of months the order will be in effect and total TAC for benefit period.

(2) A new rent increase exemption order for a rent controlled apartment will be for a term of two years. A new rent increase exemption order for a rent stabilized apartment will be for the duration of the lease in effect on the first day of the first month after receipt of the initial application. The effective date of a new DRIE rent increase exemption order for a 467-c apartment will be the date of the first increase in maximum rent that takes effect after the tenant is first determined to be eligible for DRIE benefits, and will be for a term of one year.

(b) The tenant will be required to pay the building owner the rent set forth in the rent exemption order.

(1) The rent the tenant will be required to pay for a rent stabilized apartment, pursuant to an initial or renewal application, will be the legal regulated rent in effect immediately preceding the initial eligibility date, except as set forth herein.

(2) The rent the tenant will be required to pay for a rent controlled apartment, pursuant to an initial or renewal application, will be the maximum rent in effect as of December 31st of the year preceding the effective date of the initial rent exemption order, except as set forth herein.

(3) The rent the tenant will be required to pay for a 467-c apartment, pursuant to an initial or renewal application, will be the maximum rent in effect on the tenant's initial DRIE eligibility date, except as set forth herein. The tenant will continue to pay the same maximum rent for subsequent DRIE renewals except as set forth in these rules.



(4) The rent the tenant will be required to pay for a rent stabilized apartment may be increased based upon an electrical inclusion adjustment or an increase in dwelling space, services or equipment.

(5) If a rent stabilized apartment is subject to a rent reduction order and such order reduces the rent the tenant in occupancy is required to pay below the legal regulated rent as set forth in the initial SCRIE or DRIE application, then such tenant will be required to pay the reduced rent and the TAC amount will be zero. If the rent reduction order is canceled, the SCRIE or DRIE TAC will be adjusted to reflect the difference between the frozen rent and the legal regulated rent. If a rent reduction order is issued after the initial SCRIE or DRIE approval, the tenant will be required to pay the reduced rent and the TAC will be adjusted to reflect the difference between the reduced rent and the legal regulated rent.

(c) The rent the tenant will be required to pay for a rent controlled apartment may be adjusted under the following circumstances:

(1) The building owner and the tenant in occupancy voluntarily enter into a valid written lease in good faith with respect to any housing accommodation that provides for an increase in the maximum rent on the basis of specified increased services, furniture, furnishings, or equipment and such increases are approved by HCR.

(2) The building owner and the tenant in occupancy by mutual voluntary written agreement, agree to a substantial increase or decrease in dwelling space or a change in the services, furniture, furnishings or equipment provided in the housing accommodations.

(3) There has been a subletting without written consent from the landlord or an increase in the number of adult occupants who are not members of the immediate family of the tenant and the building owner has not been compensated therefor by adjustment of the maximum rent by lease or order of HCR or pursuant to the state rent act or the federal rent act.

Some charges that result in rent increases are not eligible for SCRIE or DRIE benefits. This includes, but is not limited to rent increases for the following:

- (i) Doormen
- (ii) Maid service
- (iii) Air conditioning
- (iv) Painting
- (v) Garages
- (vi) Parking
- (vii) Storage facility
- (viii) Security deposits
- (ix) New appliances (e.g. stove, refrigerator, etc.)
- (x) Any other increase for an individual apartment improvement, other than a building wide improvement.
- (xi) Vacancy increases
- (xii) Changes in household (i.e. an increase in the number of people living in the apartment).

§ 4. Chapter 52 of title 19 of the rules of the city of New York is amended by adding a new section 52-04 to read as follows:

#### **§ 52-04 Department Document Requests**

The tenant or agent must submit all documentation and information requested by the Department pertaining to any application for SCRIE or DRIE benefits within 120 days of the written request by the Department. Failure to provide the documentation and/or information requested by the Department will result in the denial of an application.

§ 5. Chapter 52 of title 19 of the rules of the city of New York is amended by adding a new section 52-05 to read as follows:

#### **§ 52-05 Eligibility Requirements for SCRIE and DRIE Benefits**

(a) In order to qualify for SCRIE benefits the applicant must be 62 years of age or older. In order to qualify for DRIE benefits the applicant must be a person with a disability who is 18 years of age or older. In addition, an applicant for SCRIE or DRIE benefits must also meet all eligibility requirements set forth in subdivision (b) of this section. If the applicant does not meet such criteria, the application will be denied.

(b) Eligibility Requirements.

(1) The applicant must reside in an eligible apartment as set forth in section 52-06 of this chapter, provided that an applicant who is temporarily residing in a hospital or rehabilitation facility will be deemed to be residing in an eligible apartment.

(2) The applicant must meet the eligibility requirements for head of the household as defined in this chapter.

(3) The applicant must be named on the lease or rent order or have been granted succession rights to the apartment.

(4) The applicant's apartment must have a maximum rent or legal regulated rent not exceeding one-third of the applicant's total aggregate household income, except for SCRIE or DRIE renewals

which have been in effect since January 1, 2015 or took effect on or before July 1, 2015.

(5) The applicant's total aggregate household income cannot exceed \$50,000.

(c) Persons receiving housing choice voucher program benefits, also known as Section 8 benefits, or receiving other rent subsidies through other rental assistance programs, as well as tenants residing in New York City Housing Authority buildings, are not eligible for SCRIE or DRIE benefits.

§ 6. Chapter 52 of title 19 of the rules of the city of New York is amended by adding a new section 52-06 to read as follows:

#### **§ 52-06 Eligible Apartment**

An "eligible apartment" is a rent controlled or rent stabilized apartment that is eligible for either SCRIE or DRIE benefits. 467-c apartments are eligible apartments for SCRIE or DRIE benefits, provided that applications for SCRIE benefits for 467-c apartments must be submitted to HPD, the agency that administers the SCRIE program for such apartments. Other types of housing are not eligible for SCRIE or DRIE benefits.

§ 7. Chapter 52 of title 19 of the rules of the city of New York is amended by adding a new section 52-07 to read as follows:

#### **§ 52-07 Head of the Household Succession Rights**

(a) If a head of the household has died or permanently vacated the household, a tenant remaining in the eligible apartment will be deemed eligible to become the head of the household if such tenant has succession rights to the apartment and receives approval from the Department for a benefit takeover as defined in section 52-15 of this chapter.

(b) If a head of the household is either married or a member of a registered domestic partnership at the time of his or her most recently approved initial or renewal application was filed, then such spouse or partner will be deemed eligible to become the head of the household, when the previous head of the household has either died or permanently vacated the household, if he or she: (i) met the eligibility requirements for SCRIE or DRIE benefits at the time such approved initial or renewal application was submitted to the Department; (ii) was included in such application as a member of the household; and (iii) has succession rights to the apartment.

(1) The head of the household's spouse or registered domestic partner does not need to be named on the lease or rent increase exemption order to be eligible to become the head of household.

(2) Benefit Takeover Applications.

(i) If the current head of the household in the marriage or registered domestic partnership dies or otherwise permanently leaves the apartment then the other spouse or domestic partner residing in the apartment at the time such event occurs, will not be required to submit a benefit takeover application.

(ii) If a head of the household's spouse or registered domestic partner does not meet the requirements set forth in subdivision (b) of this section at the time of the approval of the most recent SCRIE or DRIE application, but he or she meets the SCRIE or DRIE eligibility requirements at the time a head of the household either died or permanently vacated the household, he or she must submit a benefit takeover application as defined in section 52-14 of this chapter.

(c) If the surviving head of the household has incurred a permanent decrease in aggregate disposable income in an amount that exceeds 20 percent of aggregate household disposable income since the last approved application, it will be necessary for the surviving head of the household to submit a benefit takeover application to the Department for approval in order to request that the rent payable by the surviving head of the household be reduced as set forth in section 52-15 of this chapter. For DRIE applicants residing in an apartment in a building which was subject to a mortgage insured, or initially insured by the federal government pursuant to section 213 of the national housing act, as amended, "head of the household" is limited to that person or his or her spouse who was entitled to possession and occupancy of such apartment at the time of termination of such mortgage. The DRIE benefit for this type of apartment cannot be transferred to any other person except such beneficiary's spouse.

§ 8. Chapter 52 of title 19 of the rules of the city of New York is amended by adding a new section 52-08 to read as follows:

#### **§ 52-08 Member of the Household**

A member of the household includes the head of the household and all persons permanently residing in the apartment except for roomers, boarders, or subtenants. All relatives of the head of the household residing in the apartment are members of the household. Roomers, boarders or subtenants are persons who are non-family members who pay rent to reside in the apartment.

§ 9. Chapter 52 of title 19 of the rules of the city of New York is amended by adding a new section 52-09 to read as follows:

**§ 52-09 Income Eligibility Requirements**

(a) Except as provided in section 52-10 of this chapter, the total aggregate disposable income of all members of the household residing in the apartment cannot exceed 50,000 dollars in the calendar year preceding the date of filing of the initial or renewal application with the Department. SCRIE and DRIE applicants who submit initial or renewal applications to the Department during the period January to March may submit income information from two calendar years prior to the application submission date if income information for the previous calendar year is not available. However, if a household member deceases or permanently leaves the apartment prior to the date of filing of such application with the Department, his or her aggregate disposable income will not be included in the calculation of aggregate disposable income.

(b) Total aggregate household disposable income is income from all sources, except as provided herein, for all members of the household after deduction of all income and social security taxes. Medicare taxes are not deductible in determining total aggregate household disposable income. Sources of income include, but are not limited to:

- (1) social security and retirement benefits;
- (2) supplemental security income and additional state payments;
- (3) public assistance cash award benefits;
- (4) interest income;
- (5) dividends;
- (6) net rental income;
- (7) salary and earnings;
- (8) net income from self-employment;
- (9) capital gains;
- (10) annuity or Individual Retirement Account earnings;
- (11) rent payments received from bona fide roomers, boarders or subtenants;
- (12) unemployment benefits;
- (13) income from a pooled income trust as defined in 26 U.S.C. §642.

Anything that is considered to be income by the Internal Revenue Service will be included in total aggregate household disposable income.

Total aggregate household disposable income includes both taxable and tax exempt income.

(c) The following items are not included in total aggregate household disposable income:

- (1) gifts or inheritances;
- (2) payments made to individuals because of their status as victims of Nazi persecution as defined in Victims of Nazi Persecution Act of 1994;
- (3) increases in benefits accorded pursuant to the Social Security Act or a public or private pension paid to any member of the household which increase, in any given year, does not exceed annual average (i.e. December of one year to December of the next year) consumer price index (all items United States city average) ("CPI") for such year which take effect after the date of eligibility of a head of the household receiving benefits hereunder whether received by the head of the household or any other member of the household.

The Department will post information on its website the years in which such increases in social security benefits will not be included in aggregate disposable income. The annual CPI increases will also be posted on the website. Three examples are set forth below:

| Year | Social Security Increase | CPI Increase |
|------|--------------------------|--------------|
| 2016 | 0.3%                     | 2.1%         |
| 2017 | 2.0%                     | 2.1%         |
| 2018 | 2.8%                     | 1.9%         |

In calendar year 2016 the social security increase in benefits was 0.3%. The CPI increase in calendar year 2016 was 2.1%. Since the increase in social security benefits for calendar year 2016 did not exceed the CPI, the increase in social security benefits for calendar year 2016 will not be included in total aggregate household disposable income.

In calendar year 2017 the social security increase in benefits was 2.0%. The CPI increase in calendar year 2017 was 2.1%. Since the increase in social security benefits for calendar year 2017 did not exceed the CPI, the increase in social security benefits for calendar year 2017 will not be included in total aggregate household disposable income.

In calendar year 2018 the social security increase in benefits was 2.8%. The CPI increase in calendar year 2018 was 1.9%. The increase in social security benefits for calendar year 2018 exceeded the increase in CPI and will be included in total aggregate household disposable income.

(d) Disbursements from a Supplemental Needs Trust (also known as a Special Needs Trust) can be counted as income depending on what the disbursements are used for.

- (1) Disbursements for food or shelter for a member of the household will be counted as income.
- (2) Disbursements to a third party for items other than food and shelter for a member of the household are not counted as income. Examples of such disbursements are education expenses, cable television bills, computer related expenses, phone bills and recreation and entertainment expenses.

(e) For apartments owned by a limited dividend housing company, redevelopment company or housing development fund company incorporated under the private finance housing law, section 213 Cooperative Housing Companies or a Mitchell Lama apartment or co-op, if the head of the household has retired on or after the commencement of the taxable period and prior to the date of making an application for a rent increase exemption order/tax abatement certificate, such person's income shall be adjusted by excluding salary or earnings and projecting such person's retirement income over the entire taxable period.

(f) If a tenant residing in the apartment is a roomer, boarder or subtenant, his or her income is not included in the total aggregate household disposable income. Rent paid by the roomer, boarder or subtenant will be included in the total aggregate household disposable income.

(g) The head of the household must provide documentation for all income for all members of the household for the calendar year preceding the date the initial application or renewal application was filed. If the renewal application is denied because it was not filed timely, the head of the household will be required to submit a new initial application.

Documentary proof for sources of income include, but are not limited to, the following:

- (1) income tax returns, federal and state (if filed);
- (2) Social Security benefit statement or copy of check or direct deposit bank statement indicating amount of Social Security benefits received during applicable year;
- (3) pension/annuity statement;
- (4) W-2 form(s);
- (5) signed letter from roomer, boarder or subtenant stating amount of total monthly rental payments;
- (6) 1099 form(s);
- (7) IRA end of year earnings statement(s), if such earnings statement is not provided the taxable distribution may be utilized;
- (8) public assistance budget statement;
- (9) signed letter from friend(s) or family member(s) stating amount of monetary assistance.

(h) The amount of income taxes to be deducted from the total aggregate household disposable income will be the greater of the total amount of income taxes withheld or the total amount of income taxes due for the applicable calendar year for all members of the household.

(i) Total Aggregate Household Income will not be reduced due to claimed losses for any category of income, i.e. capital gains, net rental income or for any type of depreciation.

(j) The head of the household must provide documentation acceptable to the Department concerning the total aggregate household disposable income as well as the items not included in total aggregate household disposable income for all members of his or her household.

§ 10. Chapter 52 of title 19 of the rules of the city of New York is amended by adding a new section 52-10 to read as follows:

**§ 52-10 Rent as a Percentage of Total Aggregate Household Disposable Income Requirement and Total Aggregate Household Disposable Income Limit**

(a) For an initial SCRIE or DRIE application, the rent for the apartment must exceed one-third of the total aggregate household disposable income of all members of the household to be eligible for benefits. For renewal applications, redetermination applications and apartment benefit transfer applications, if the rent set forth in the rent exemption order does not exceed one third of the total aggregate household disposable income of all members of the household, the rent the head of the household will be required to pay will be increased to one-third of the total aggregate household disposable income of all members of the household for those whose benefits are effective as of July 2, 2015 or later. However, this one-third of the total aggregate disposable income of all members of the household eligibility requirement does not apply to a head of the household to whom a rent exemption order took effect on or before July 1, 2015.

(b) For renewal applications for the period commencing immediately after the expiration of a rent increase exemption order where it is determined that the head of the household is ineligible for a rent



increase exemption order because the total aggregate household income exceeds \$50,000 or because the maximum rent or legal regulated rent does not exceed one-third of the total aggregate household disposable income, such head of the household may submit a new application during the following calendar year and if such head of the household receives a rent increase exemption order that commences during such calendar year, the frozen rent amount and tax abatement amount for such order shall be calculated as if such prior rent increase exemption order had not expired. However, the frozen rent amount may be adjusted higher or lower to maintain the one-third ratio based upon the renewal total aggregate disposable income. However, no rent increase exemption benefits or tax abatement benefits will be provided for the period of ineligibility. No head of the household may receive more than three such rent increase exemption orders in accordance with this subdivision.

§ 11. Chapter 52 of title 19 of the rules of the city of New York is amended by adding a new section 52-11 to read as follows:

#### **§ 52-11 Treatment of Major Capital Improvements ("MCI")**

Tenants who receive SCRIE or DRIE benefits will not be required to pay for an MCI which is issued by HCR either after or no more than 90 days before the date of the Department's receipt of an application. The tax abatement credit for a building owner for an eligible MCI increase will be retroactive to the effective date of the MCI order. If applicable, it will include any collectible portion of such increase which covers a period prior to the effective date of the SCRIE or DRIE rent exemption order. If an MCI is issued more than 90 days prior to the date of the Department's receipt of an application, the tenant will be required to pay for the MCI increase and it will not be included in the tax abatement credit for the building owner.

§ 12. Chapter 52 of title 19 of the rules of the city of New York is amended by adding a new section 52-12 to read as follows:

#### **§ 52-12 Preferential Rent**

A preferential rent, which is lower than the legal regulated rent, will be established as the initial rent or renewal rent if such preferential rent is for the lifetime of the tenancy. The tax abatement credit for such preferential rents will be the difference between the frozen preferential rent and the current preferential rent. A preferential rent, which is lower than the legal regulated rent will be established as the initial or renewal rent if the tenant lives in a low income housing tax credit apartment in a low income tax credit building pursuant to section 42 of the Internal Revenue Code.

§ 13. Chapter 52 of title 19 of the rules of the city of New York is amended by adding a new section 52-13 to read as follows:

#### **§ 52-13 Capital Assessments and Voluntary Capital Contributions for Certain DRIE Beneficiaries**

##### **(a) Capital Assessments.**

(1) A DRIE beneficiary who resides in a 467-c apartment has an exemption from an increase in maximum rent attributable to a capital assessment or voluntary capital contribution.

(2) A DRIE beneficiary is responsible for paying gas and electric charges if his or her apartment is a 467-c apartment.

(3) A DRIE beneficiary is responsible for paying increases in capital assessments or voluntary capital contributions if he or she resides in an apartment in a building which is or was subject to a mortgage insured or initially insured by the federal government pursuant to section 213 of the National Housing Act.

(b) Transfer of Shares. If A person receiving DRIE benefits who resides in a 467-c apartment later transfers his or her shares in such housing company he or she is required to pay over to such housing company, or such housing company shall be entitled to deduct from the amount to be paid to such person for the sale of such shares, all amounts covered by such rent increase exemption order/tax abatement certificate which are attributable to such capital assessment or voluntary capital contribution. Such housing company shall not approve the transfer of shares unless it has received the payment required by the preceding sentence or made the authorized deduction. Such housing company shall remit such amount to the commissioner of finance within 90 days of the collection thereof. Payments due to the city in accordance with this section shall be deemed a tax lien and may be enforced in any manner authorized for the collection of delinquent taxes on real property. Notification and documentation of any transfer of shares by an eligible head of household who has received a DRIE subsidy under this chapter shall be provided in writing to the Department by the affected housing company immediately upon the closing date of such transfer except in cases involving a succession of rights claim, in which case, notification shall be made in writing within 5 days of approval of the succession claim. The housing company shall be entitled to deduct from the amount to be paid to the head of household for the sale of such shares all amounts previously covered by a DRIE subsidy which are attributable to a capital assessment or voluntary capital contribution. Where there is a transfer of shares through succession rights and where the successor is not entitled to a DRIE subsidy under

this chapter, the affected housing company shall be entitled to receive a payment from the successor in an amount equal to all DRIE subsidies attributable to a capital assessment or voluntary capital contribution.

(c) DRIE Subsidy Notice. A housing company which imposes a capital assessment or voluntary capital contribution shall provide notice to all persons affected by such capital assessment or voluntary capital contribution of the potential availability of a DRIE subsidy pursuant to these rules. Such notice shall be included in the notice to such person of the imposition of such capital assessment or capital contribution.

§ 14. Chapter 52 of title 19 of the rules of the city of New York is amended by adding a new section 52-14 to read as follows:

#### **§ 52-14 Benefit Takeover**

(a) A surviving member of the household, who has not already been determined to be an eligible head of the household as described in section 52-07 of this chapter will be required to submit a benefit takeover application if a head of the household who holds a current valid rent exemption order dies or permanently leaves a household, in order to transfer SCRIE or DRIE benefits into the name of such surviving head of the household. Such benefits will continue on an uninterrupted basis if the surviving member of the household applying for a benefit takeover meets all of the requirements, set forth below, on the date a head of the household either died or permanently vacated the household. A surviving member of the household will not need to submit a benefit takeover application to continue to receive SCRIE or DRIE benefits on an uninterrupted basis if they have already been determined to be a head of the household in accordance with the requirements set forth in section 52-07 of this chapter.

(1) The surviving member of the household who is eligible for SCRIE or DRIE benefits or his or her representative must submit an application for benefit takeover, unless determined to be a head of the household pursuant to section 52-07 of this chapter, to the Department within 6 months of the death or permanent departure from the home of the head of the household or within 90 days from the date of the notice from the Department concerning the head of the household's death, whichever is later. Such notice shall include an explanation of the process to transfer the exemption to a surviving eligible member of the household and the time period to do so, accompanied by the form which must be completed and submitted to transfer the exemption. The deadline for submission will be extended upon a showing of good cause or need for more time as a reasonable accommodation for a tenant's disability as defined in section 52-02 of this chapter.

(2) The surviving member of the household must have been listed as a member of the household on the SCRIE or DRIE beneficiary's most recently submitted initial or renewal SCRIE or DRIE application, and his or her income must have been included in such application. If the surviving member of the household was not listed as a household member and moved into the apartment after the most recent Department SCRIE or DRIE benefits approval, such member of the household may submit an application for SCRIE or DRIE benefits if inclusion of their income in the total aggregate household income meets the income eligibility requirements.

(b) A surviving member of the household that wishes to assume the SCRIE or DRIE benefits of a head of the household who has died or permanently vacated the household must meet the following criteria. Such member must:

(1) be named on the lease or rent order or granted succession rights to the apartment;

(2) be at least 18 years old for DRIE and 62 years old for SCRIE benefits;

(3) meet the eligibility requirements for SCRIE or DRIE benefits;

(4) have a combined aggregate disposable income less than or equal to 50,000 dollars for all members of the household for the income tax year immediately preceding the date of submitting the benefits takeover application to the Department, beginning July 1, 2014;

(5) provide documentary evidence acceptable to the Department that a head of the household to whom a rent exemption order is currently in effect has died or has permanently vacated the household. Such documentary evidence will include, but is not limited to the following:

(i) A death certificate for such head of the household.

(ii) A letter from nursing home stating that such head of the household has permanently vacated the household and is a resident of the nursing home.

(iii) A court order showing that such head of the household has permanently vacated the household due to legal separation, a divorce decree or an order of protection.

(iv) An affidavit or notarized letter from either the surviving member of the household or the former head of the household attesting to the fact that such head of the household has permanently vacated the household along with documented evidence of residency for his or her new

dwelling. Such documentary evidence will include, but not be limited to: written signed lease for new dwelling, New York State or New York City identification card or utility bill.

(v) A letter from the landlord stating that such head of the household has died or permanently vacated the household.

(vi) If the documentary evidence set forth in subparagraphs (i) through (v) of this paragraph cannot be provided, a head of the household will be considered to have permanently vacated the household if such head of the household has vacated the household on an uninterrupted basis for a period of two years.

(b) If a benefit takeover application is approved, the new head of the household will continue to pay the same frozen rent and will receive a rent exemption order for the remainder of the tax abatement approval period except as otherwise provided by these rules. If a benefit takeover application is denied, the rent exemption order and corresponding TAC will be canceled as of the first day of the month following the date the former head of the household either died or permanently vacated the household and the tenant will be required to pay the rent that would have otherwise been in effect in the absence of such rent exemption order.

(c) A benefit takeover applicant must indicate on the application if he or she wants to request that the frozen rent be adjusted because a head of the household has died or permanently vacated the household as required by section 52-15 of this chapter.

§ 15. Chapter 52 of title 19 of the rules of the city of New York is amended by adding a new section 52-15 to read as follows:

#### **§ 52-15 Rent Redetermination**

If a SCRIE or DRIE beneficiary has had a permanent decrease in his or her income, such beneficiary may apply to the Department for rent redetermination.

(a) In order for a decrease in income to be considered a permanent decrease in income, the head of the household or his or her representative must submit documentary evidence acceptable to the Department.

(1) The following events constitute a permanent decrease in income:

- (i) a member of the household has died;
- (ii) a member of the household has permanently moved to a nursing home;
- (iii) a member of the household has permanently retired or has a permanent disability;
- (iv) a member of the household is no longer receiving social security disability income benefits.

(2) Such documentary evidence shall include, but not be limited to, a long term lease or letter of employment for the member of the household that has permanently vacated. A letter stating that a member of the household has permanently vacated the household will not be sufficient documentary proof. Any decrease of income from a roomer, boarder or subtenant will not be eligible for consideration as a permanent decrease in income. The loss of a job for a member of the household will in itself not constitute a permanent decrease of income.

(b) Applications cannot be submitted for rent redeterminations during the first twelve months the head of the household is receiving benefits except when a remaining member of the household is determined to be a head of the household pursuant to either section 52-07 or 52-14 of this chapter.

(c) If there is a permanent decrease in total aggregate household disposable income in an amount that exceeds 20 percent of such total aggregate household disposable income as represented in the head of the household's last approved SCRIE or DRIE application for a rent exemption order or for renewal thereof, the head of the household or the head of the household's representative must submit a Department rent redetermination application within six months of the date that the tenant sustained a permanent decrease in total aggregate household disposable income. The deadline for submission will be extended upon a showing of good cause or need for more time as a reasonable accommodation for a tenant's disability as defined in section 52-02 of this chapter.

(d) If the permanent decrease in total aggregate household disposable income is a result of a benefit takeover, the tenant or the tenant's representative submitting the benefit takeover application will also have to complete the redetermination section of the benefit takeover application and provide required household disposable income documentation in order to have the rent he or she is required to pay redetermined by the Department.

(e) Upon approval of a Department redetermination application, the rent will be redetermined so as to reestablish the ratio of adjusted rent to total aggregate household disposable income which existed at the time of such head of the household's last approved application, initial or renewal, except that in no event shall the amount of adjusted rent be redetermined to be less than one third of disposable income except:

(1) if the head of the household does not receive a monthly allowance for shelter pursuant to the social services law and has been granted a rent exemption order that takes effect on or before July 1, 2015; or

(2) in the case of a head of the household who receives a monthly allowance for shelter pursuant to such law, less than the maximum allowance for shelter which such head of the household is entitled to pursuant to the social services law.

Example:

Total aggregate household monthly income was \$2,000. One of the members of the household dies and the total aggregate monthly income is now \$1,200. The frozen rent the tenant was required to pay was \$800. The new frozen rent is \$480. The calculation is as follows:

Old income: (\$2,000) minus new income (\$1,200) = change in income (\$800)  
Percentage of reduction in income: \$800/\$2000 = 40%

The equivalent corresponding 40% reduction in rent is calculated as follow:

Old rent (\$800) times 40% = (\$320)

New Reduced Rent (\$800 - 40% rent reduction (\$320) = \$480

For rent controlled or rent stabilized apartments, a decrease in total aggregate household disposable income shall not include any decrease in such income resulting from the manner in which such income is calculated pursuant to amendment to the definition of income in real property tax law section 467-b. For 467-c apartments, a decrease in total aggregate household disposable income shall not include any decrease in such income resulting from the manner in which such income is calculated pursuant to amendment to the definition of income in real property tax law section 467-c.

§ 16. Chapter 52 of title 19 of the rules of the city of New York is amended by adding a new section 52-16 to read as follows:

#### **§ 52-16 Reclassification of an Apartment**

(a) If a DRIE order is in effect, the benefits will continue to be in effect on an uninterrupted basis if the apartment is reclassified as set forth below:

- (1) From rent controlled to rent stabilized;
- (2) From rent stabilized to rent controlled;
- (3) From rent stabilized to an apartment owned by a limited dividend housing company, redevelopment company or housing development fund company incorporated under the private finance housing law, section 213 Cooperative Housing Companies or a Mitchell Lama apartment or co-op;
- (4) From an apartment owned by a limited dividend housing company, redevelopment company or housing development fund company incorporated under the private finance housing law, section 213 Cooperative Housing Companies or a Mitchell Lama apartment or co-op to rent stabilized.

(b) If a SCRIE order is in effect, the benefits will continue to be in effect on an uninterrupted basis if the apartment is reclassified as set forth below:

- (1) from rent controlled to rent stabilized;
- (2) from rent stabilized to rent controlled.

(c) If an apartment is reclassified from rent controlled or rent stabilized to an apartment owned by a limited dividend housing company, redevelopment company or housing development fund company incorporated under the private finance housing law, section 213 Cooperative Housing Companies or a Mitchell Lama apartment or co-op, it will be necessary for the tenant to contact HPD. SCRIE benefits for apartments owned by a limited dividend housing company, redevelopment company or housing development fund company incorporated under the private finance housing law, section 213 Cooperative Housing Companies or a Mitchell Lama apartment or co-op are administered by HPD.

(d) If an apartment is reclassified from an apartment owned by a limited dividend housing company, redevelopment company or housing development fund company incorporated under the private finance housing law, section 213 Cooperative Housing Companies or a Mitchell Lama apartment or co-op, to rent controlled or rent stabilized, it will be necessary for the tenant to submit the current SCRIE rent exemption order issued by HPD to the Department and request that a new SCRIE rent exemption order be issued.

(e) If a SCRIE or DRIE order is in effect, the benefits will be terminated if an apartment is reclassified so that it no longer meets the definition of an eligible apartment as set forth in section 52-06 of this chapter.

§ 17. Chapter 52 of title 19 of the rules of the city of New York is amended by adding a new section 52-17 to read as follows:

#### **§ 52-17 Move or Transfer (Portability) to New Apartment**

(a) If a DRIE beneficiary moves from one eligible apartment to another eligible apartment, whether the new apartment is in the same building or in a different building, and the tenant otherwise remains eligible for



DRIE benefits, such beneficiary's DRIE order can be continued for the new apartment without interruption but the tenant must submit an Apartment Benefit Transfer Application for approval by the Department. Provided that the rent that the tenant will be required to pay may change. The DRIE TAC will be the least of the following:

- (1) the difference between the monthly frozen rent set forth in the current rent exemption order for the old apartment and the monthly legal regulated rent for the new apartment (this amount cannot be less than zero);
- (2) the monthly TAC for the old apartment; or
- (3) the difference between one-third of the monthly total aggregate household disposable income and the new monthly rent in the new apartment.

(b) If a SCRIE beneficiary moves from a rent controlled apartment to a rent stabilized apartment or from a rent stabilized apartment to a rent controlled apartment, whether the new apartment is in the same building or in a different building, and the tenant otherwise remains eligible for SCRIE benefits, such beneficiary's SCRIE order can be continued for the new apartment without interruption. Provided that the rent that the tenant will be required to pay may change.

(1) The SCRIE TAC will be the least of the following:

- (i) the difference between the monthly frozen rent amount set forth in the current rent exemption order for the old apartment and the monthly legal regulated rent in the new apartment (this amount cannot be less than zero).
- (ii) the monthly tax abatement credit for the old apartment.
- (iii) the difference between one-third of the monthly total aggregate household disposable income and the new monthly legal regulated rent in the new apartment.

This calculation method will not be utilized for SCRIE or DRIE renewals which have been in effect since January 1, 2016 or took effect on or before July 1, 2015.

For example:

The frozen rent the tenant is required to pay pursuant to the rent exemption order is \$550. The legal regulated rent for the old apartment is \$650. The legal regulated rent for the tenant's new apartment is \$750. The tenant's annual total aggregate household disposable income is \$18,000 (\$1,500 per month).

The TAC for the new apartment will be the lowest of the three calculations set forth below:

- (i) \$200 (\$750 (legal regulated rent for the new apartment)) minus (\$550 (frozen rent for the old apartment)).
- (ii) \$100 (\$650 (legal regulated rent for the old apartment)) minus (\$550 (frozen rent for the old apartment)).
- (iii) \$250 (\$750 (legal regulated rent for new apartment)) minus (\$500 1/3 of monthly income).

In the above example, the TAC for the new apartment will be \$100. This is the lesser of the three calculated tax abatement credits for the old and new apartment. The tenant will be required to pay a frozen rent of \$650 for the new apartment.

The same formula is utilized to determine the frozen rent increase the tenant will be required to pay for his or her new apartment. For example:

The rent the tenant is required to pay pursuant to the rent exemption order is \$700. The legal regulated rent for the old apartment is \$750. The legal regulated rent for the tenant's new apartment is \$650. The tenant's annual total aggregate household disposable income is \$18,000 (\$1,500 per month).

- (i) \$0 (\$650 (legal regulated rent for the new apartment) minus (\$700 (frozen rent for the old apartment))
- (ii) \$50 (\$750 (legal regulated rent for the old apartment) minus (\$700 (frozen rent for the old apartment))
- (iii) \$250 (\$750 (legal regulated rent for new apartment) minus (\$500 (1/3 of \$1,500 monthly income)).

The lowest increase amount is \$0. The frozen rent the tenant will be required to pay pursuant to the amended rent exemption order, therefore, is \$650.

(2) If a SCRIE beneficiary moves from a 467-c apartment it will be necessary for the tenant to submit a SCRIE Apartment Benefit Transfer application to the Department since the SCRIE tenant's benefits are administered by HPD. The tenant must include in the application a copy of the SCRIE order issued by HPD.

(3) If a SCRIE beneficiary moves from a rent controlled or rent stabilized apartment to an apartment owned by a limited dividend housing company, redevelopment company or housing development fund company incorporated under the private finance housing law, section 213 Cooperative Housing Companies or a Mitchell Lama apartment or co-op, it will be necessary for the tenant to contact HPD and comply with their apartment portability procedures.

(c) The portability application must be submitted within 120 days from the date the tenant moved into the new apartment. The deadline for submission will be extended upon a showing of good cause or for need for more time as a reasonable accommodation for a tenant's disability as defined in section 52-02 of this chapter.

§ 18. Chapter 52 of title 19 of the rules of the city of New York is amended by adding a new section 52-18 to read as follows:

#### **§ 52-18 Electrical Metering Conversion**

(a) The cost of electricity for a current SCRIE or DRIE beneficiary's rent stabilized or rent controlled apartment is included in the frozen rent and may not be adjusted due to a change from master metering to individual metering of electricity.

(b) If a tenant is already receiving SCRIE or DRIE benefits when a SCRIE or DRIE beneficiary's building experiences a conversion from master metering of electricity to individual metering of electricity (also known as direct metering or sub-metering) and subsequently vacates the rent stabilized or rent controlled apartment associated with his or her benefits, then such building's owner is required to reduce the legal rent/maximum rent according to the rent reduction schedule in effect at the time of the vacancy. The new tenant is responsible for his or her legal rent as reduced, including any applicable major capital improvement rent increase based upon the cost of work done to effectuate the electrical conversion and their electric bill.

(c) If a tenant's SCRIE or DRIE benefits cease and the building's owner subsequently converts such tenant's apartment from master metering to individual metering of electricity (also known as direct metering or sub-metering), such owner may reduce the rent in accordance with the schedule of rent reductions and such tenant is responsible for his or her reduced legal rent and electric bills.

(d) If the tenant's SCRIE or DRIE benefits are reinstated, the building owner is required to eliminate the rent reduction and resume responsibility for the tenant's electricity costs.

§ 19. Chapter 52 of title 19 of the rules of the city of New York is amended by adding a new section 52-19 to read as follows:

#### **§ 52-19 Appeal Process**

The tenant has the right to appeal a SCRIE or DRIE determination rendered by the Department, such determination will stand until and unless it is reversed on appeal. An appeal must be submitted on the Department's form no later than 120 days after the date on the Department's determination letter except that the time period to submit an appeal may be extended for a tenant, upon a showing of good cause or a need for more time as a reasonable accommodation for a tenant's disability as defined in section 52-02 of this chapter. A tenant cannot appeal the same determination more than once. The final determination of the Department is also reviewable under Article 78 of the New York Civil Practice Law and Rules.

§ 20. Chapter 52 of title 19 of the rules of the city of New York is amended by adding a new section 52-20 to read as follows:

#### **§ 52-20 Tenant's Ineligibility for SCRIE or DRIE Benefits**

(a) A building owner or his or her designated representative may request that SCRIE or DRIE benefits be terminated because the head of the household has:

- (1) died;
- (2) permanently vacated the apartment;
- (3) been approved for other housing benefits which preclude eligibility for SCRIE or DRIE benefits; or
- (4) received SCRIE or DRIE benefits to which they are not entitled.

(b) If it is determined that a tax abatement credit has been issued to the building owner's property after the date the head of the household is no longer eligible for SCRIE or DRIE benefits, the Department will reinstate property tax charges against the building owner from the first day of the first month following such determination. The tenant remaining in the apartment will be responsible to his or her landlord for the difference between the amount that was paid under the provisions of the SCRIE or DRIE order and the amount which he or she would have been required to pay in the absence of such order.

(c) The Department must notify a tenant in writing if his or her SCRIE or DRIE benefits are terminated and provide the reason for such termination. Such tenant may appeal such termination in accordance with the procedures set forth in section 52-19 of this chapter.

§ 21. Chapter 52 of title 19 of the rules of the city of New York is amended by adding a new section 52-21 to read as follows:

#### **§ 52-21 Tax Abatement Credit Adjustment Application**

A building owner or his or her designated representative may submit a tax abatement credit adjustment application if he or she has updated FCA or MCR documentation or if such owner wants to apply for an adjustment to the SCRIE or DRIE recipients TAC amount due to an MCI increase, J-51 tax abatement reduction or a rent discrepancy.

An innocent subsequent purchaser of a building or his or her designated representative may also submit an application if the TAC for the building was reduced after such purchase for a time period prior to such purchaser's acquisition of the building and the purchaser was unaware that an adjustment was appropriate. The TAC amount will be adjusted if such application is approved by the Department.

**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 SCRIE and DRIE Rules**

**REFERENCE NUMBER: 2019 RG 036**

**RULEMAKING AGENCY: Department of Finance**

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 L. GOULDEN  
Acting Corporation Counsel

Date: 10/16/2019

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

**CERTIFICATION/ANALYSIS  
PURSUANT TO CHARTER SECTION 1043(d)**

**RULE TITLE: Amendment of SCRIE and DRIE Rules**

**REFERENCE NUMBER: DOF-44**

**RULEMAKING AGENCY: Department of Finance**

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/ *Bonda Lee-Cunningham*  
Mayor's Office of Operations

October 16, 2019  
Date

o29

## SPECIAL MATERIALS

## COMPTROLLER

### ■ NOTICE

**NOTICE OF ADVANCE PAYMENT OF AWARDS PURSUANT TO THE STATUTES IN SUCH cases made and provided, notice is hereby**

given that the Comptroller of the City of New York, will be ready to pay, at 1 Centre Street, Room 629, New York, NY 10007, on 10/31/2019 to the person or persons legally entitled an amount as certified to the Comptroller by the Corporation Counsel on damage parcels, as follows:

| Damage<br>Parcel No. | Block | Lot |
|----------------------|-------|-----|
| 1                    | 2348  | 100 |
| 2                    | 2349  | 103 |

Acquired in the proceeding entitled: LOWER CONCOURSE NEIGHBORHOOD WATERFRONT PARK subject to any liens and encumbrances of record on such property. The amount advanced shall cease to bear interest on the specified date above.

Scott M. Stringer  
Comptroller

o17-30

## CHANGES IN PERSONNEL

| DEPARTMENT OF FINANCE<br>FOR PERIOD ENDING 09/06/19 |            |       |               |           |      |          |        |  |  |
|-----------------------------------------------------|------------|-------|---------------|-----------|------|----------|--------|--|--|
| NAME                                                | TITLE      | NUM   | SALARY        | ACTION    | PROV | EFF DATE | AGENCY |  |  |
| MODI                                                | ANURAG     | 40523 | \$45000.0000  | APPOINTED | NO   | 08/18/19 | 836    |  |  |
| MOON                                                | ALEXANDE   | 40523 | \$45000.0000  | APPOINTED | NO   | 08/18/19 | 836    |  |  |
| MOSTOFF                                             | JASON      | 13632 | \$110000.0000 | APPOINTED | NO   | 08/18/19 | 836    |  |  |
| MUI                                                 | CHARLENE   | 12627 | \$75591.0000  | APPOINTED | NO   | 08/18/19 | 836    |  |  |
| NOBREGA-WALCOTT                                     | PEONY A    | 10237 | \$15.0000     | RESIGNED  | YES  | 08/30/19 | 836    |  |  |
| OSBORNE-SAVAGE                                      | MELANIE L  | 10124 | \$65000.0000  | APPOINTED | NO   | 08/18/19 | 836    |  |  |
| PARCHMENT                                           | RYAN A     | 40523 | \$45000.0000  | APPOINTED | NO   | 08/18/19 | 836    |  |  |
| PARTHENIS                                           | CHRISTIN M | 10232 | \$24.7300     | RESIGNED  | YES  | 08/18/19 | 836    |  |  |
| PASSMORE                                            | RANDOLPH J | 40523 | \$45000.0000  | APPOINTED | NO   | 08/18/19 | 836    |  |  |
| POSEY                                               | DUANE A    | 10124 | \$59508.0000  | RESIGNED  | NO   | 08/18/19 | 836    |  |  |
| RAHMAN                                              | MOHAMMED A | 40523 | \$45000.0000  | APPOINTED | NO   | 08/18/19 | 836    |  |  |
| ROMAN                                               | CYNTHIA    | 10251 | \$24.0700     | APPOINTED | NO   | 07/08/19 | 836    |  |  |
| ROY                                                 | NANDITA D  | 40523 | \$45000.0000  | APPOINTED | NO   | 08/18/19 | 836    |  |  |
| SMITH                                               | CYNTHIA R  | 40523 | \$45000.0000  | APPOINTED | NO   | 08/18/19 | 836    |  |  |
| SON                                                 | JASPER     | 10234 | \$17.5000     | RESIGNED  | YES  | 08/25/19 | 836    |  |  |
| SPOTA                                               | WILLIAM T  | 10251 | \$40629.0000  | APPOINTED | NO   | 07/07/19 | 836    |  |  |
| SUR                                                 | SUMAN K    | 40202 | \$73167.0000  | INCREASE  | NO   | 08/18/19 | 836    |  |  |
| TOMA                                                | MICHEL A   | 8297A | \$92000.0000  | APPOINTED | NO   | 08/25/19 | 836    |  |  |
| TONATOARIAS                                         | EDGAR J    | 10251 | \$40629.0000  | RESIGNED  | NO   | 08/16/19 | 836    |  |  |
| WILSON                                              | TIFFANY L  | 10251 | \$42687.0000  | APPOINTED | NO   | 07/08/19 | 836    |  |  |
| XU                                                  | XINYING    | 10232 | \$24.7300     | RESIGNED  | YES  | 08/25/19 | 836    |  |  |
| YAHAYA                                              | SAIDU      | 40523 | \$45000.0000  | APPOINTED | NO   | 08/18/19 | 836    |  |  |
| ZHENG                                               | SHAN       | 40523 | \$45000.0000  | APPOINTED | NO   | 08/18/19 | 836    |  |  |
| ZHU                                                 | JESSIE H   | 40523 | \$45000.0000  | APPOINTED | NO   | 08/18/19 | 836    |  |  |
| ZILBER                                              | YEVGENIY   | 40202 | \$73167.0000  | INCREASE  | NO   | 08/18/19 | 836    |  |  |

| DEPARTMENT OF TRANSPORTATION<br>FOR PERIOD ENDING 09/06/19 |            |       |               |           |      |          |        |  |  |
|------------------------------------------------------------|------------|-------|---------------|-----------|------|----------|--------|--|--|
| NAME                                                       | TITLE      | NUM   | SALARY        | ACTION    | PROV | EFF DATE | AGENCY |  |  |
| AGUDELO                                                    | KEVIN      | 90692 | \$22.0700     | APPOINTED | YES  | 08/18/19 | 841    |  |  |
| ALCANTARA                                                  | JOHN M     | 90692 | \$22.0700     | APPOINTED | YES  | 08/18/19 | 841    |  |  |
| ALGOO                                                      | MATTHEW S  | 31715 | \$55747.0000  | INCREASE  | YES  | 08/18/19 | 841    |  |  |
| ALONZEAU SR                                                | MARC D     | 91616 | \$63.0600     | APPOINTED | YES  | 08/25/19 | 841    |  |  |
| ANDREW                                                     | DAVID H    | 22305 | \$47891.0000  | APPOINTED | YES  | 08/25/19 | 841    |  |  |
| ANDREWS                                                    | LUZETTE    | 90692 | \$25.3800     | APPOINTED | YES  | 08/18/19 | 841    |  |  |
| ARRINGTON                                                  | ERRIKA D   | 90692 | \$22.0700     | APPOINTED | YES  | 08/18/19 | 841    |  |  |
| BENITEZ                                                    | MARVIN     | 90692 | \$22.0700     | APPOINTED | YES  | 08/18/19 | 841    |  |  |
| BENTON                                                     | STANDISH K | 90735 | \$296.7300    | APPOINTED | YES  | 08/25/19 | 841    |  |  |
| BISSADA                                                    | JEFFREY A  | 90692 | \$22.0700     | APPOINTED | YES  | 08/18/19 | 841    |  |  |
| BLOUNT                                                     | APRIL S    | 90692 | \$25.3900     | APPOINTED | YES  | 08/18/19 | 841    |  |  |
| BREWSTER-TROTTE                                            | TACHA R    | 90692 | \$25.3900     | DECREASE  | YES  | 08/18/19 | 841    |  |  |
| BURCH                                                      | LAVON      | 90692 | \$25.3900     | APPOINTED | YES  | 08/18/19 | 841    |  |  |
| BURRY SR                                                   | WAYNE A    | 90692 | \$22.0700     | APPOINTED | YES  | 08/18/19 | 841    |  |  |
| CACERES                                                    | RICARDO O  | 90692 | \$25.3900     | APPOINTED | YES  | 08/18/19 | 841    |  |  |
| CASTANO                                                    | KATERINA P | 90692 | \$22.0718     | APPOINTED | YES  | 08/18/19 | 841    |  |  |
| CERBONE                                                    | BENITO     | 91352 | \$111388.0000 | INCREASE  | NO   | 08/18/19 | 841    |  |  |
| CHAN                                                       | HUI YAN    | 13643 | \$91499.0000  | INCREASE  | NO   | 08/13/19 | 841    |  |  |
| CILENTI                                                    | VINCENT V  | 90692 | \$22.0700     | APPOINTED | YES  | 08/18/19 | 841    |  |  |
| CLARKE                                                     | MEISHA-G K | 10251 | \$24.0700     | APPOINTED | NO   | 06/30/19 | 841    |  |  |
| COOPER                                                     | ELLEN E    | 12749 | \$45123.0000  | APPOINTED | NO   | 07/26/19 | 841    |  |  |
| CORRIGAN                                                   | NICOLE D   | 90692 | \$22.0700     | APPOINTED | YES  | 08/18/19 | 841    |  |  |
| CRUZ                                                       | MATTHEW J  | 90692 | \$22.0700     | APPOINTED | YES  | 08/18/19 | 841    |  |  |
| CRUZ                                                       | THOMAS     | 92406 | \$380.6400    | RETIRED   | NO   | 08/29/19 | 841    |  |  |
| CUMMINGS                                                   | FRANCIS S  | 91547 | \$49705.0000  | APPOINTED | YES  | 08/25/19 | 841    |  |  |
| DELLA PESCA                                                | JOHN M     | 91547 | \$49705.0000  | APPOINTED | YES  | 08/25/19 | 841    |  |  |
| DELPHIN                                                    | NAOMI S    | 56058 | \$81535.0000  | APPOINTED | YES  | 08/25/19 | 841    |  |  |
| DOWNER                                                     | DONOVAN R  | 90692 | \$22.0700     | APPOINTED | YES  | 08/18/19 | 841    |  |  |
| ENGEL                                                      | MENACHEM   | 20210 | \$70000.0000  | INCREASE  | YES  | 08/18/19 | 841    |  |  |
| EVERSLEY                                                   | DEXTER M   | 90692 | \$22.0700     | APPOINTED | YES  | 08/18/19 | 841    |  |  |
| FIGUEROA                                                   | RAMON A    | 91547 | \$49705.0000  | APPOINTED | YES  | 08/25/19 | 841    |  |  |
| FU                                                         | HENRY S    | 40502 | \$70000.0000  | APPOINTED | YES  | 08/25/19 | 841    |  |  |
| GARFINKEL                                                  | DAVID A    | 30087 | \$65556.0000  | RESIGNED  | YES  | 10/16/16 | 841    |  |  |
| GILLES                                                     | MIRIAM F   | 90692 | \$22.0700     | APPOINTED | YES  | 08/18/19 | 841    |  |  |
| GIORDANO                                                   | ERIC C     | 90692 | \$22.0700     | APPOINTED | YES  | 08/18/19 | 841    |  |  |
| GIORLANDO                                                  | GIACOMO D  | 90692 | \$22.0700     | APPOINTED | YES  | 08/25/19 | 841    |  |  |
| GOLBURT                                                    | NAUM       | 91717 | \$409.7800    | RETIRED   | NO   | 08/25/19 | 841    |  |  |
| GREEN                                                      | LEA P      | 31715 | \$55747.0000  | INCREASE  | YES  | 08/18/19 | 841    |  |  |
| GUZMAN                                                     | NATASHA    | 10252 | \$51603.0000  | INCREASE  | NO   | 08/18/19 | 841    |  |  |
| HASAN                                                      | MAHMUDUL   | 1020B | \$18.7400     | RESIGNED  | YES  | 08/22/19 | 841    |  |  |



|           |         |   |       |              |           |     |          |     |
|-----------|---------|---|-------|--------------|-----------|-----|----------|-----|
| HERNANDEZ | DOMINGO | R | 90692 | \$22.0700    | APPOINTED | YES | 08/18/19 | 841 |
| HERNANDEZ | EFRAIN  | E | 90692 | \$22.0700    | APPOINTED | YES | 08/18/19 | 841 |
| HOLLEN    | FRANK   | J | 91805 | \$367.8500   | RETIRED   | NO  | 08/29/19 | 841 |
| IBRAHIM   | NANCY   | I | 56058 | \$81535.0000 | APPOINTED | YES | 08/18/19 | 841 |
| JALEEL    | ZAMEER  | A | 90692 | \$22.0700    | APPOINTED | YES | 08/18/19 | 841 |
| KANEVSKY  | LEE     | R | 90692 | \$22.0700    | DECREASE  | YES | 08/18/19 | 841 |
| KEATING   | BRYAN   | J | 90692 | \$22.0700    | APPOINTED | YES | 08/25/19 | 841 |
| KHUU      | DUSTIN  |   | 56058 | \$64779.0000 | APPOINTED | YES | 08/18/19 | 841 |
| LANDANO   | LILLIAN |   | 10251 | \$43879.0000 | APPOINTED | YES | 08/25/19 | 841 |
| LEWIS     | KEITH   |   | 20271 | \$38923.0000 | APPOINTED | YES | 08/25/19 | 841 |
| LEWIS     | ROBERT  | D | 90692 | \$25.3900    | APPOINTED | YES | 08/18/19 | 841 |

DEPARTMENT OF TRANSPORTATION  
FOR PERIOD ENDING 09/06/19

| NAME       | TITLE    | NUM | SALARY | ACTION        | PROV      | EFF DATE | AGENCY       |
|------------|----------|-----|--------|---------------|-----------|----------|--------------|
| LICONTI    | PAUL     | J   | 90692  | \$25.3900     | APPOINTED | YES      | 08/18/19 841 |
| LOMBARDO   | ANTHONY  |     | 90692  | \$22.0700     | APPOINTED | YES      | 08/18/19 841 |
| LOVE       | KHALILAH | L   | 90692  | \$22.0700     | APPOINTED | YES      | 08/25/19 841 |
| MACK       | ANTHONY  |     | 60910  | \$32.5800     | RESIGNED  | NO       | 08/21/19 841 |
| MACKAY     | BRION    | C   | 91717  | \$409.7800    | RESIGNED  | YES      | 08/24/19 841 |
| MANKARYOUS | BESHOY   |     | 31715  | \$61906.0000  | INCREASE  | YES      | 08/18/19 841 |
| MASTERTSON | SEAN     | R   | 90692  | \$22.0700     | APPOINTED | YES      | 08/18/19 841 |
| MATASKA    | PAUL     | M   | 34221  | \$55416.0000  | APPOINTED | YES      | 08/25/19 841 |
| MESSINA    | ALEXANDE |     | 90692  | \$22.0718     | APPOINTED | YES      | 08/18/19 841 |
| MICHEL     | MELANIE  | L   | 10251  | \$60990.0000  | INCREASE  | NO       | 08/25/19 841 |
| MORELLI    | ROBERTO  |     | 90692  | \$22.0700     | APPOINTED | YES      | 08/18/19 841 |
| NILES      | PRINCE   | E   | 90692  | \$22.0700     | APPOINTED | YES      | 08/18/19 841 |
| PATEL      | BHAVIN   | J   | 22315  | \$68097.0000  | INCREASE  | YES      | 05/26/19 841 |
| PATEL      | PARTH    | R   | 40502  | \$62539.0000  | DECREASE  | NO       | 08/18/19 841 |
| PATTERSON  | EDWARD   | R   | 90692  | \$22.0700     | APPOINTED | YES      | 08/18/19 841 |
| PIGMAN     | ARMANDO  | W   | 56058  | \$64779.0000  | APPOINTED | YES      | 08/18/19 841 |
| PILGER     | ERIK     | B   | 90692  | \$22.0700     | APPOINTED | YES      | 08/18/19 841 |
| PRAIMNATH  | CAITLIN  | L   | 10209  | \$17.3000     | RESIGNED  | YES      | 08/24/19 841 |
| PRINZO     | ROBERT   |     | 92406  | \$380.6400    | RETIRED   | NO       | 08/27/19 841 |
| RAGONSE    | VINCENT  | J   | 90692  | \$22.0700     | APPOINTED | YES      | 08/18/19 841 |
| RAHMAN     | MD       | S   | 34202  | \$92788.0000  | INCREASE  | NO       | 08/18/19 841 |
| RANA       | REHMAN   | A   | 90692  | \$22.0700     | DECREASE  | YES      | 08/18/19 841 |
| REMARIS    | PIERRE   | M   | 35007  | \$31320.0000  | RESIGNED  | YES      | 08/25/19 841 |
| REYES      | ANGEL    | J   | 90692  | \$22.0700     | APPOINTED | YES      | 08/21/19 841 |
| RIGNEY     | THOMAS   | N   | 90692  | \$22.0700     | APPOINTED | YES      | 08/18/19 841 |
| RIVERA     | PEDRO    |     | 90692  | \$22.0700     | APPOINTED | YES      | 08/18/19 841 |
| ROANE      | JERMAINE | L   | 90692  | \$22.0700     | APPOINTED | YES      | 08/18/19 841 |
| ROBINSON   | ROMARIO  | A   | 90692  | \$22.0700     | APPOINTED | YES      | 08/18/19 841 |
| RODRIGUEZ  | ALEX     | A   | 90692  | \$22.0700     | APPOINTED | YES      | 08/18/19 841 |
| SAAVEDRA   | JEANETTE | M   | 70817  | \$59754.0000  | APPOINTED | YES      | 08/25/19 841 |
| SAMOYLOV   | ALEKSAND |     | 20113  | \$54713.0000  | INCREASE  | YES      | 08/25/19 841 |
| SHULER     | MALIK    | R   | 35007  | \$31320.0000  | RESIGNED  | YES      | 08/25/19 841 |
| SIEGEL     | MAXWELL  | S   | 13643  | \$95317.0000  | INCREASE  | NO       | 08/13/19 841 |
| SMALLS     | GARY     |     | 10061  | \$123128.0000 | INCREASE  | NO       | 08/25/19 841 |

## LATE NOTICE

## CITY PLANNING COMMISSION

### PUBLIC HEARINGS

**NOTICE IS HEREBY GIVEN** that a resolution has been adopted by the City Planning Commission, scheduling a public hearing on the following matter, to be held, at NYC City Planning Commission, Hearing Room, Lower Concourse, 120 Broadway, New York, NY, on Wednesday, November 13, 2019, at 10:00 A.M.

### BOROUGH OF MANHATTAN No. 1 105 DUANE STREET POPS

CD 1

C 190510 ZSM

**IN THE MATTER OF** an application submitted by Tribeca Equity Partners, L.P., pursuant to Sections 197-c and 201 of the New York City Charter, for the grant of a special permit, pursuant to Section 74-91 of the Zoning Resolution, to modify the provisions of Section 37-70 (Public Plaza), in connection with the proposed design changes to an existing residential plaza, on property, located at 105 Duane Street (Block 151, Lots 1, 20 and 22), in C6-4 and C6-4A Districts.

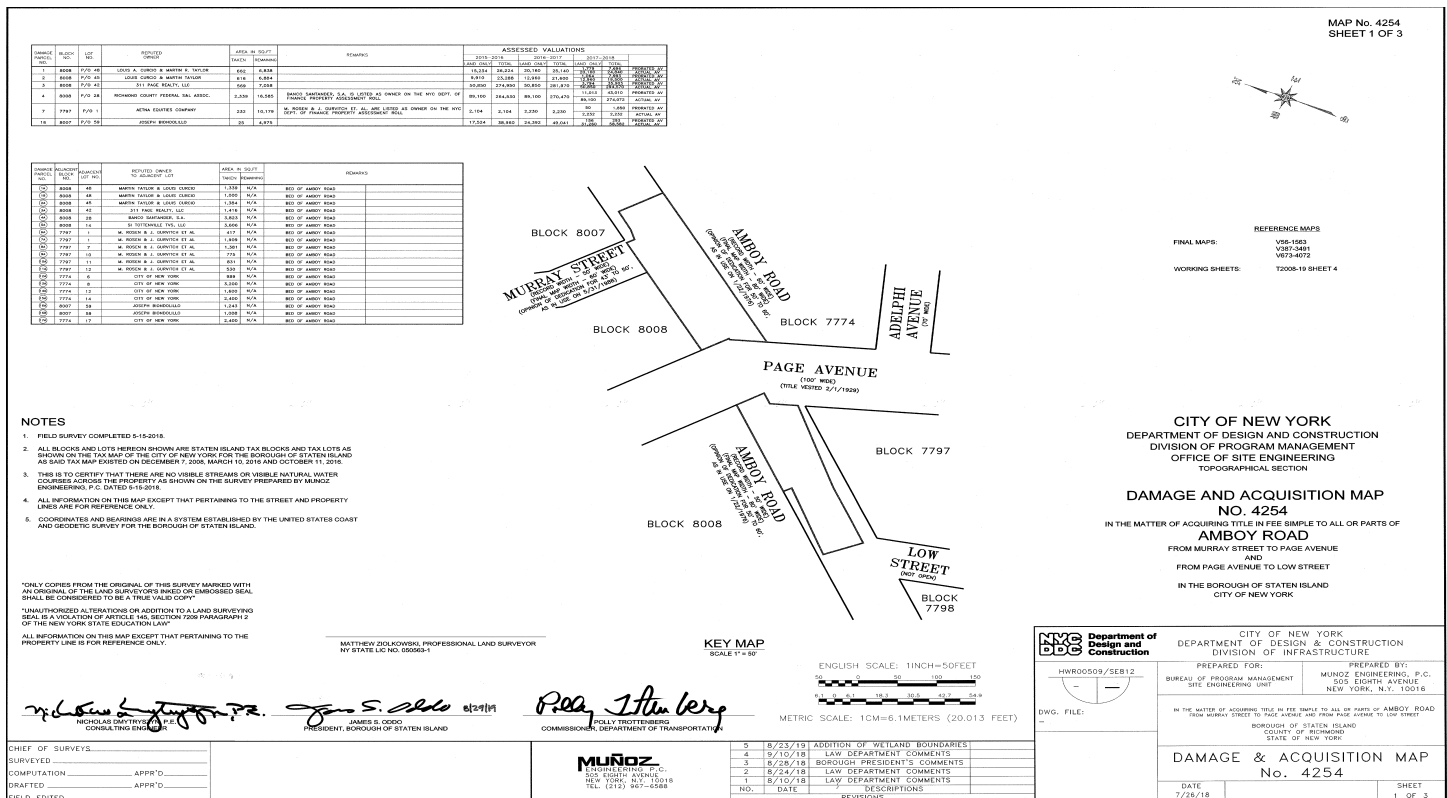
Plans for this proposal are on file with the City Planning Commission and, may be seen, at 120 Broadway, 31<sup>st</sup> Floor, New York, NY 10271-0001.

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



o29-n13

# MAPS FOR AMBOY ROAD NORTHEAST AND SOUTHWEST OF PAGE AVENUE



# MAPS FOR AMBOY ROAD NORTHEAST AND SOUTHWEST OF PAGE AVENUE

