

CELEBRATING OVER 150 YEARS



THE CITY RECORD

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THE CITY RECORD

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Citywide Administrative Services

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PUBLIC HEARINGS AND MEETINGS

See Also: Procurement; Agency Rules

CITY PLANNING COMMISSION

■ PUBLIC HEARINGS

The City Planning Commission will hold a public hearing accessible both in-person and remotely via the teleconferencing application Zoom, at 10:00 A.M. Eastern Daylight Time, on Wednesday, July 30, 2025, regarding the calendar items listed below. The public hearing will be held in person in the NYC City Planning Commission Hearing Room, Lower Concourse, 120 Broadway, New York, NY. Anyone attending the meeting in-person is encouraged to wear a mask.

The meeting will be live streamed through Department of City Planning's (DCP's) website and accessible from the following webpage, which contains specific instructions on how to observe and participate, as well as materials relating to the meeting: <https://www.nyc.gov/site/nycengage/events/city-planning-commission-public-meeting/530196/1>

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

877 853 5247 US Toll-free

888 788 0099 US Toll-free

253 215 8782 US Toll Number

213 338 8477 US Toll Number

Meeting ID: **618 237 7396**

[Press # to skip the Participation ID]

Password: 1

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

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

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

BOROUGH OF BROOKLYN

Nos. 6 - 8

DOMINO SITE B

No. 6

CD 1

C 250276 ZSK

IN THE MATTER OF an application submitted by Domino A Partners LLC and Domino B Partners LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of special permits pursuant to the following sections of the Zoning Resolution:

1. Section 74-743(a)(2) - to modify the location of buildings without regard for the height and Setback regulations of Section 62-34

(Height and Setback Regulations on Waterfront Blocks), and the requirements of Section 23-62 (Balconies); and

2. Section 74-743(a)(14)* - to apply the provisions of Section 23-23 to allow floor area exemptions in buildings existing on December 5, 2024 within the large-scale general development for use in a proposed new building (Building B) within the same large-scale general development;

in connection with a mixed use development on property generally bounded by Grand Street and its northwesterly prolongation, Kent Avenue, South 3rd Street, a line 100 feet northwesterly of Wythe Avenue, South 4th Street, Kent Avenue, South 5th Street and its northwesterly prolongation, and the U.S. Pierhead line (Block 2414, Lots 1, 3, 26, 1001-1007, 1102-1200, 1300-1365, and 1201-1202; and Block 2428, Lots 1101 - 1105), in R6/C2-4, R8/C2-4 and C6-2 Districts, within a large-scale general development.

*Note: A zoning text amendment is proposed to create a new Section 74-743(a)(14) under a concurrent related application (N 250275 ZRK).

Plans for this proposal are on file with the City Planning Commission and may be seen on the Zoning Application Portal at <https://zapping.nyc.gov/projects/2024K0344>, or the Department of City Planning, 120 Broadway, 31st Floor, New York, NY, 10271-0001.

No. 7

CD 1 C 250278 ZSK

IN THE MATTER OF an application submitted by Domino A Partners LLC and Domino B Partners LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-745(b) of the Zoning Resolution to waive the requirements for loading berth for retail or service uses, and where no single establishment exceeds 8,500 square feet for a zoning lot (Zoning Lot 1, Block 2414, Lots 1, 3, 26, 1001-1007, 1102-1200, and 1300-1365), in connection with a proposed mixed use development on property generally bounded by Grand Street and its northwesterly prolongation, Kent Avenue, South 3rd Street, a line 100 feet northwesterly of Wythe Avenue, South 4th Street, Kent Avenue, South 5th Street and its northwesterly prolongation, and the U.S. Pierhead line (Block 2414, Lots 1, 3, 26, 1001-1007, 1102-1200, 1300-1365, and 1201-1202; and Block 2428, Lots 1101 - 1105), in R6/C2-4, R8/C2-4 and C6-2 Districts, within a large-scale general development.

Plans for this proposal are on file with the City Planning Commission and may be seen on the Zoning Application Portal at <https://zapping.nyc.gov/projects/2024K0344>, or the Department of City Planning, 120 Broadway, 31st Floor, New York, NY, 10271-0001.

No. 8

CD 1 N 250275 ZRK

IN THE MATTER OF an application submitted by Domino A Partners LLC and Domino B Partners LLC, pursuant to Section 201 of the New York City Charter, for an amendment of the City of New York, amending Article VII, Chapter 4 (Special Permits by the City Planning Commission).

Matter underlined is new, to be added;

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

Matter within # is defined in Section 12-10;

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

* * *

ARTICLE VII ADMINISTRATION

Chapter 4 Special Permits by the City Planning Commission

* * *

74-70 ADDITIONAL PERMITS

* * *

74-74 Large-scale General Development

* * *

74-743 Special provisions for bulk modification

- (a) For a #large-scale general development#, the City Planning Commission may permit:

* * *

- (12) within the boundaries of Community District 1 in the Borough of Queens, in the area generally north of 30th Road and west of 8th Street, within the Halletts Point Peninsula, the #floor area# distribution from a #zoning lot# containing existing public housing #buildings#, provided that upon approval of a #large-scale general development# there exists unused #floor area# on a separate parcel of land with existing light industrial #buildings# in an amount equivalent to, or in excess of, the #floor area# approved for distribution and further provided:

* * *

- (ii) the existing light industrial #buildings# on the separate parcel of land are demolished; or

- (13) within the boundaries of Community District 1 in the Borough of Brooklyn, on a #waterfront zoning lot# located within a C6-2 District that is mapped within a #Mandatory Inclusionary Housing area#, portions of the land, #piers# or #platforms# projecting seaward of the bulkhead line and existing on December 15, 2021 may be replaced or reconstructed with #new piers# or #new platforms#, as follows:

* * *

- (iii) such #new piers# or #new platforms# that are subject to the provisions of paragraph (a)(13)(ii) of this Section need not meet the requirements of Sections 62-242 (Uses on new piers and platforms), 62-54 (Requirements for Public Access on Piers), or 62-63 (Design Requirements for Public Access on Piers and Floating Structures), inclusive; or

- (14) within the boundaries of Community District 1 in the Borough of Brooklyn, to apply the provisions of Section 23-23 to allow floor area exemptions in #buildings# existing on December 5, 2024 within the #large-scale general development# for use in one or more new #buildings# within the same #large-scale general development#.

* * *

- (b) In order to grant a special permit pursuant to this Section for any large-scale general development, the Commission shall find that:

- (1) the distribution of #floor area#, #open space#, #dwelling units#, #rooming units# and the location of #buildings#, primary business entrances and #show windows# will result in a better site plan and a better relationship among #buildings# and open areas to adjacent #streets#, surrounding development, adjacent open areas and shorelines than would be possible without such distribution and will thus benefit both the occupants of the #large-scale general development#, the neighborhood and the City as a whole;

* * *

- (11) where the Commission permits #floor area# distribution from a #zoning lot# containing existing light industrial #buildings# to be demolished in accordance with the provisions of paragraph (a)(12) of this Section, such #floor area# distribution shall contribute to better site planning of the #waterfront public access area# and shall facilitate the #development# of affordable housing units within a #large-scale general development#; and

- (12) where #new piers# or #new platforms# are constructed, replaced or reconstructed in accordance with the provisions of paragraph (a)(13) of this Section, such #new piers# and #new platforms# are an integral part of such #large-scale general development#, result in a superior site plan and form an appropriate relationship with adjacent #waterfront public access areas# and #shorelines#, and provide significant public access to or within the #seaward lot# portion of the #waterfront zoning lot#; and

- (13) where the Commission permits floor space to be exempt from the definition of #floor area# in accordance with the provisions of paragraph (a)(14) of this Section:

- (i) such exemptions shall result in improvements to #residential# amenities accessible to all residents of the #large-scale general development#; and

- (ii) an amount of #floor area# equivalent to 20 percent of the amount of #residential# floor space exempted from #floor area# pursuant to the provisions of paragraph (a)(14) shall be allocated to units affordable at levels required for #affordable housing units# for a #UAP site#, as those terms are defined in Section 27-111 (General definitions).

Within Manhattan Community District 2, within the former Washington Square Southeast Urban Renewal Area, where the Commission has approved a #large-scale general development# and a #lot line# of such #large-scale general development# coincides with the boundary of a mapped #public park#, such #lot line# shall be considered to be a #street line# of a #wide street# for the purposes of applying all #use# and #bulk# regulations of this Resolution.

* * *

BOROUGH OF QUEENS

Nos. 9 - 11

IKOS SENIOR LIVING

No. 9

CD 01

C 250208 ZMQ

IN THE MATTER OF an application submitted by the New York City 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. 9a:

- eliminating from within an existing R5 District a C1-2 District bounded by a line midway between 30th Street and 31st Street, a line 100 feet southwesterly of Broadway, a line midway between 31st Street and 32nd Street, and a line 400 feet southwesterly of Broadway;
- changing from an R5 District to a C4-2A District property bounded by a line midway between 31st Street and 32nd Street, a line 100 feet southwesterly of Broadway, 32nd Street, and a line 150 feet southwesterly of Broadway; and
- changing from an R5 District to a C4-5 District property bounded by a line midway between 30th Street and 31st Street, a line 100 feet southwesterly of Broadway, a line midway between 31st Street and 32nd Street, and a line 400 feet southwesterly of Broadway; as shown on a diagram (for illustrative purposes only) dated April 7, 2025, and subject to the conditions of CEQR Declaration E-771.

No. 10

CD 1

N 250209 ZRQ

IN THE MATTER OF an application submitted by New York City Department of Housing Preservation and Development, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York amending APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area.

Matter underlined is new, to be added;

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

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

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

* * *

APPENDIX F

Mandatory Inclusionary Housing Areas and former Inclusionary Housing Designated Areas

* * *

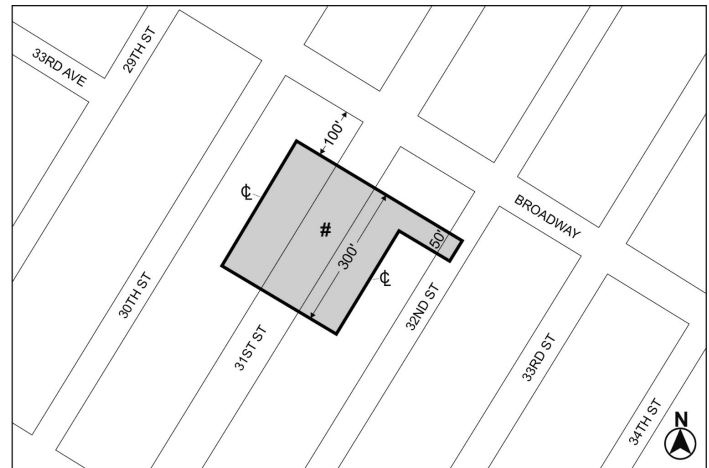
QUEENS

Queens Community District 1

* * *

Map 12 – [date of adoption]

[PROPOSED MAP]



■ Mandatory Inclusionary Housing area

Area # — [date of adoption] MIH Option 1

Portion of Community District 1, Queens

* * *

No. 11

CD 1

C 250207 HAQ

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development (HPD)

- pursuant to Article 16 of the General Municipal Law of New York State for:
 - the designation of property located at 31-07 31st Street (Block 611, Lot 25) as an Urban Development Action Area; and
 - an Urban Development Action Area Project for such area; and
- pursuant to Section 197-c of the New York City Charter for the disposition of such property to a developer to be selected by HPD;

to facilitate the development of a 13-story building containing approximately 167 affordable independent residences for seniors (AIRS) and a community facility, Borough of Queens, Community District 1.

Nos. 12 - 18

LONG ISLAND CITY NEIGHBORHOOD PLAN

CDs 1 & 2

C 250176 ZMQ

IN THE MATTER OF an application submitted by the NYC Department of City Planning - Queens Borough Office pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 8d and 9b:

- eliminating from within an existing R6A District a C1-5 District bounded by a line 75 feet northerly of 46th Avenue, a line 100 feet easterly of Vernon boulevard, 46th Road, and a line 100 feet westerly of Vernon Boulevard;
- eliminating from within an existing R7A District a C2-5 District bounded by a line 900 feet southwesterly of 43rd Avenue, Vernon Boulevard, the northerly street line of former 44th Road, and a line 100 feet westerly of Vernon Boulevard;
- eliminating a Special Mixed-Use District (MX-9) bounded by the southwesterly boundary line of Queens Bridge Park and its southeasterly prolongation, Vernon Boulevard, 43rd Avenue, and the U.S. Pierhead and Bulkhead Line;
- changing from an M1-3 District to an M1-4A District property bounded by a line 225 feet northeasterly of 40th Avenue, 23rd Street, a line 100 feet northeasterly of 41st Avenue, and a line midway between 22nd Street and 23rd Street;
- changing from an M1-4 District to an M1-4A District property bounded by 43rd Avenue, 13th Street, 44th Avenue, a line 100 feet northwesterly and westerly of 21st Street, a line 100 feet northerly of 44th Drive, Vernon Boulevard, 44th Road, and 9th Street;

6. changing from an M1-3 District to an M1-5A District property bounded by a line 225 feet northeasterly of 40th Avenue, a line midway between 22nd Street and 23rd Street, a line 100 feet northeasterly of 41st Avenue, 23rd Street, 41st Avenue, and 21st Street;
7. changing from an M1-4 District to an M1-5A District property bounded by:
 - a. Queens Plaza South, 13th Street, 43rd Avenue, 9th Street, 44th Road, and Vernon Boulevard; and
 - b. a line 190 feet southwesterly of 43rd Avenue, 22nd Street, 44th Avenue, a line 100 feet westerly of 23rd Street and its northerly prolongation, a line 100 feet northerly of 44th Drive, a line 130 feet easterly of 21st Street, and a line 120 feet northwesterly of 22nd Street and its southwesterly prolongation;
8. changing from an M1-4 District to an M1-6A District property bounded by Queens Plaza South, 21st Street, 43rd Avenue, 23rd Street, a line 100 feet northerly of 44th Drive, a line 100 feet westerly of 23rd Street and its northerly prolongation, 44th Avenue, 22nd Street, a line 190 feet southwesterly of 43rd Avenue, a line 120 feet northwesterly of 22nd Street and its southwesterly prolongation, a line 130 feet easterly of 21st Street, a line 100 feet northerly of 44th Drive, a line 100 feet westerly and northwesterly of 21st Street, 44th Avenue, and 13th Street;
9. changing an M1-5 District to an M1-6A District property bounded by Queens Plaza South, 23rd Street, 43rd Avenue, and 21st Street;
10. changing from an M1-4 District to an M1-2A/R6A District property bounded by a line midway between 44th Drive and 45th Avenue, a line 100 feet westerly of 11th Street, 46th Road, a line 100 feet easterly of Vernon Boulevard, and a line 100 feet easterly of 10th Street;
11. changing from an R6A District to an M1-3A/R7A District property bounded by a line 75 feet northerly of 46th Avenue, a line 100 feet easterly of Vernon boulevard, 46th Road, and a line 100 feet westerly of Vernon Boulevard;
12. changing from an M1-4 District to an M1-3A/R7A District property bounded by 45th Road, a line 100 feet easterly of Vernon Boulevard, a line 75 feet northerly of 46th Avenue, and Vernon Boulevard;
13. changing from an M1-4 District to an M1-3A/R7X District property bounded by:
 - a. 45th Avenue, a line 100 feet easterly of Vernon Boulevard, 45th Road, and Vernon Boulevard; and
 - b. 46th Road, a line 100 feet westerly of Vernon Boulevard, 47th Avenue, and a line 100 feet easterly of 5th Street;
14. changing from an R6B District to an M1-4A/R8A property bounded by 44th Drive, 23rd Street, a line midway between 44th Drive and 45th Avenue, and a line 45 feet westerly of 23rd Street;
15. changing from an M1-4 District to an M1-4A/R8A District property bounded by a line 100 feet northerly of 44th Drive, a line 100 feet westerly of 11th Street, a line midway between 44th Drive and 45th Avenue, a line 100 feet southeasterly of 10th Street, 45th Avenue, and Vernon Boulevard;
16. changing from an M1-4/R7A District to an M1-4A/R8A District property bounded by a line 100 feet northerly of 44th Drive, 23rd Street, 44th Drive, a line 45 feet westerly of 23rd Street, a line midway between 44th Drive and 45th Avenue, and a line 100 feet westerly of 11th Street;
17. changing from an M1-4 District to an M1-5A/R8 District property bounded by:
 - a. a line 150 feet southerly of former southerly terminus of 44th Avenue and its easterly prolongation, the northerly street line of 44th Road and its easterly prolongation, Vernon Boulevard, 45th Avenue, 5th Street, the westerly centerline prolongation of 44th Drive, and the U.S. Pierhead and Bulkhead Line; and
 - b. 46th Avenue, a line 100 feet westerly of Vernon Boulevard, 46th Road, and a line 100 feet easterly of 5th Street;
18. changing from an M1-4/R6A District to an M1-5A/R8 District property bounded by 46th Avenue, a line 100 feet easterly of 5th Street, 47th Avenue, and 5th Street;
19. changing from an M1-5/R9 District to an M1-6/R9 District property bounded by Queens Plaza South, a line 100 feet northwesterly of Crescent Street, 42nd Road, and 24th Street;
20. changing from an M1-5/R9 District to an M1-6/R10 District property bounded by 42nd Road, a line 100 feet northwesterly of Crescent Street, 43rd Avenue, and 23rd Street;
21. changing an R7A District to an M1-6A/R9 District property bounded by a line 900 feet southwesterly of 43rd Avenue, Vernon Boulevard, the northerly street line of 44th Road and it's easterly prolongation, a line 150 feet southerly of former southerly terminus of 44th Avenue and its easterly prolongation, and a line 135 feet easterly of former westerly terminus of 44th Avenue and its northerly and southerly prolongations;
22. changing an M1-4 District to an M1-6A/R9 District property bounded by 44th Drive and its westerly centerline prolongation, 5th Street, 45th Avenue, Vernon Boulevard, a line 75 feet northerly of 46th Avenue, a line 100 feet westerly of Vernon Boulevard, 46th Avenue, 5th Street and its northerly centerline prolongation, the northeasterly boundary line of Canal, and the U.S. Pierhead and Bulkhead Line;
23. changing an M3-1 District to an M1-6A/R9 District property bounded by the northeasterly boundary line of Canal, the northerly centerline prolongation of 5th Street, the northeasterly boundary line of a Park, and the U.S. Pierhead and Bulkhead Line;
24. changing an M1-5 District to an M1-6A/R10 District property bounded by 41st Avenue, 23rd Street, Queens Plaza North, and 21st Street; and
25. establishing a Special Long Island City District (LIC) bounded by:
 - a. a line 225 feet northeasterly of 40th Avenue, 23rd Street, Queens Plaza South, and 21st Street; and
 - b. the southwesterly boundary line of Queens Bridge Park, Vernon Boulevard, Queens Plaza South, 21st Street, 43rd Avenue, 23rd Street, a line 100 feet northerly of 44th Drive, a line 100 feet westerly of 11th Street, 46th Road, a line 100 feet easterly of Vernon Boulevard, a line 75 feet northerly of 46th Avenue, a line 100 feet westerly of Vernon Boulevard, 47th Avenue, a line 100 feet easterly of 5th Street, 46th Avenue, 5th Street and its northerly centerline prolongation, the northeasterly boundary line of a Park, and the U.S. Pierhead and Bulkhead Line;

Borough of Queens, Community Districts 1 and 2, as shown on a diagram (for illustrative purposes only) dated April 21, 2025, and subject to the conditions of CEQR Declaration E-848.

No. 13

CD 1, 2 **N 250177 ZRQ**
IN THE MATTER OF an application submitted by NYC Department of City Planning, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York amending the Special Long Island City District (Article XI, Chapter 7), and related Sections, and amending APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area.

Matter underlined is new, to be added;
 Matter ~~struck out~~ is old, to be deleted;
 Matter within # # is defined in Sections 12-10, 32-301, 66-11, 117-361 or 117-503;
 * * * indicates where unchanged text appears in the Zoning Resolution.

* * *

ARTICLE VI SPECIAL REGULATIONS APPLICABLE TO CERTAIN AREAS

Chapter 2 Special Regulations Applying in the Waterfront Area

* * *

62-10 GENERAL PROVISIONS

* * *

62-13 Applicability of District Regulations

The regulations of all other Chapters of this Resolution are applicable, except as superseded, supplemented or modified by the provisions of this Chapter. In the event of a conflict between the provisions of this Chapter and other regulations of this Resolution, the provisions of this Chapter shall control. However, in the event of a conflict between the provisions of this Chapter and the provisions of Article VI, Chapter 4, or Article VI, Chapter 6, the provisions of Article VI, Chapter 4, or Article VI, Chapter 6 shall control.

* * *

The regulations of this Chapter shall apply in the following Special Purpose Districts, except as specifically modified within the Special Purpose District provisions:

#Special Flushing Waterfront District#
 #Special Gowanus Mixed Use District#
 #Special Inwood District#
 #Special Long Island City Mixed Use District#
 #Special St. George District#.

* * *

62-90 WATERFRONT ACCESS PLANS

* * *

62-95 Borough of Queens

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

- Q-1: Northern Hunters Point, as set forth in Section 62-951 the #Special Long Island City Mixed Use District#, Section 117-36 (Northern Hunters Point Waterfront Access Plan)
- Q-2: Flushing Waterfront, in the #Special Flushing Waterfront District#, as set forth in Section 127-50 (FLUSHING WATERFRONT ACCESS PLAN)
- Q-3: Newtown Creek, in the #Special Southern Hunters Point District#, as set forth in Section 125-46 (Newtown Creek Waterfront Access Plan).

62-951 Waterfront Access Plan Q-1: Northern Hunters Point

[MOVING PROVISIONS TO SECTION 117-36 AND MODIFYING]

Maps Q-1a through Q-1c in paragraph (f) of this Section show the boundaries of the area comprising the Northern Hunters Point Waterfront Access Plan and the location of certain features mandated or permitted by the Plan. The plan area has been divided into parcels consisting of tax blocks and lots and other lands as established on October 14, 1997, as follows:

- Parcel 1: Block 477, Lot 7
 Parcel 2: Block 477, Lots 13, 15, 20
 Parcel 3: Block 477, Lot 24
 Parcel 4: 43rd Avenue between Vernon Boulevard and the East River
 Parcel 5: Block 488, Lot 114
 Parcel 6: Block 488, Lot 1
 Parcel 7: Block 488, Lots 15, 35
 Block 489, Lots 23, 46
 Parcel 8: Block 25, Lot 15
 Parcel 9: Block 25, Lots 1, 9, 11
 Parcel 10: Block 26, Lot 10
 Parcel 11: Block 26, Lots 1, 2, 3, 4, 8
 Parcel 12: Block 26, Lots 17 and 21

(a) Special #waterfront yard# requirements

The #yard# regulations of Section 62-33 (Special Yard Regulations on Waterfront Blocks) shall be applicable. In addition, where a #waterfront yard# is not required, pursuant to Section 62-33, #yards# meeting the dimensional requirements of Section 62-33 shall be provided in connection with any #development#, in accordance with the provisions of paragraph (f) of Section 62-912 (Elements of a Waterfront Access Plan).

(b) Area-wide modifications

The following provisions shall apply to #zoning lots# required to provide a #waterfront public access area#, pursuant to Section 62-50 (GENERAL REQUIREMENTS FOR VISUAL CORRIDORS AND WATERFRONT PUBLIC ACCESS AREAS), inclusive:

- (1) Section 62-57 (Requirements for Supplemental Public Access Areas) shall be inapplicable except where specifically stated otherwise in this Plan.
- (2) Section 62-58 (Requirements for Water-Dependent Uses and Other Developments) shall be inapplicable. In lieu thereof, for #developments# listed in Section 62-52 (Applicability of

Waterfront Public Access Area Requirements), paragraph (b), required #waterfront public access areas# shall be provided in accordance with Sections 62-53 (Requirements for Shore Public Walkways), 62-54 (Requirements for Public Access on Piers), 62-55 (Requirements for Public Access on Floating Structures) and 62-56 (Requirements for Upland Connections), as modified by this Plan.

However, for #developments# that include WD #uses# and would otherwise be permitted to provide public access pursuant to Section 62-58, the location of the public access areas specified in this Plan may be moved upland from the #shoreline# for the minimum distance required to accommodate the upland water-dependent functions of such #developments#, provided the relocation allows for a continuous public walkway connecting to #shore public walkways# on adjoining #zoning lots#.

(c) Special #waterfront public access area# and #visual corridor# provisions applying on Anable Basin

The following provisions shall apply to certain #developments# on Parcels 8, 9, 10, 11 and 12:

- (1) In the event that a #building or other structure#, existing at the time that a #waterfront public access area# is required, is located so that the minimum dimensional provisions of Sections 62-53 and 62-54 cannot be met without requiring the partial or complete demolition of such #building or other structure#, the required width of such a #waterfront public access area# shall be reduced to the width between the seaward edge of the #waterfront yard# or #lot line# and the existing #building or other structure#. However, the minimum width of a #shore public walkway# shall be six feet and that of an #upland connection# shall be 12 feet. In no case shall a #shore public walkway# have a width less than 10 feet for a continuous distance of more than 300 feet.
- (2) In the event that a #building or other structure#, existing at the time a #waterfront public access area# is required, is located so that the minimum dimensional standards for public access pursuant to paragraph (c)(1) of this Section cannot be met without requiring the partial or complete demolition of such #building or other structure#, all #waterfront public access area# requirements for such #development# shall be waived.
- (3) A #shore public walkway# required in conjunction with a #development# involving existing #buildings or other structures#, or required on any #zoning lot# having a #shoreline# length of less than 150 feet, shall be improved pursuant to Section 62-62 (Design Requirements for Shore Public Walkways and Supplemental Public Access Areas), except that the circulation path as required in paragraph (a)(1) of such Section may be reduced to 10 feet and the amount of planting area as required in paragraph (c)(1) of such Section may be reduced to 40 percent.
- (4) Within any portion of a #shore public walkway# having a width of less than 10 feet, the minimum width of the circulation path shall be six feet and all planting requirements shall be waived.

(d) Special public access provisions by parcel

The provisions of Sections 62-52 and 62-60 (DESIGN REQUIREMENTS FOR WATERFRONT PUBLIC ACCESS AREAS), inclusive, are modified at the following designated locations which are shown on Map Q-1b in paragraph (f) of this Section:

(1) Parcel 1

No #upland connection# shall be required within Parcel 1; however, a direct connection shall be provided between the #shore public walkway# and Queensbridge Park.

(2) Parcel 2

An #upland connection# shall be located between Vernon Boulevard and the #shore public walkway# within the flexible location zone shown on Map Q-1b in paragraph (f) of this Section, which is the westerly prolongation of Queens Plaza South, either:

- (i) along the northerly tax lot line of Block 477, Lot 15, and its extension to Vernon Boulevard, if such tax lot is #developed# as a #zoning lot# separate from Block 477, Lot 13; or

- (ii) continuously adjoining the boundary between Parcels 1 and 2.

(3) Parcel 3

No #upland connection# shall be required within Parcel 3; however, a direct connection shall be provided between the #shore public walkway# and the public access area provided on Parcel 4.

(4) Parcel 4

- (i) A continuous public access area shall be provided across the westerly termination of 43rd Avenue adjoining the East River and connecting without interruption to the #shore public walkways# on Parcels 3 and 5. Such #waterfront public access area# shall have a minimum width of 40 feet and be improved consistent with the design standards set forth in Section 62-62, paragraphs (a) and (c)(1), for a #shore public walkway#. A screening buffer, pursuant to Section 62-655, shall be provided along any open or enclosed storage areas, maintenance vehicle parking or similar uses adjoining the #waterfront public access area#. Fencing may be provided to assure physical control of non-publicly accessible upland areas.
- (ii) The remaining portion of Parcel 4 shall provide pedestrian access from Vernon Boulevard to the #waterfront public access area# designated in paragraph (d)(4)(i) of this Section. The New York City Waterfront Symbol with the words "Public Waterfront" shall be installed at the intersection of any pedestrian access area with Vernon Boulevard.
- (iii) In the event that 43rd Avenue is demapped as a #street# within Parcel 4, a #shore public walkway# and #upland connection# shall be provided on Parcel 4, pursuant to Sections 62-50 and 62-60, within the westerly prolongation of 43rd Avenue.

Except as otherwise provided in this paragraph (d)(4), Section 62-60 shall be inapplicable.

(5) Parcel 5

(i) #Upland connection#

An #upland connection# shall be provided through Parcel 5 between Vernon Boulevard and the #shore public walkway#. The #upland connection# shall be located within either:

- (a) the flexible location zone indicated on Map Q-1b in paragraph (f) of this Section, having as its southerly boundary a line 500 feet south of 43rd Avenue and as its northerly boundary a line 200 feet north of such southerly boundary; or
- (b) a raised pedestrian sidewalk immediately adjoining a #building# provided both the sidewalk and #building# were existing on October 14, 1997.

The requirements of Sections 62-561 (Types of upland connections) and 62-64 (Design Requirements for Upland Connections) shall be inapplicable; however, any vehicular way traversing the pedestrian sidewalk shall be at the same level as such raised pedestrian sidewalk.

A direct connection shall be provided between the #shore public walkway# and the public access areas on Parcels 4 and 6.

(ii) #Supplemental public access area#

Notwithstanding paragraph (b)(1) of this Section, a #supplemental public access area# shall be provided pursuant to Sections 62-57 and 62-62, and shall be located within the flexible location zone described in paragraph (d)(5)(i) of this Section, immediately adjacent to the intersection of the #shore public walkway# and any #upland connection#, if the #upland connection# is located therein.

(6) Parcel 6

Sections 62-50 and 62-60 shall be inapplicable if public access is provided pursuant to restrictive declaration, number D-138, executed by the RAK Tennis Corporation on July 29, 1991, and as such may be modified pursuant to the terms of the declaration and in accordance with Section 62-12-

(Applicability to Developments in the Waterfront Area). If public access is not provided pursuant to the declaration, as such may be modified, then a #waterfront public access area# shall be provided in accordance with Sections 62-50, as modified by paragraph (b) of this Section, and Section 62-60.

(7) Parcel 7

(i) #Shore public walkway#

The #shore public walkway# shall be located within the flexible location zone shown on Map Q-1b in paragraph (f) of this Section, having as its westerly boundary the seaward edge of the #waterfront yard# and as its easterly boundary a line perpendicular to the northerly #street line# of 44th Drive, 600 feet westerly of Vernon Boulevard. The area between the seaward edge of the #waterfront yard# and the #shore public walkway# shall be subject to the provisions of Section 62-332 (Rear yards and waterfront yards).

For #developments# on a #zoning lot# having a #building or other structure#, existing on October 14, 1997, and which #developments# would retain the existing #building or other structure#, any portion of which is located within the #waterfront yard#, the #shore public walkway# may be improved pursuant to Section 62, except that the circulation path as required in paragraph (a)(1) of such Section may be reduced to 10 feet and the planting area as required in paragraph (c) (1) of such Section may be reduced to 40 percent. In addition, any portion of the #shore public walkway# located on a #platform# existing on October 14, 1997, shall be exempt from the planting requirements of such Section, except that trees shall be required; however, such trees may be located off the #platform# anywhere within or immediately adjoining the #shore public walkway#.

(ii) #Upland connection#

No #upland connection# shall be required within Parcel 7.

(8) Parcel 8

An #upland connection# shall be provided through Parcel 8 and shall be located within the flexible location zone shown on Map Q-1b in paragraph (f) of this Section, having as its westerly boundary the westerly #street line# of 5th Street and as its easterly boundary a line 250 feet east of such #street line#. In the event that a #building or other structure#, existing at the time an #upland connection# is required, is located within the southerly prolongation of 5th Street, the #upland connection# may be located anywhere within the flexible location zone; otherwise, the #upland connection# shall be located within the southerly prolongation of 5th Street.

(9) Parcels 9, 10 and 11

(i) #Shore public walkway#

Except as provided in paragraph (c) of this Section, a #shore public walkway# shall be required across each parcel; however, on any #zoning lot# existing on October 14, 1997, having a #shoreline# length of less than 150 feet, the width of the #shore public walkway# may be reduced to 16 feet, consisting of a 10 foot wide circulation path and six foot wide screening buffer, pursuant to Section 62-655. In addition, the width may be further reduced as permitted pursuant to paragraph (c)(1) of this Section.

(ii) #Upland connection#

Except as provided in paragraph (c) of this Section and on any #zoning lot# with a #shoreline# length less than 100 feet, an #upland connection# shall be provided between Vernon Boulevard and the #shore public walkway# within the flexible location zone shown on Map Q-1b, having as its northerly boundary the westerly prolongation of the southerly #street line# of 45th Avenue and as its southerly boundary the westerly prolongation of the southerly #street line# of 45th Road. In the event that Parcels 10 and 11 are #developed# as a single #zoning lot# and the #upland connection# has not been provided prior to such #development# of Parcels 10 and 11, the #upland connection# shall be located within

the westerly prolongation of 45th Road. Notwithstanding the requirements of Section 62-56 (Requirements for Upland Connections), on any #zoning lot# having a #shoreline# length of less than 150 feet, the required width of an #upland connection# may be reduced to 16 feet consisting of a 10 foot wide circulation path with the remaining area to be planted. In addition, the width may be further reduced, as permitted pursuant to paragraph (c)(1) of this Section.

(10) Parcel 12

No #upland connection# shall be required within Parcel 12; however, a direct connection shall be provided between the #shore public walkway# and 5th Street.

(e) Special #visual corridor# provisions by parcel

The designated locations for #visual corridors# pursuant to this Plan shall be as follows and are shown on Map Q-1c in paragraph (f) of this Section:

(1) Parcels 1 and 2

A #visual corridor# shall be provided through Parcels 1 and 2 to the pierhead line as the westerly prolongation of Queens Plaza South. In the event that Block 477, Lot 13, is #developed# as a single #zoning lot#, all #visual corridor# requirements on that lot shall be waived.

(2) Parcel 3

The requirement for #visual corridors# on Parcel 3 is waived.

(3) Parcel 4

43rd Avenue shall be provided as a #visual corridor#.

(4) Parcel 5

A #visual corridor# shall be provided through Parcel 5 to the pierhead line within the flexible location zone described in paragraph (d)(5)(ii) of this Section and coincident with any #upland connection# provided therein.

(5) Parcel 6

Sections 62-51 (Applicability of Visual Corridor Requirements) and 62-513 (Permitted obstructions in visual corridors) shall be inapplicable if a #visual corridor# is provided pursuant to restrictive declaration, number D-138, executed by the RAK Tennis Corporation on July 29, 1991, and as may subsequently be modified pursuant to the terms of the declaration and in accordance with Section 62-12 (Applicability to Developments in the Waterfront Area). If the #visual corridor# is not provided pursuant to the declaration, as such may be modified, then a #visual corridor# shall be provided in accordance with Section 62-51.

(6) Parcel 7

The requirement for #visual corridors# on Parcel 7 is waived.

(7) Parcel 8

A #visual corridor# shall be provided through Parcel 8 as the southerly prolongation of 5th Street.

(8) Parcels 9, 10 and 11

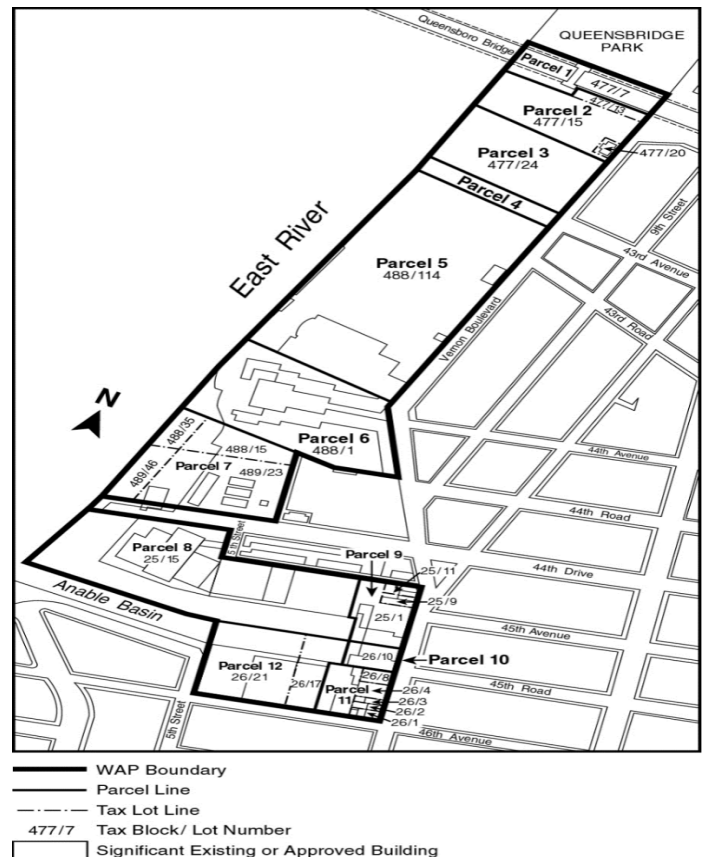
A #visual corridor#, if required pursuant to Section 62-51, shall be located through Parcel 9, 10 or 11 from Vernon Boulevard using the locational criteria for, and coincident with, the #upland connection# required pursuant to paragraph (d)(9)(ii) of this Section.

(9) Parcel 12

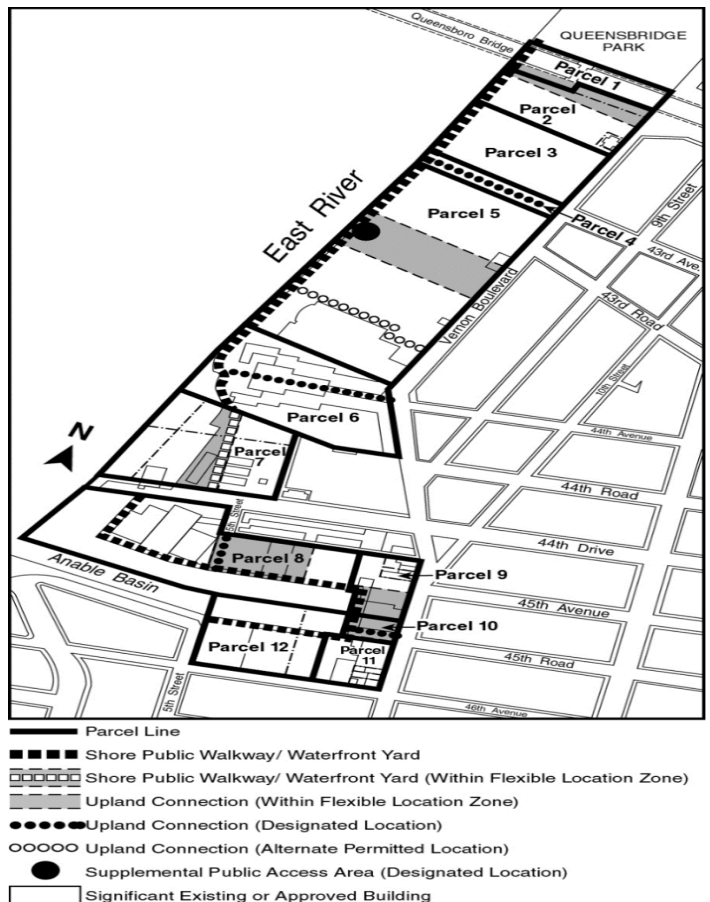
The requirement for #visual corridors# on Parcel 12 is waived.

(f) Northern Hunters Point Waterfront Access Plan Maps

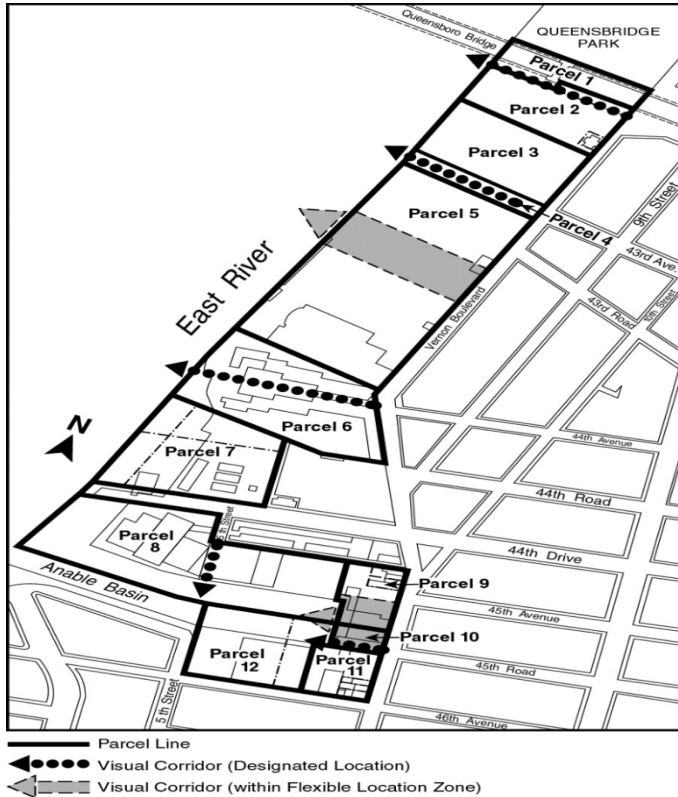
Q-1a: Parcel Designation (62-951f.1)



Q-1b: Public Access Elements Designation (62-951f.2)



Q-1c: Designated Visual Corridors Designation (62-951f.3)



* * *

ARTICLE XI SPECIAL PURPOSE DISTRICTS

Chapter 7 Long Island City Mixed Use District

117-00 GENERAL PURPOSES

[UPDATING TO REFLECT BROADER APPLICABILITY]

The “Special Long Island City Mixed Use District” established in this Resolution is designed to promote and protect the public health, safety and general welfare of the Long Island City community. These general goals include, among others, the following specific purposes:

- to support the continuing growth of a mixed residential, commercial and industrial neighborhoods by permitting expansion and development of residential, commercial, community facility and light manufacturing uses where adequate environmental standards are assured;
 - to encourage the development of moderate to high density commercial uses within a compact transit-oriented area;
 - to strengthen traditional retail streets in Hunters Point by allowing the development of new residential and retail uses to establish and maintain walkable retail corridors in the neighborhood;
 - to encourage the development of affordable housing to enhance neighborhood economic diversity by broadening the range of housing choices for residents of varied incomes;
 - to promote the opportunity for people to work in the vicinity of their residences;
- (f) to maintain and establish physical and visual public access to and along the waterfront;
- (g) to retain jobs within New York City;
- (h) to provide an opportunity for the improvement of Long Island City; and
- (i) to promote the most desirable use of land and thus conserve the value of land and buildings and thereby protect City tax revenues.

117-01 Definitions

[ADDING SECTION 66-11 APPLICABILITY HERE]

Definitions specifically applicable to this Chapter are set forth in this Section. Other defined terms are set forth in Section 12-10 (DEFINITIONS), Section 32-301 (Definitions) and Section 66-11 (Definitions).

Mixed use building or development

For the purposes of this Chapter, a “mixed use building” or a “mixed use development” shall be any #building# or #development# used partly for #residential use# and partly for #community facility#, #commercial# or #manufacturing use#.

117-02 General Provisions

[REMOVING REFERENCE TO SECTION 66-11]

In harmony with the general purposes and content of this Resolution and the general purposes of the #Special Long Island City Mixed Use District#, the regulations of this Chapter shall apply within the #Special Long Island City Mixed Use District#. The regulations of all other Chapters of this Resolution are applicable, except as modified, supplemented or superseded by the provisions of this Chapter. In the event of a conflict between the provisions of this Chapter and other regulations of this Resolution, the provisions of this Chapter shall control. However, in #flood zones#, or for #transit-adjacent sites# or #qualifying transit improvement sites#, as defined in Section 66-11 (Definitions); in the event of a conflict between the provisions of this Chapter and the provisions of Article VI, Chapter 4 (Special Regulations Applying in Flood Hazard Areas), or Article VI, Chapter 6 (Special Regulations Applying Around Mass Transit Stations), the provisions of Article VI shall control.

* * *

117-03 District Plan and Maps

[ADDING NEW APPENDICES AND MAPS]

The regulations of this Chapter implement the #Special Long Island City Mixed Use District# Plan.

The District Plan includes the following maps in Appendices A, B and C, D, and E:

- | | |
|------------|---|
| Appendix A | Special Long Island City Mixed Use District and Subdistricts Plan Map |
| Appendix B | Court Square Subdistrict Plan Map and Description of Improvements Queens Plaza West Subdistrict Plan Maps |
| Appendix C | Queens Plaza Subdistrict Plan Maps:
Map 1 - Designated Districts within the Queens Plaza Subdistrict
Map 2 - Ground Floor Use and Frontage
Map 3 - Sidewalk Widening and Street Wall Location: Northern Hunters Point Waterfront Subdistrict Plan Maps |
| Appendix D | Court Square Subdistrict Plan Map and Description of Improvements |
| Appendix E | Queens Plaza Subdistrict Plan Maps:
Map 1 - Designated Districts within the Queens Plaza Subdistrict
Map 2 - Ground Floor Use and Frontage
Map 3 - Sidewalk Widening and Street Wall Location. |

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

117-04 Subdistricts

[UPDATING AND ADDING NEW SUBDISTRICTS]

In order to carry out the purposes and provisions of this Chapter, four subdistricts are established within the #Special Long Island City Mixed Use District#, as follows: In each of these subdistricts, special regulations apply that do not apply elsewhere within the #Special Long Island City Mixed Use District# and supplement or supersede the provisions of Sections 117-00 through 117-03, inclusive:

Court Square Subdistrict, as set forth in Section 117-40, inclusive;

Dutch Kills Subdistrict, as set forth in Section 117-60, inclusive;

Hunters Point Subdistrict, as set forth in Section 117-10, inclusive;

Northern Hunters Point Waterfront Subdistrict, as set forth in Section 117-30, inclusive;

Queens Plaza Subdistrict, as set forth in Section 117-50, inclusive; and

Queens Plaza West Subdistrict, as set forth in Section 117-20, inclusive

Sections 117-10 through 117-30, inclusive, shall apply to the Hunters Point Subdistrict.

Sections 117-40 through 117-45, inclusive, shall apply to the Court Square Subdistrict.

Sections 117-50 through 117-57, inclusive, shall apply to the Queens Plaza Subdistrict.

Sections 117-60 through 117-64, inclusive, shall apply to the Dutch Kills Subdistrict.

In each of these subdistricts, certain special regulations apply which do not apply within the remainder of the #Special Long Island City Mixed Use District#. The subdistricts are outlined on Map 1 in Appendix A of this Chapter.

117-06

117-05

Applicability of the Mandatory Inclusionary Housing Program

* * *

117-06

Applicability of Article XII, Chapter 3

In the #Special Long Island City Mixed Use District#, M1 Districts are paired with a #Residence District#. In paired districts, the special #use#, #bulk#, and parking and loading provisions of Article XII, Chapter 3 (Special Mixed Use District) shall apply, except where modified by the provisions of this Chapter. For the purposes of applying the provisions of this Chapter, such provisions shall be considered the underlying district regulations.

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

117-10

HUNTERS POINT SUBDISTRICT

[CONSOLIDATING EXISTING HUNTERS POINT SUBDISTRICT PROVISIONS INTO SECTION 117-10, INCLUSIVE]

In the #Special Long Island City Mixed Use District#, the special regulations of Sections Section 117-10 through 117-30, inclusive, shall apply within the Hunters Point Subdistrict and, where noted in Sections 117-40 through 117-45, inclusive, shall also apply within the Court Square Subdistrict.

117-11

General Provisions

[CONSOLIDATING PROVISIONS FROM SECTIONS 117-11 AND 117-21 AND REVISING TO GIVE DISTRICT-WIDE APPLICABILITY]

In special areas of the Hunters Point Subdistrict of the #Special Long Island City Mixed Use District#, an M1 District is paired with a #Residence District#. For the purposes of this Chapter, such #Residence# and M1 Districts are referred to as the “designated districts”. The designated districts within the Hunters Point Subdistrict are indicated on the #zoning map# and are as follows:

M1-4/R6A
M1-4/R6B
M1-4/R7A
M1-5/R7X
M1-5/R8A

The #use#, #bulk# and parking regulations of the underlying districts shall apply, except as modified by the provisions of Section 117-10 (HUNTERS POINT SUBDISTRICT), inclusive.

117-20

SPECIAL PROVISIONS IN THE DESIGNATED DISTRICTS

117-21

Special Provisions for Use, Bulk and Parking

M1-4/R6A M1-4/R6B M1-4/R7A M1-5/R7X M1-5/R8A

The special #use#, #bulk# and parking provisions of Article XII, Chapter 3, of the #Special Mixed Use District# shall apply to the designated districts within the Hunters Point Subdistrict, except where modified by the provisions of this Section, and shall supplement or supersede the provisions of the designated #Residence# or M1 District, as applicable.

117-22

117-12

Modification of Use Group VI

M1-4/R6A M1-4/R6B M1-4/R7A M1-5/R7X M1-5/R8A

In the districts indicated, #uses# listed under Food and Beverage Retailers in Use Group VI shall be permitted without a size limitation.

117-23

117-13

Street Wall Location in Certain Designated Districts- Modifications

[CONSOLIDATING STREET WALL LOCATION PROVISIONS FROM FORMER SECTIONS 117-23 AND 117-31 INTO ONE SECTION]

R6B M1-4/R6A M1-4/R7A M1-5/R8A M1-4/R6B M1-5/R7X

(a) In certain districts

In the districts indicated, the #street wall# location provisions of paragraph (a) Section 23-431 shall apply. However, the #street wall# of a #building# need not be located further from a #street line# than 15 feet.

117-30

SPECIAL PROVISIONS FOR C1 AND C2 DISTRICTS

117-31

Special Bulk Regulations

(b) In C1 and C2 Districts

For C1 or C2 Districts, the #street wall# location provisions of paragraph (a) Section 35-631 shall apply.

* * *

117-20

QUEENS PLAZA WEST SUBDISTRICT

[ADDING NEW SUBDISTRICT]

In the #Special Long Island City Mixed Use District#, the special regulations of Section 117-20, inclusive, shall apply in the Queens Plaza West Subdistrict.

117-201

General provisions

In the Queens Plaza West Subdistrict, the #use#, #bulk#, and parking regulations of the underlying districts shall apply, except as modified by the provisions of Section 117-20 (QUEENS PLAZA WEST SUBDISTRICT), inclusive.

117-202

Queens Plaza West subdistrict plan

The regulations of this Section are designed to implement the Queens Plaza West subdistrict plan as set forth in Appendix B to this Chapter.

117-21

Special Use Regulations

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

117-211

Retail and service establishments

The underlying M1 District #use# regulations shall be modified such that #uses# listed under Use Group VI with a size limitation, as denoted with an “S” in the Use Group tables set forth in Section 42-16 (Use Group VI – Retail and Services), inclusive, shall be permitted without a size limitation.

117-212

Streetscape regulations

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

- #ground floor level# #street# frontages along #streets#, or portions thereof, designated on Map 1 (Subdistrict Plan Map and Streetscape Regulations) in Appendix B of this Chapter, shall be considered #Tier C street frontages#;
- all other frontages in applicable #Commercial Districts# or in M1 Districts paired with a #Residence District# shall be considered

#Tier B street frontages#; and

- (c) In #Manufacturing Districts#, Type 1 and Type 2 #streets# designated below shall be subject to the alternate provisions for #Tier B street frontages# set forth in Section 31-322. In addition, where a #zoning lot# has frontage along a Type 1 #street# and a frontage along another #street#, no curb cuts accessing off-street parking spaces or loading spaces shall be permitted on such Type 1 #street# frontage.

For the purposes of this paragraph, Type 1 frontages shall include: Vernon Boulevard; 11th Street; 21st Street; 23rd Street; and Queens Plaza South.

For the purposes of this paragraph, Type 2 frontages shall include: 43rd Avenue and 44th Avenue.

117-22

Special Floor Area Regulations

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

117-221

Special floor area regulations in certain paired districts

In M1 Districts paired with an R9 or R10 District, the following maximum #floor area ratios# shall apply:

MAXIMUM FLOOR AREA RATIO FOR ALL USES

	#Residential# #Floor Area Ratio# for Standard #Residences#	#Residential Floor Area Ratio# for #Qualifying Affordable Housing# or #Qualifying Senior Housing#	#Community Facility# #Floor Area Ratio#	#Commercial# or #Manufacturing# #Floor Area Ratio#
M1-6/R9	8.0	9.6	10.0	15.0
M1-6/ R10	10.0	12.0	12.0	12.0

Such maximum #floor area# may be increased where a #public plaza# is provided pursuant to 117-223.

117-222

Special floor area provisions for zoning lots containing schools

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

117-223

Authorization for a public plaza

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

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

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

(a) Conditions and limitations

The following conditions and limitations shall apply:

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

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

- (2) modifications to the maximum permitted #building# height shall not result in an increase that exceeds 25 percent of the maximum #building# height otherwise permitted by the applicable district regulations; and

- (3) modifications to the regulations governing #public plazas# shall be limited to:

- (i) the basic design criteria set forth in Section 37-71, inclusive, other than the area dimensions provisions of Section 37-712;
- (ii) the access and circulation provisions set forth in Section 37-72, inclusive, other than hours of access set forth in Section 37-727; and
- (iii) the types and standards for amenities set forth in Section 37-74, inclusive.

(b) Findings

The Commission shall find that:

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

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

117-224

Special floor area provisions for off-street parking

Floor space used for #accessory# off-street parking spaces provided in any #story# located not more than 33 feet above #curb level# shall be exempt from the definition of #floor area#.

117-23

Special Yard Regulations

The #yard# regulations of the underlying districts shall apply, except that in all M1 Districts paired with a #Residence District#, the #yard# regulations applicable to an M1 District with an A suffix shall apply to portions of #buildings# allocated to #manufacturing#, #commercial#, or #community facility# #uses#.

117-24

Special Height and Setback Regulations

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

117-241

Street wall location

In M1 Districts paired with a #Residence District#, the #street wall# location provisions of paragraph (a) of Section 123-651 shall apply, except that:

- (a) along the portion of Vernon Boulevard south of 45th Avenue, the #street line# shall be considered a line within the #zoning lot# that is parallel to, and five feet beyond, the Vernon Boulevard #street line#; and
- (b) for #developments# with #building# widths exceeding 150 feet along designated frontages, a minimum of 20 percent of the surface area of such #street walls# above the level of the #second story#, or a height of 30 feet, whichever is lower, shall either recess or project a minimum of three feet from the remaining surface of the #street wall#. Such provisions shall apply along the following #streets#:
 - (1) 46th Avenue;
 - (2) 45th Road; and
 - (3) 44th Drive.

117-242

Height and setback

In M1 Districts paired with an R9 or R10 District, the following height and setback modifications shall apply:

- (a) the maximum base height for both districts shall be 155 feet; and
- (b) no maximum height limit shall apply, except that for #zoning lots# located north of Queens Plaza North, the maximum height limit for #residential# #buildings#, or portions thereof, shall be 750 feet.

117-25

Modifications to Bulk Regulations

117-251

Certification to modify height restrictions

In M1 Districts paired with an R9 or R10 District, the special permit provisions of Section 73-66 (Height Regulations Around Airports) shall not apply. In lieu thereof, the height restrictions of Sections 61-21 (Restriction on Highest Projection of Building or Structure) or 61-22 (Permitted Projection within any Flight Obstruction Area), may be modified where the Chairperson of the City Planning Commission has certified to the Department of Buildings that the Federal Aviation Administration and the Port Authority of New York and New Jersey have determined that such #building or other structure#, including the location of temporary structures such as construction cranes, will not constitute a danger to the safety of air passengers or disrupt established airways or runway operations, respectively. An application for such certification shall include separate verification letters from such agencies.

117-252

Authorization for sites containing schools

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

(a) Conditions

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

(b) Findings

The Commission shall find that:

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

* * *

117-30

NORTHERN HUNTERS POINT WATERFRONT SUBDISTRICT

[ADDING NEW SUBDISTRICT]

In the #Special Long Island City Mixed Use District#, the special regulations of Section 117-30, inclusive, shall apply in the Northern Hunters Point Waterfront Subdistrict.

117-301

General provisions

In the Northern Hunters Point Waterfront Subdistrict, the #use#, #bulk, and parking regulations of the underlying districts shall apply, except as modified by the provisions of Section 117-30 (NORTHERN HUNTERS POINT WATERFRONT SUBDISTRICT), inclusive.

117-302

Northern Hunters Point Waterfront Subdistrict Plan

The regulations of this Section are designed to implement the Northern Hunters Point Waterfront Subdistrict Plan as set forth in Appendix C to this Chapter.

117-303

Applicability of Article VI, Chapter 2

In the Northern Hunters Point Waterfront Subdistrict, all #zoning lots# in M1 Districts paired with a #Residence District# without a letter suffix shall be considered #waterfront zoning lots# for the purposes of applying the height and setback regulations of Section 62-343 (Height and setback regulations in other medium- and high-density districts), as modified by the provisions of Section 117-34 (Special Height and Setback Regulations), inclusive. Such height and setback provisions, along with other applicable #bulk# regulations, may be modified by special permit of the City Planning Commission on such #waterfront zoning lots# pursuant to Section 62-837 (Bulk modifications on waterfront blocks).

In addition, all #zoning lots# under common ownership that are contiguous or would be contiguous but for a #street# established after [date of adoption] shall be considered #waterfront zoning lots# for the purposes of applying the provisions of Section 62-50 (GENERAL REQUIREMENTS FOR VISUAL CORRIDORS AND WATERFRONT PUBLIC ACCESS AREAS), inclusive, as modified by Section 117-36 (Northern Hunters Point Waterfront Access Plan), inclusive.

117-304

Applicability of Article VII, Chapter 7

In the Northern Hunters Point Waterfront Subdistrict, for #zoning lots# divided by district boundaries, the provisions of Section 77-22 (Floor Area Ratio) shall be modified such that the #floor area# resulting from the application of adjusted maximum #floor area ratio# may be located anywhere on the #zoning lot#, subject to the height and setback regulations for each portion of the #zoning lot#.

117-31

Special Use Regulations

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

117-311

Retail and service establishments

The underlying M1 District #use# regulations shall be modified such that #uses# listed under Use Group VI with a size limitation, as denoted with an "S" in the Use Group tables set forth in Section 42-16 (Use Group VI – Retail and Services), shall be permitted without a size limitation.

117-312

Streetscape regulations

The underlying #ground floor level# streetscape provisions set forth in Section 32-30 (STREETSCAPE REGULATIONS), inclusive, shall apply, except that #ground floor level# #street frontage# locations as designated on Map 2 (Streetscape Regulations) in Appendix C to this Chapter, shall be considered #Tier C street frontages#, and all other frontages in applicable #Commercial Districts# or in M1 Districts paired with a #Residence District# shall be considered #Tier B street frontages#. In certain locations designated on Map 2, such #Tier C street frontages# are designated in 50-foot increments.

117-32

Special Floor Area Regulations

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

For the purpose of applying the special #floor area ratio# provisions of this Subdistrict, six Subareas are designated. The locations of these subareas are shown on Map 1 (Subdistrict Plan Map and Designated Subareas) in the Appendix C to this Chapter. Outside of a Subarea, the underlying #floor area# regulations shall apply.

117-321

Maximum floor area ratio

The maximum #floor area ratio# permitted for #commercial#, #community facility#, #manufacturing#, or #residential uses# in Subareas A through F is specified in the following table:

MAXIMUM FLOOR AREA RATIO FOR ALL USES

Subarea	#Residential# #Floor Area Ratio# for Standard #Residences#	#Residential# #Floor Area Ratio# for #Qualifying Affordable Housing# or #Qualifying Senior Housing#	#Community Facility# #Floor Area Ratio#	#Commercial# or #Manufacturing# #Floor Area Ratio#
A	8.42	10.10	10.0	8.0
B	6.00	7.20	7.2	6.5
C1	6.45	7.74	7.2	4.0
C2	6.50	7.80	7.2	4.0
D	7.02	8.42	8.0	8.0
E	6.00	7.20	4.0	6.5
F	5.00	6.00	4.0	4.0

117-322

Floor area bonus for active recreation space

For #zoning lots# with a minimum #lot area# of 40,000 square

feet or more, in R9 Districts and in M1 Districts paired with an R9 District, for each square foot of publicly accessible, supplemental open area provided in accordance with Section 17-365 (Requirements for supplemental open spaces and amenities), inclusive, the maximum #floor area# permitted on the #zoning lot# may be increased by six square feet, provided that the resulting bonus #floor area ratio# shall not exceed 0.6.

117-323

Special floor area provisions for zoning lots containing schools

For #zoning lots# with a #lot area# of at least 20,000 square feet, up to 150,000 square feet of floor space within a public #school# constructed in whole or in part pursuant to a written agreement with the New York City School Construction Authority and subject to the jurisdiction of the Department of Education shall be exempt from the definition of #floor area# in Section 12-10 (DEFINITIONS).

117-324

Special floor area provisions for off-street parking

Floor space used for #accessory# off-street parking spaces provided in any #story# located not more than 33 feet above #curb level# shall be exempt from the definition of #floor area#.

117-325

Certification for transfer of floor area

The Chairperson of the City Planning Commission shall allow, by certification, a transfer of #floor area# between contiguous #zoning lots# in common ownership otherwise separated by mapped #streets#. Such certification for a transfer of #floor area# shall be subject to the conditions of paragraph (a) and application requirements of paragraph (b) of this Section.

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

(a) Conditions

The maximum amount of #floor area# that may be transferred from the granting site shall be the maximum #floor area ratio# permitted pursuant to the applicable provisions of Section 117-32, inclusive, less the total #floor area# of all existing #buildings#. Each transfer, once completed, shall irrevocably reduce the amount of #floor area# that may be transferred.

(b) Application requirements

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

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

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

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

117-33

Special Yard Regulations

The underlying #yard# regulations of Section 62-33 (Special Yard and Lot Regulations on Waterfront Blocks), inclusive, shall apply. In addition, where a #waterfront yard# is not required pursuant to Section 62-33, #yards# meeting the dimensional requirements of Section 62-332 (Rear yards and waterfront yards) shall be provided in connection with any #development#, in accordance with the provisions of paragraph (f)

of Section 62-912 (Elements of a Waterfront Access Plan).

117-34

Special Height and Setback Regulations

In #Manufacturing Districts#, the underlying height and setback regulations shall apply.

In M1 Districts paired with a #Residence District# with a letter suffix, the provisions of Section 123-65 (Special Height and Setback Regulations in Special Mixed Use Districts With R6 Through R12 District Designations), inclusive, shall apply, except as modified by the provisions of this Section, inclusive.

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

117-341

Street wall location

In #Residence Districts#, and M1 Districts paired with #Residence Districts#, the #street wall# location provisions of paragraph (a) of Section 123-651 (Street wall location for all buildings) shall apply, except that:

- (a) along the portion of Vernon Boulevard south of 44th Drive, the #street line# shall be considered a line within the #zoning lot# that is parallel to, and five feet beyond, the Vernon Boulevard #street line#;
- (b) along the southerly #street line# of 45th Avenue, beyond 100 feet of Vernon Boulevard, a sidewalk widening, with a depth of five feet, as measured perpendicular to the #street line#, shall be provided in accordance with Department of Transportation standards, and shall be accessible to the public. The southerly edge of such sidewalk widening shall be considered the #street line# for the purposes of applying the #street wall# location provisions;
- (c) no minimum percentage of #street wall# need be located within a set distance of the #street line#:
 - (1) along #shore public walkways#;
 - (2) along the portion of Vernon Boulevard north of 44th Avenue and south of 43rd Road; and
 - (3) within the following distances of #street lines# intersecting at 5th Street and 44th Drive:
 - (i) 150 feet, as measured in a northerly or southerly direction from such intersection; and
 - (ii) 250 feet, as measured in an easterly direction; and
- (d) such #street walls# shall extend to a minimum base of at least 40 feet, or the height of the #building#, whichever is less.

117-342

Base heights, minimum setbacks and articulation

In #Residence Districts# and in M1 Districts paired with #Residence Districts#, the maximum base heights, required minimum setback and required #street wall# articulation shall be as follows:

- (a) The maximum base height before a required setback shall be:
 - (1) 85 feet in the following locations:
 - (i) along the #shore public walkways# located along Anable Basin; and
 - (ii) along the portion of 44th Avenue that is beyond 100 feet of both Vernon Boulevard and 5th Street;
 - (2) 125 feet in the following locations:
 - (i) within 100 feet of the #street line# along the portion of Vernon Boulevard that is located north of 45th Avenue;
 - (ii) within 100 feet of the #street line# along the portion of 44th Drive that is beyond 100 feet from the easterly #street line# of 5th Street; and
 - (iii) along the remaining northerly portion of 44th Avenue; and
 - (3) 105 feet along all other #streets#, or portions thereof.
- (b) At a height not lower than the minimum base height or higher than the maximum base height, setbacks shall be provided in accordance with the provisions of Section 23-433 (Standard setback regulations), except that:
 - (1) along a #shore public walkway#, a setback of 30 feet shall be required, as measured from the upland boundary of the #shore public walkway#;
 - (2) no setback need be provided along the #visual corridor#

located at the prolongation of 45th Avenue;

- (3) for the purposes of applying such setback regulations, the following may be considered #wide streets#:
- (i) #streets# that adjoin a #waterfront public access area#;
 - (ii) #upland connections# or #visual corridors# at the prolongation of #streets# on #blocks# surrounding Anable Basin; and
 - (iii) other #upland connections# or #visual corridors# along the northerly side of Anable Basin.

Dormers provided in accordance with paragraph (b) of Section 23-413 (Permitted obstructions in certain districts) shall be permitted within any setback area, provided that the depth of encroachment of a dormer facing the #shore public walkway# shall not exceed 15 feet.

- (c) For #developments# with #building# widths exceeding 150 feet along designated frontages, a minimum of 20 percent of the surface area of such #street walls# shall either recess or project a minimum of three feet from the remaining surface of the #street wall#. Such surface area shall be measured:
- (1) above the level of adjoining grade, for #street walls# facing #shore public walkways# along Anable Basin; and
 - (2) above the level of the #second story#, or a height of 30 feet, whichever is lower, along the following #streets# and portions of #waterfront public access areas#:
 - (i) 46th Avenue;
 - (ii) the southerly side of 45th Avenue;
 - (iii) 44th Drive and the #upland connection# or #visual corridor# at the prolongation of 44th Drive; and
 - (iv) the portion of 44th Avenue located east of 5th Street.
- (d) In M1 Districts paired with a #Residence District# with a letter suffix, after the required setback the maximum height limits set forth in paragraph (a) of Section 123-652 (Special base and building heights) shall apply. In #Residence Districts# without a letter suffix, and in M1 Districts paired with #Residence Districts# without a letter suffix, after the required setback a #building# may rise to the maximum transition height, in accordance with Section 117-343 (Transition heights), and may provide towers in accordance with Section 117-344 (Towers).

117-343

Transition heights

In M1 Districts paired with #Residence Districts# without a letter suffix, after the required setback provided in accordance with paragraph (b) of Section 117-342 (Base heights, minimum setbacks and articulation), a #building# may rise to a maximum transition height of 350 feet, provided that:

- (a) within 100 feet of the easterly #street line# of 5th Street, north of Anable Basin, the footprint of a #building#, or portion thereof, within the transition heights shall be limited to that of a tower provided above such transition height in accordance with Section 117-344 (Towers);
- (b) along any single #street# frontage, the #aggregate width of street walls# above the required setback and below the maximum transition height shall not exceed 300 feet, and the maximum #street wall# width of any individual, contiguous #street wall#, shall not exceed 200 feet; and
- (c) south of Anable Basin, portions of #buildings# utilizing transition heights shall only be permitted in the following locations:
 - (1) within 150 feet of 5th Street; and
 - (2) east of an #upland connection# or #visual corridor#, where applicable.

117-344

Towers

In M1 Districts paired with #Residence Districts# without a letter suffix, any portion of a #building# that exceeds the maximum transition height shall be subject to the following tower regulations:

- (a) For #residential# #stories#, each tower footprint shall not exceed a gross area of 10,000 square feet.
- (b) The provisions for maximum width of towers facing a #shoreline# set forth in paragraph (d)(1) of Section 62-343 (Height and setback regulations in other medium- and high-density districts) shall apply, except that:
 - (1) beyond 200 feet east of 5th Street, north of Anable Basin,

such maximum widths need not apply;

- (2) for towers with a single face along a #shoreline# the following modifications shall apply:
 - (i) where such #shoreline# is the northerly portion of Anable Basin, the maximum width of such tower face may be increased to 115 feet; and
 - (ii) where no setbacks are required pursuant to Section 117-342 (Base heights, minimum setbacks and articulation), the maximum width of such tower may be increased to 130 feet.

For the purposes of this Section, where a tower faces a #shoreline# but has a separate #building# located between a tower face and the #shoreline#, such tower face shall not be considered to be facing the #shoreline# along that frontage.

- (c) The minimum distance between any two towers on the same or an adjoining #zoning lot# shall be as follows:
- (1) for towers facing the northerly or southerly #shoreline# of Anable Basin east of 5th Street, there shall be a minimum of 100 feet between any two towers; and
 - (2) in other locations, the regulations governing underlying distance between #buildings# shall apply, except that the maximum length of overlap between any two tower faces that are located within 100 feet of another tower face on the same or an adjacent #zoning lot#, as measured perpendicular to each tower face, shall not exceed:
 - (i) 100 feet, at or below a height of 500 feet; or
 - (ii) 75 feet, for portions of towers that exceed a height of 500 feet.
 - (d) There shall be at least 50 feet in height difference between any two immediately adjacent towers on the same or an adjacent #zoning lot#. For #zoning lots# separated by Anable Basin, this provision shall apply only to immediately adjacent towers on the same upland portion of the Basin.
 - (e) In M1 Districts paired with R8 Districts, tower heights and locations shall be limited in the following locations:
 - (1) where located north of Anable Basin, the maximum tower height south of 44th Drive shall not exceed 500 feet; and
 - (2) where located south of Anable Basin, towers shall only be permitted within 100 feet of 5th Street, and the maximum tower height shall not exceed 500 feet.
 - (f) In other locations, no maximum height limits shall apply. However, for towers that exceed a height of 500 feet, the gross area of any #story# within the highest 15 percent of the #building# shall not exceed 90 percent of the gross area of that #story# located directly below the highest 15 percent of the #building#.
 - (g) The penthouse allowances set forth in paragraph (c)(1) of Section 62-34 (Height and Setback Regulations on Waterfront Blocks) shall not apply.

117-35

Modification to Bulk Regulations

117-351

Certification to modify height restrictions

In M1 Districts paired with a #Residence District# without a letter suffix, the special permit provisions of Section 73-66 (Height Regulations Around Airports) shall not apply. In lieu thereof, the height restrictions of Sections 61-21 (Restriction on Highest Projection of Building or Structure) or 61-22 (Permitted Projection within any Flight Obstruction Area), may be modified where the Chairperson of the City Planning Commission has certified to the Department of Buildings that the Federal Aviation Administration and the Port Authority of New York and New Jersey have determined that such #building# or other structure#, including the location of temporary structures such as construction cranes, will not constitute a danger to the safety of air passengers or disrupt established airways or runway operations, respectively. An application for such certification shall include separate verification letters from such agencies.

117-352

Authorization for sites containing schools

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

- (a) Conditions

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

(b) Findings

The Commission shall find that:

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

117-36

Northern Hunters Point Waterfront Access Plan

[RELOCATING SECTION 62-951 AND MODIFYING PER PROPOSAL]

The boundaries of the area comprising the Northern Hunters Point Waterfront Access Plan and the location of certain features mandated or permitted by the Plan are shown in Maps 3 through 5 through located in Appendix C to this Chapter. The plan area has been divided into parcels consisting of tax #blocks# and lots and other lands existing on [date of adoption], as follows:

Parcel 1: Block 477, Lots 13, 15, 20

Parcel 2: Block 477, Lot 24

Parcel 3: Block 488, Lot 114

Parcel 4: Block 488, Lot 1, 2, 3

Parcel 5: Block 488, Lots 11, 15, 35
Block 489, Lots 1, 23, 46

Parcel 6: Beginning at the intersection of 44th Drive and 5th Street extending westerly to the U.S. Pierhead and Bulkhead line #abutting# Parcel 5 on the northern edge and Parcel 7 on the southern edge.

Parcel 7: Block 25, Lot 15

Parcel 8: Block 25, Lots 1, 9, 10, 11
Block 26, Lot 10

Parcel 9: Block 26, Lots 1, 2, 3, 4

Parcel 10: Block 26, Lots 17 and 21

117-361

Definitions

Definitions specifically applicable to the Northern Hunters Point Waterfront Access Plan are set forth in this Section. Other defined terms are set forth in Section 117-01 and Section 12-10. In addition, for the purposes of Section 117-36, inclusive, the definition of #development# shall be as set forth in Section 62-11 (Definitions).

Active recreation space

For the purposes of this Chapter, "active recreation space" shall mean a designated area outdoors designed and equipped for recreational activities that involve physical movement, exercise, sports or play. These spaces accommodate a wide range of dynamic uses and may include, but are not limited to:

- (a) sports courts, such as tennis, basketball, volleyball, pickleball or ping pong courts;
- (b) athletic fields, such as baseball, football, soccer, cricket, rugby or lacrosse fields;
- (c) water-based recreation, such as splash parks, sprinkler parks or swimming pools;
- (d) water access and interaction space, such as boat and kayak launches or urban beaches;
- (e) adventure and skill-based activities, such as skate parks, climbing walls or obstacle courses;
- (f) social and leisure games, such as bocce, shuffleboard, mini golf or horseshoe pits;
- (g) fitness facilities, such as outdoor gyms or yoga areas, exercise circuits or jogging tracks;
- (h) play spaces, such as playgrounds, tot lots or adventure playgrounds; or
- (i) community and cultural spaces, such as open-air amphitheaters, performance stages or gathering lawns.

117-362

Area-wide modifications

The provisions of Article VI, Chapter 2 (Special Regulations Applying in the Waterfront Area) shall be modified in the area comprising the Northern Hunters Point Waterfront Access Plan by the provisions of this Section.

(a) All waterfront public access areas

(1) Gates

The provisions of paragraph (d) of Section 62-651 (Guardrails, gates and other protective barriers) shall not apply.

(2) Fences and walls

The provisions of paragraph (c) of Section 62-651 shall apply, except that fences around the perimeter of areas designated as #active recreation space# may exceed 36 inches in height.

(3) Kiosks and boathouses

Section 62-611 (Permitted obstructions) shall be modified to permit the following in all areas:

- (i) kiosks and boathouses which comply with the special design guidelines of Section 117-364 (Special design standards); and
- (ii) storage areas and structures, which are #accessory# to water-dependent #uses# and have an area of 150 square feet or less.

(4) Permitted obstructions

The location requirements of paragraph (c) of Section 62-611 shall not apply to tot-lots and playgrounds.

(b) Shore public walkways

The circulation and access provisions of paragraph (a) of Section 62-62 (Design Requirements for Shore Public Walkways and Supplemental Public Access Areas) shall be modified as follows:

(1) Location of circulation paths

The required primary circulation path within a #shore public walkway# shall be provided within 10 feet of the #shoreline# for at least 15 percent of the length of such shoreline, and the remainder of the path may be located anywhere within the #shore public walkway# or #supplemental public access area#. Where secondary circulation paths are provided, such paths may count as a part of the required circulation path for satisfying the locational requirement of being within 10 feet of the #shoreline# for at least 20 percent of the length of such #shoreline# and may utilize the permitted paving materials pursuant to paragraph (a)(1) and (a)(2) of Section 62-656.

(2) Level of circulation paths

At least 70 percent of a required primary circulation path shall be located at a level not less than six feet above the shoreline.

(3) Width of secondary circulation path

Secondary paths, where provided, shall have a minimum clear width of at least 4 feet, 6 inches.

(4) Connection between circulation paths

Stairs and ramps shall be permitted to connect primary and secondary path.

(c) #Supplemental public access areas#

(1) Configuration requirements

The area of #supplemental public access area# may utilize width to depth ratios other than the minimum width to depth ratio requirements of paragraph (a)(1) of Section 62-571 (Location and area requirements for supplemental public access areas) for not more than 20 percent of such area.

(2) Lawns

The provisions of paragraph (c)(1) of Section 62-62 (Design Requirements for Shore Public Walkways and Supplemental Public Access Areas) shall be modified so that a lawn shall only be required where a #supplemental public access area# is greater than 15,000 square feet. In addition, a lawn may be substituted for an #active recreation space# of equivalent size.

(d) Screening

Wherever a screening buffer is required to be provided, the

minimum width of such buffer shall be four feet.

In addition to the waiver allowances of paragraph (c)(2)(iii) of Section 62-62, no screening buffer shall be required along the upland boundary, or portion thereof, which is adjacent to an unenclosed seating area #accessory# to a #use# listed in Use Group VI. Where a screening buffer is waived, design features shall be utilized to demarcate the #shore public walkway# or #supplemental public access area# from the non-publicly accessible area, which may include, but shall not be limited to, railings, fences, planting boxes, and distinct paving materials.

117-363

Special public access and visual corridor provisions by parcel

The provisions of Sections 62-52 (Applicability of Waterfront Public Access Area Requirements) and 62-60 (DESIGN REQUIREMENTS FOR WATERFRONT PUBLIC ACCESS AREAS), inclusive, are modified at the designated locations along with #visual corridors# as shown on Map 4 (Public Access Elements Designation) and Map 5 (Visual Corridors Designation) of Appendix C to the Chapter:

(a) Parcel 1

An #upland connection# and #visual corridor# shall be located between Vernon Boulevard and the #shore public walkway# within the designated flexible location zone on Parcel 1. The #upland connection# shall intersect Vernon Boulevard at its intersection with Queens Plaza South.

(b) Parcel 2

No #upland connection# shall be required within Parcel 2. However, a direct connection shall be provided between the #shore public walkway# and the public access area at the prolongation of 43rd Avenue.

(c) Parcel 3

(1) #Upland connections# and #visual corridors#

#Upland connections# and #visual corridors# shall be provided through Parcel 3 between Vernon Boulevard and the #shore public walkway#:

- (i) at the prolongation of 43rd Road; and
- (ii) in the flexible zone that begins 200 feet south of the prolongation of 43rd Road and ends at the southern boundary of Parcel 3.

(2) #Supplemental public access area#

The #supplemental public access area# shall #abut# the #shore public walkway# continuously along its longest side, and shall also #abut# the southern boundary of required #upland connection# as described in paragraph (c)(1) of this Section where it meets the #shore public walkway#. The #upland connection# may cut across the #supplemental public access area#, provided that any resulting #supplemental public access area# shall measure at least 5,000 square feet.

As an alternative, a required #supplemental public access area# of at least 5,000 square feet may #abut# the entire length of the prolongation of 43rd Avenue provided that it also #abuts# both the #shore public walkway# and Vernon Boulevard.

In addition, where a #development# is comprised exclusively of new public-accessible open areas provided along the #shoreline#, only the provisions applicable to a #shore public walkways# set forth in Sections 62-50 and 62-60, inclusive, as modified by Section 117-362, shall apply in conjunction with such #development#.

(d) Parcel 4

A Type 1 #upland connection# pursuant to paragraph (a)(1) of Section 62-561 (Types of upland connections) and a #visual corridor# coincident with such #upland connection# shall be provided through Parcel 4 at the prolongation of 44th Avenue to the #shore public walkway#.

However, the provisions of Sections 62-50 and Section 62-60, inclusive, as modified by Section 117-36, inclusive, relating to required #waterfront public access areas# and #visual corridors#, shall be inapplicable if public access and #visual corridors# are provided pursuant to restrictive declaration, number D-138, executed by the RAK Tennis Corporation on July 29, 1991, and as such may be modified pursuant to the terms of the declaration and in accordance with Section 62-12 (Applicability to Developments in the Waterfront Area).

(e) Parcel 5

(1) #Supplemental public access area#

The requirements of Section 62-57 (Requirements for Supplemental Public Access Areas) shall not apply to #supplemental public access areas# on Parcel 5.

(2) #Shore public walkway#

The #shore public walkway# on Parcel 5 shall have a seaward edge that is contiguous with the seaward edge of the #waterfront yard# established pursuant to Section 62-332 (Rear yards and waterfront yards), and shall extend to the western boundary of 5th Street.

(f) Parcel 6

A Type 1 #upland connection# pursuant to paragraph (a)(1) of Section 62-561 and a #visual corridor# coincident with such #upland connection# shall be provided through Parcel 6 at prolongation of 44th Drive between 5th Street and the #shore public walkway#. However, the reduction provisions of paragraph (a)(1) of Section 62-561 shall not apply to #upland connections# in Parcel 6.

(g) Parcel 7

(1) #Upland connection#

A Type 1 #upland connection# pursuant to paragraph (a)(1) of Section 62-561 shall be provided through Parcel 7 and shall be located on the southerly prolongation of 5th Street.

(2) #Visual corridors#

#Visual corridors# shall be provided in the following locations:

- (i) coincident with the #upland connection# required pursuant to paragraph (g)(1) of this Section;
- (ii) within the flexible zone at the westerly prolongation of 45th Avenue to the #shore public walkway#; and
- (iii) along the boundary between Parcel 7 and Parcel 8 with a width of not less than 25 feet on each Parcel.

(3) #Supplemental public access area#

The #supplemental public access area# shall #abut# the #shore public walkway# continuously along its longest side and shall be located in the area designated on Map 4 (Public Access Elements Designation) and Map 5 (Visual Corridors Designation) of Appendix C to this Chapter.

(h) Parcel 8

(1) #Upland connection# and #visual corridor#

A Type 1 #upland connection# pursuant to paragraph (a)(1) of Section 62-561 shall be provided through Parcel 8 on the westerly prolongation of 45th Road, at the #abutting# boundary of Parcel 8 and Parcel 9. Such #upland connection# shall have a width of not less than 30 feet on each Parcel. Where portions of the #abutting# #upland connection# located outside of either Parcel will not be constructed concurrently, the applicant shall follow the provisions of paragraph (b) of Section 117-366 (Special review provisions).

A #visual corridor# coincident with such #upland connection# shall be provided.

(2) #Supplemental public access area#

The #supplemental public access area# shall #abut# the #shore public walkway#, the #upland connection# as described in paragraph (h)(1) of this Section, and Vernon Boulevard. However, the longest side of the #supplemental public access area# need not #abut# the #upland connection#.

(i) Parcel 9

(1) #Shore public walkway#

The underlying requirements for #shore public walkway# apply, except that the reduction provisions of paragraph (a)(3)(i) of Section 62-53 (Requirements for Shore Public Walkways) shall not apply.

(2) #Upland connection# and #visual corridor#

An #upland connection# and #visual corridor# shall be provided in accordance with paragraph (h)(1) of this Section.

(j) Parcel 10

A Type 1 #upland connection# pursuant to paragraph (a)(1) of Section 62-561 and a #visual corridor# coincident with such #upland connection# shall be provided through Parcel 10 within the flexible location zone located 150 feet east of 5th Street from 46th Avenue to the #shore public walkway#.

117-364

Special design standards

The design requirements of Section 62-60 (DESIGN REQUIREMENTS FOR WATERFRONT PUBLIC ACCESS AREAS), inclusive, are modified by the provisions of this Section.

(a) Special design standards for seating

(1) Seating depth

The minimum seating depth requirements of paragraph (b) of Section 62-652 shall be modified to 16 inches.

(2) Armrests

At least 50 percent of all required seating shall include armrests.

(3) Design feature seating

Along Anable Basin, planter ledges, seating walls, and seating steps may qualify towards required seating provided that they constitute no more than 40 percent of the required seating. Walls and planter ledges shall be flat and smooth with at least one inch radius rounded edges.

(b) Special design standards for lighting

Along Anable Basin, the lighting requirements of Section 62-653 (Lighting) shall be modified such that an average maintained level of illumination not less than 0.5 horizontal foot candle (lumens per foot) shall be provided throughout all walkable areas, and the average illumination to minimum foot candle uniformity ratio shall be no greater than 6:1 within any #waterfront public access area#.

(c) Special design standards for planting

Reduction in planting requirement

(1) #Shore public walkway# and #supplemental public access areas#

An area equal to at least 35 percent of the area of the #shore public walkway# and #supplemental public access area# shall be planted. Such planting area may be reduced to 30 percent if an amenity is provided in accordance with the following tables:

TABLE 1

Amenity	Reduction per feature (in square feet)
Historic interpretation elements	20
Public art pieces	100

TABLE 2

Amenity	Ratio of reduction to size of feature
#Active recreation space#	1:1
Dog runs	1:1
Comfort stations	1:1
Kiosks	1:1

Such planting requirements may be further reduced to 20 percent along Anable Basin.

(2) #Upland connection#

For Type 1 #upland connections#, at least 30 percent of the area of the #upland connection# may be planted in accordance with the provisions set forth in Section 62-655 (Planting and trees).

(d) Special design standards for paving

The maximum area for unit pavers and concrete slabs specified in paragraphs (b)(1) and (b)(3) of Section 62-656 shall not apply.

(e) Special design standards for kiosks and boathouses

The standards of this Section shall be applicable for sites

providing greater than 20,000 square feet of #waterfront public access areas#.

(1) Maximum size

Kiosks permitted under this Section shall have an area no greater than 400 square feet. Boathouses permitted under this Section shall have an area no greater than 800 square feet.

(2) Location

A kiosk or boathouse may be located within a #shore public walkway#, provided that any portion of a kiosk or boathouse located within the area comprising an upper level of such #shore public walkway# shall be located below the walking surface of such upper level. Kiosks and boathouses shall not reduce compliance with other requirements, including planting or circulation, except as modified by the provisions of paragraph (c) of this Section.

(3) Minimum design requirements

A minimum of 25 percent of any wall facing a circulation path, as measured from the level of the adjoining circulation path to the roof of the kiosk or boathouse, shall be provided as transparent material.

Blank walls on kiosks and boathouses that exceed five feet in height and 10 feet in width shall be treated with one or more of the following visual mitigation elements:

(i) additional transparency consisting of an additional 25 percent of the wall facing a circulation path, as measured from the level of the adjoining circulation path to the roof of the kiosk or boathouse;

(ii) plantings in planting beds or planter boxes at least two feet in height, at least six feet in width and at least two feet in depth when measured perpendicular to the wall of the kiosk or boathouse;

(iii) fixed benches with or without backs of at least 6 linear feet; or

(iv) wall treatments in the form of permitted #signs#, graphic or sculptural art or decorative screening. Such wall treatments must be at least six feet in height and have a minimum width of six feet.

(f) Special design modifications for #upland connections#

The Chairperson of the City Planning Commission may modify the design requirements for #upland connections# where the Chairperson certifies to the Commissioner of the Department of Buildings that such a change is the minimum necessary to accommodate subsurface sewer infrastructure. Any application for such change shall include a site plan from a licensed architect or engineer that conveys the extent of the needs and required modifications, as well as a letter from the Department of Environmental Protection describing the needs for such modifications.

117-365

Requirements for supplemental open spaces and amenities

For all #zoning lots# utilizing bonus #floor area# set forth in Section 117-322 (Floor area bonus for active recreation space), the supplemental open area provisions of paragraph (a) of this Section and the supplemental amenities of paragraph (b) of this Section shall be met.

(a) Supplemental open area

An area equivalent to the #floor area# generated pursuant to Section 117-322, which shall in no instance be less than 4,000 square feet, shall be allocated to publicly accessible, supplemental open area. Such open area shall be in addition to any area allocated to a #waterfront public access area#, as applicable, and shall connect directly to either #waterfront public access areas# or adjoining #streets#. Supplemental open areas shall be subject to the design requirements for #supplemental public access areas# set forth in Section 62-60 (DESIGN REQUIREMENTS FOR WATERFRONT PUBLIC ACCESS AREAS), inclusive, as such provisions are modified by the provisions of Section 117-364 (Special design standards), inclusive. All amenities provided in supplemental open areas shall either match or shall be comparable with amenities in a #waterfront public access area# on the same #zoning lot# with regard to quality, materials, finishes and form. In addition, supplemental open areas shall be subject to the maintenance and operation requirements of Section 62-70, inclusive, and the review procedures of Section 62-80, inclusive.

(b) Supplemental amenities

Supplemental amenities, in the form of #active recreation space# or public restrooms, shall be provided in accordance with the following regulations with regards to the minimum points required for the size of supplemental open area. Such amenities may be provided either in the supplemental open area or in #waterfront public access areas# on the same #zoning lot#. No amenity included pursuant to this Section may count towards meeting a requirement of a #waterfront public access area#.

(1) Minimum points required

The minimum required amount of points on a #zoning lot# shall be equivalent to one point per every additional 2,000 square feet of supplemental open space, except that the maximum points of amenity for any #zoning lot# need not exceed ten. Fractions equal to or greater than one-half resulting from this calculation shall be considered to be one point.

(2) Calculating points for amenities

For every 1,000 square feet of #active recreation space# provided, one point shall be generated. However, where such #active recreation space# involves open and flexible areas with no permanent infrastructure or equipment, one point shall be generated for every 2,000 square feet of amenity.

The area allocated to the #active recreation space# shall include those areas bounded by the physical equipment associated with such space, as applicable, as well as the additional space around the equipment for access, circulation and buffering. Where an amenity involves water access, the area may include areas associated with the amenity both upland of and seaward of the shoreline, as applicable, and where waterfront launches are provided, may include temporary storage facilities.

No more than two points shall be permitted for multiple courts, leisure games or other facilities allocated to the same type of active recreation. For example, no more than two points may be generated by ping pong courts; however, further points may be generated from other types of courts such as volleyball courts.

For every 200 square feet of public restroom, one point shall be generated and the maximum points permitted for public restrooms shall not exceed four.

(3) Additional requirements for large #zoning lots#

Where the size of a supplemental open area exceeds 5,000 square feet, a singular #active open amenity equivalent to at least two points shall be provided. Where a supplemental open area exceeds 10,000 square feet, either a singular amenity equivalent to at least three points shall be provided, or two amenities each equivalent to at least two points shall be provided.

117-366**Special review provisions**

The Chairperson of the City Planning Commission shall, by certification pursuant to Section 62-811 (Waterfront public access and visual corridors), further certify the following provisions as applicable:

(a) #Waterfront public access area# phasing

Where more than one #building# is #developed# in phases, the mandatory public access area may be constructed in phases, provided that the Chairperson certifies the following criteria are met:

- (1) a plan has been submitted that provides for an amount of public access area proportionate to the amount of #floor area# being #developed# in each phase;
- (2) the square footage of public access area provided in any phase is in proportion to the total public access area requirement based on the area being developed. Any public access area provided in an earlier phase in excess of the amount required for such phase may be applied to a later phase;
- (3) the public access area being proposed in any phase shall not prevent the total amount of public access area required for such area from being achieved;
- (4) any phased portion of the required public access area shall comply with the minimum widths and other dimensions required for the public access areas;
- (5) any phased portion of the required public access area shall connect directly to either a #street# or an improved public access area; and

- (6) a proportionate amount of planting and seating shall be included within each phase.

(b) #Upland connection# phasing

Where an #upland connection# is designated on two or more parcels, and the portion of such #upland connection# located outside of the applicant's parcel has previously been certified as part of a #waterfront public access area#, the Chairperson shall certify that the proposed #upland connection# on the applicant's parcel is consistent with that of the prior certification, including with respect to the proposed amenities and design elements therein.

117-40**COURT SQUARE SUBDISTRICT**

In the #Special Long Island City Mixed Use District#, the special regulations of Section 117-40, inclusive, shall apply in the Court Square Subdistrict.

117-401**General provisions**

The regulations governing the Court Square Subdistrict of the #Special Long Island City Mixed Use District# are contained within Sections 117-40 through 117-45, inclusive. These regulations supplement the provisions of Sections 117-01 through 117-03, inclusive, of the #Special Long Island City Mixed Use District# and supersede the underlying districts.

In the Court Square Subdistrict, the #use#, #bulk#, and parking regulations of the underlying districts shall apply, except as modified by the provisions of Section 117-40 (COURT SQUARE SUBDISTRICT), inclusive.

Mandatory subway improvements are elements of the Subdistrict Plan, which shall be built by the developer of the #zoning lot# to which they apply.

117-41**Court Square Subdistrict Plan**

[UPDATING CROSS-REFERENCE]

The Subdistrict Plan for the Court Square Subdistrict specifies the location of Blocks 1, 2 and 3 and identifies the improvements to be provided in the District under the provisions of this Chapter. The elements of the Subdistrict Plan are set forth in Appendix B Appendix D of this Chapter, which consists of the Subdistrict Plan Map and Description of Improvements, and is incorporated into the provisions of this Chapter.

117-42**Special Bulk and Use Regulations in the Court Square Subdistrict**

#Zoning lots# of at least 10,000 square feet with #buildings# containing at least 70,000 square feet of #floor area# are subject to the provisions of the underlying C5-3 District, as modified by Sections 117-40 through 117-45, inclusive.

All other #zoning lots# are subject to the #use# provisions of the underlying C5-3 District and the #bulk# provisions of an M1-4/R6B district designated district, pursuant to the regulations of Article XII, Chapter 3 (Special Mixed Use District), as modified by Sections 117-00 through 117-22, inclusive.

117-421**Special bulk regulations**

* * *

117-44**Mandatory Subway Improvements**

[UPDATING CROSS-REFERENCE]

For the purposes of mandatory subway improvements, any tract of land consisting of two or more contiguous lots of record under single ownership or control as of March 1, 1986, shall be considered a single #zoning lot#.

Subway improvements are required for qualifying #developments# or #enlargements#, as follows:

- (a) #Zoning lots# with at least 5,000 square feet of #lot area#

* * *

- (b) #Zoning lots# with at least 10,000 square feet of #lot area#

For the purposes of this paragraph (b), the #floor area# of the #development# or #enlargement# shall be the total amount of #floor area# constructed after August 14, 1986.

#Developments# or #enlargements# on Blocks 1, 2 or 3, identified

in Appendix B Appendix D (Court Square Subdistrict Plan Map and Description of Improvements) of this Chapter, containing at least 70,000 square feet of #floor area# on #zoning lots# of at least 10,000 square feet of #lot area# shall provide mandatory subway improvements as described, in Appendix B Appendix D, in paragraph (a) for Block 1, paragraph (b) for Block 2 and paragraph (c)(1) for Block 3.

* * *

117-50 QUEENS PLAZA SUBDISTRICT

In the #Special Long Island City Mixed Use District#, the special regulations of Section 117-50, inclusive, shall apply within the Queens Plaza Subdistrict.

117-501 General provisions

[UPDATING AREA OF APPLICABILITY AND CROSS-REFERENCE]

In Areas A-1, A-2, B, C and D of the Queens Plaza Subdistrict of the #Special Long Island City Mixed Use District#, an M1 District is paired with a #Residence District#, as indicated on Map 1 in Appendix C of this Chapter. For the purposes of this Chapter, such #Residence# and M1 Districts are referred to as the “designated districts.”

In the Queens Plaza Subdistrict, the #use#, #bulk, and parking regulations of the underlying districts shall apply, except as modified by the provisions of Section 117-50 (QUEENS PLAZA SUBDISTRICT), inclusive.

For the purposes of this Chapter, in the Queens Plaza Subdistrict, the area referred to as the “Sunnyside Yard” shall include: Yard A, the Arch Street Yard and the Sunnyside Yard, which are located generally between Crane Street, Jackson Avenue, 21st Street, 49th Avenue, Skillman Avenue, 43rd Street and the North Railroad property line.

117-502 Queens Plaza Subdistrict Plan

[UPDATING AREA OF APPLICABILITY AND CROSS-REFERENCE]

The Queens Plaza Subdistrict Plan partly consists of the following three maps located within Appendix C Appendix E of this Chapter:

Map 1 (Designated Districts within the Queens Plaza Subdistrict) of the Queens Plaza Subdistrict Plan identifies special areas comprising the Queens Plaza Subdistrict in which an M1 District is paired with a #Residence District# as indicated on the Subdistrict Map. These areas are as follows:

Area	Designated Districts
A-1 A-2	M1-6/R10
B	M1-5/R9
C	M1-5/R7-3
D	M1-6/R9

* * *

117-503 Definitions

[MOVING COMMERCIAL DEFINITIONS CROSS-REFERENCE TO SECTION 117-01 FOR BROADER APPLICABILITY]

Definitions specifically applicable to the Queens Plaza Subdistrict of the #Special Long Island City Mixed Use District# are set forth in this Section. Other defined terms are set forth in Section 117-01 (Definitions) of the #Special Long Island City Mixed Use District#, and Section 12-10 (DEFINITIONS) and Section 32-301 (Definitions).

* * *

117-51 Queens Plaza Subdistrict Special Use Regulations

The special #use# provisions of Sections 123-20 through 123-50, inclusive, of the #Special Mixed Use District# shall apply in the Queens Plaza Subdistrict except where modified by the provisions of this Section and shall supplement or supersede the provisions of the designated #Residence# or M1 District, as applicable.

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

* * *

117-512 Streetscape regulations

[UPDATING CROSS-REFERENCE]

The underlying #ground floor level# streetscape provisions set forth in Section 32-30 (STREETSCAPE REGULATIONS), inclusive, shall apply, except that #ground floor level# #street# frontages along #streets#, or portions thereof, designated on Map 2 in Appendix C Appendix E of this Chapter shall be considered #Tier C street frontages#.

* * *

117-52 Queens Plaza Subdistrict Special Bulk Regulations

[UPDATING AREA OF APPLICABILITY]

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

117-521 General provisions

In Areas A-1, A-2, B, C and D of the Queens Plaza Subdistrict, the provisions of Article XII, Chapter 3 (Special Mixed Use District) shall apply, except as modified in Section 117-52 (Queens Plaza Subdistrict Special Bulk Regulations), inclusive.

* * *

117-522 Floor area regulations

[UPDATING AREA OF APPLICABILITY]

The maximum #floor area ratio# permitted for #commercial#, #community facility#, #manufacturing# and #residential uses# in accordance with the applicable designated district shall not apply. In lieu thereof, the maximum #floor area ratio# permitted for #commercial#, #community facility#, #manufacturing# or #residential uses#, separately or in combination, is specified in the following table:

MAXIMUM FLOOR AREA RATIO FOR ALL #USES# IN THE QUEENS PLAZA SUBDISTRICT

Area	Maximum #Floor Area Ratio#
A-1 A-2	12.0 C, M, CF or R
B	8.0 C, M, CF or R
C	5.0 C, M, CF or R
D	15.0 C or M10.0 CF8.0 R

C = Commercial
M = Manufacturing
CF = Community Facility
R = Residential

However, for #qualifying affordable housing# or #qualifying senior housing#, the maximum #residential# #floor area ratio# shall be 9.6 in Areas Area B and D, and 6.0 in Area C.

117-523 Floor area bonuses

* * *

117-53 Height and Setback and Street Wall Location Regulations

* * *

117-531 Street wall location

[UPDATING AREA OF APPLICABILITY AND CROSS-REFERENCE]

- (c) In the locations specified on Map 3 (Sidewalk Widening and Street Wall Location) in Appendix C Appendix E of this Chapter, a #building# shall comply with the provisions of paragraphs (a) and (b) of this Section, as applicable, except that #street walls# shall be located as specified on Map 3. The #street wall# of a #building# may be set back only in the areas indicated on Map 3 as “Permitted #Street Wall# Setback Locations,” provided that the additional sidewalk widening resulting from such setback is accessible to the public, in accordance with the provisions of Section 117-553 (Mandatory sidewalk widening design requirements), and located adjacent to a public sidewalk or mandatory sidewalk widening.
- (d) For any #building# fronting on Queens Plaza South in Area A-1, or Area B or Area D, as shown on Map 1 (Designated Districts within the Queens Plaza Subdistrict) of Appendix C Appendix E, any #street wall# along Queens Plaza South shall be set back five feet from the #street line#, except as otherwise specified on Map 3.

* * *

117-532**Setback regulations for buildings that exceed the maximum base height****[UPDATING AREA OF APPLICABILITY]**

All portions of #buildings or other structures# that exceed the maximum base height specified in the table in this Section shall comply with the following provisions:

- (a) At a height not lower than the minimum base height or higher than the maximum base height specified in the table for the applicable area, a setback with a depth of at least 10 feet shall be provided from any #street wall# fronting on a #wide street# and a setback with a depth of at least 15 feet shall be provided from any #street wall# fronting on a #narrow street#. Such setback may be modified in accordance with the provisions of Section 23-433 (Standard setback regulations).

Area	Minimum Base Height	Maximum Base Height
A-1	60	—
A-2	60	150
B and D	100	150
C*	60	100

* * *

117-55**Mandatory Plan Elements for the Queens Plaza Subdistrict****117-551****General provisions****[UPDATING CROSS-REFERENCE]**

The provisions of Sections 117-552 (Mandatory sidewalk widening) and 117-553 (Mandatory sidewalk widening design requirements) apply to those locations identified on Map 3 in Appendix C Appendix E of this Chapter.

117-552**Mandatory sidewalk widening****[UPDATING CROSS-REFERENCE]**

The sidewalk widening provisions of this Section shall apply to all #developments# or #enlargements# with ground floor #street walls# with a ratio of #floor area# to #lot area# of 3.0 or more.

Sidewalk widening accessible to the public must be provided in the locations specified on Map 3 (Sidewalk Widening and Street Wall Location) in Appendix C Appendix E of this Chapter. Such mandatory sidewalk widening is subject to the design requirements of Section ~~117-554~~ 117-553 (Mandatory sidewalk widening design requirements).

117-553**Mandatory sidewalk widening design requirements**

* * *

117-56**Special Permit for Bulk Modifications on Blocks 86/72 and 403****[UPDATING CROSS-REFERENCE]**

For any #development# or #enlargement# on a #zoning lot# that has at least 50,000 square feet of #lot area# located on #Block# 86/72 or #Block# 403 in Area C as shown on Map 1 (Designated Districts within the Queens Plaza Subdistrict) in Appendix C Appendix E of this Chapter, the City Planning Commission may increase the #floor area ratio# up to a maximum of 8.0 and may modify the #street wall# regulations of paragraphs (a) and (b) of Section 117-531 (Street wall location) and paragraph (a) of Section 117-532 (Setback regulations for buildings that exceed the maximum base height), provided that:

* * *

117-60**DUTCH KILLS SUBDISTRICT**

In the #Special Long Island City Mixed Use District#, the special regulations of Sections Section 117-60 through 117-64, inclusive, shall apply within the Dutch Kills Subdistrict.

117-61**General Provisions**

In specified areas of the Dutch Kills Subdistrict of the #Special Long Island City Mixed Use District#, an M1 District is paired with a #Residence District#. For the purposes of Section 117-60, inclusive, regulating the Dutch Kills Subdistrict, such #Residence# and M1 #Districts# are referred to as the “designated districts.” The designated districts within the Dutch Kills Subdistrict are indicated on the #zoning map# and are as follows:

M1-2/R5B

M1-2/R5D

M1-2/R6A

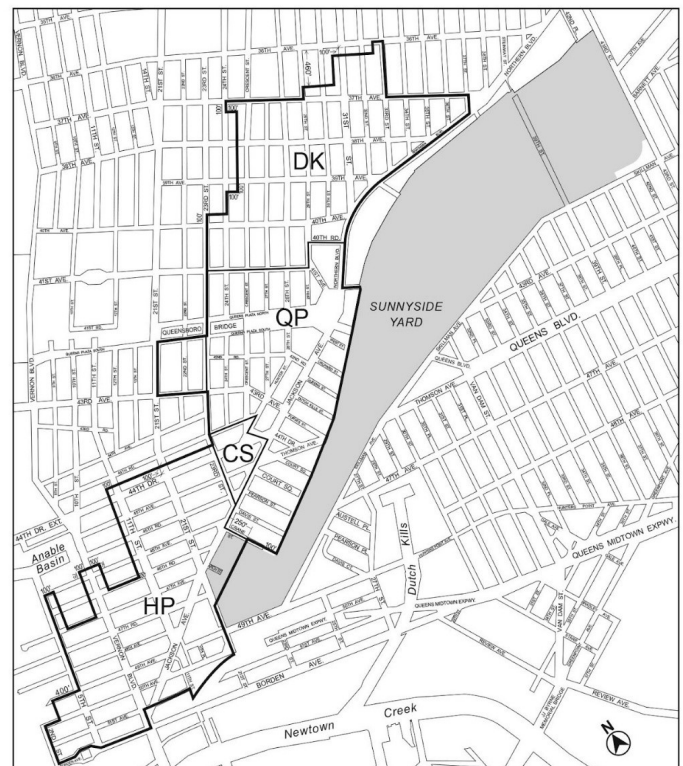
M1-3/R7X.

The special provisions of Article XII, Chapter 3, of the #Special Mixed Use District# shall apply to the designated districts within the Dutch Kills Subdistrict except where modified by the provisions of the Subdistrict, and shall supplement or supersede the provisions of the underlying designated #Residence# or M1 #District#, as applicable.

In the Dutch Kills Subdistrict, the #use#, #bulk, and parking regulations of the underlying districts shall apply, except as modified by the provisions of Section 117-60, inclusive.

117-62**Special Use Regulations**

* * *

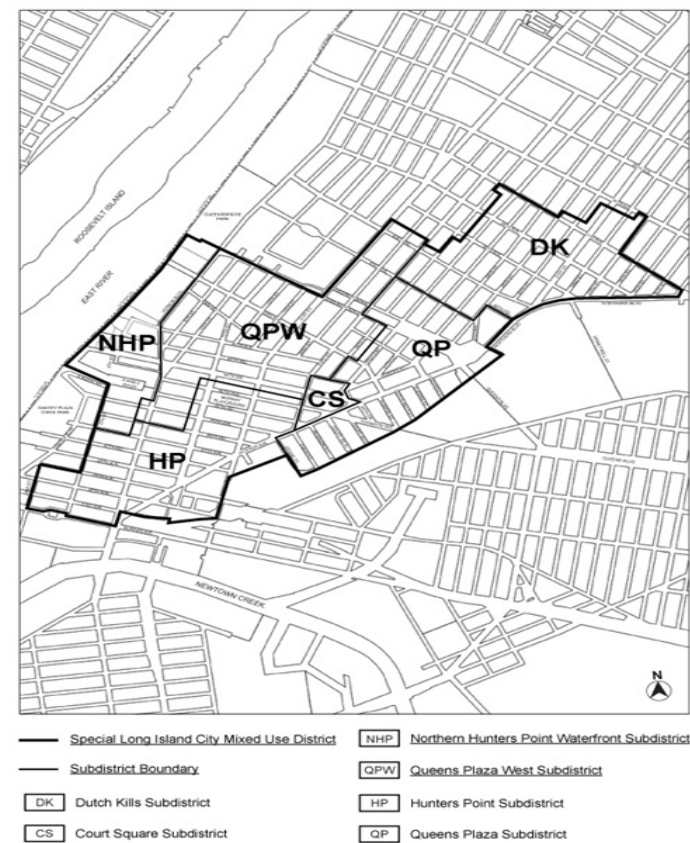
Appendix A**Special Long Island City Mixed Use District and Subdistricts****[UPDATING MAP TO INCLUDE TWO NEW SUBDISTRICTS]****District and Subdistricts****[EXISTING MAP]**

— Special Long Island City Mixed Use District
 — Subdistrict Boundary
 ■ Sunnyside Yard

CS Court Square Subdistrict
 DK Dutch Kills Subdistrict

QP Queens Plaza Subdistrict
 HP Hunters Point Subdistrict

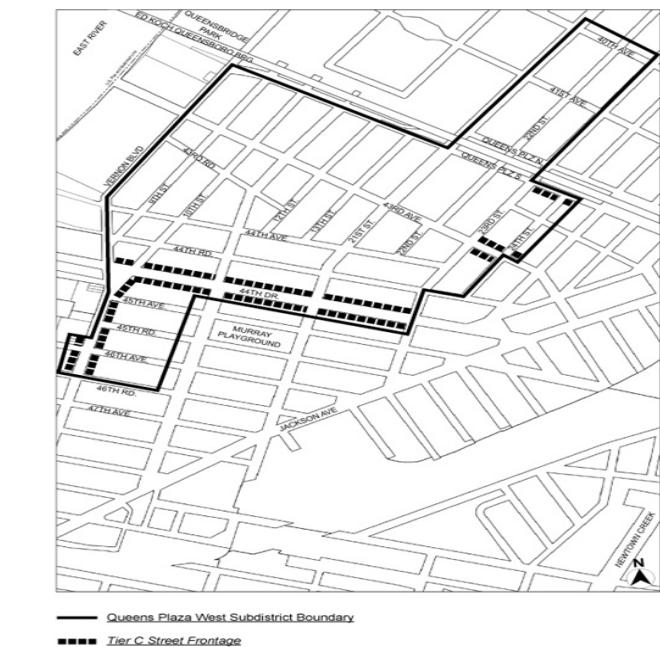
[PROPOSED MAP]



Appendix B
Court Square Subdistrict Plan Map and Description of Improvements
Queens Plaza West Subdistrict Plan Map

[PROPOSED MAP]

Map 1: Subdistrict Plan Map and Streetscape Regulations

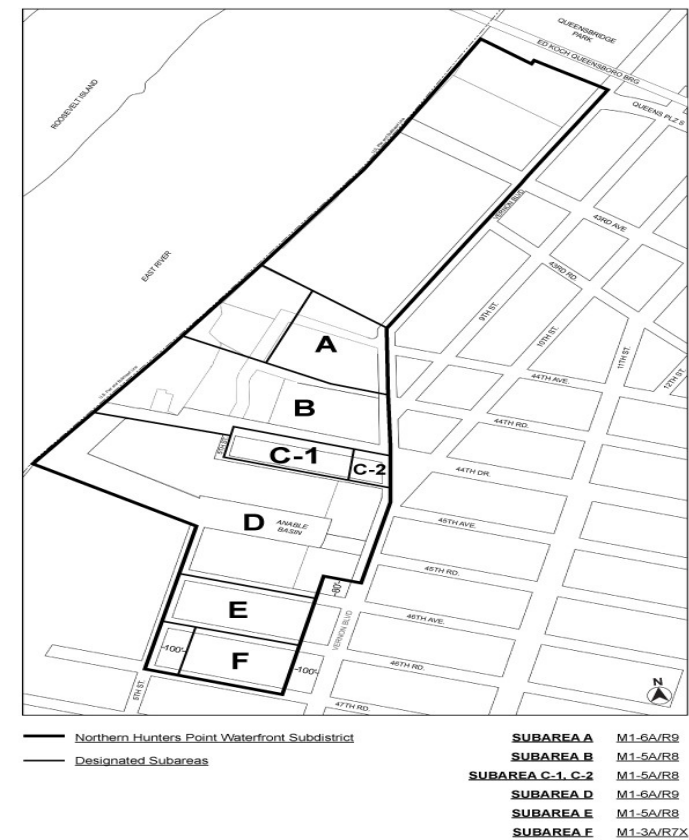


Appendix C
Queens Plaza Subdistrict Plan Maps

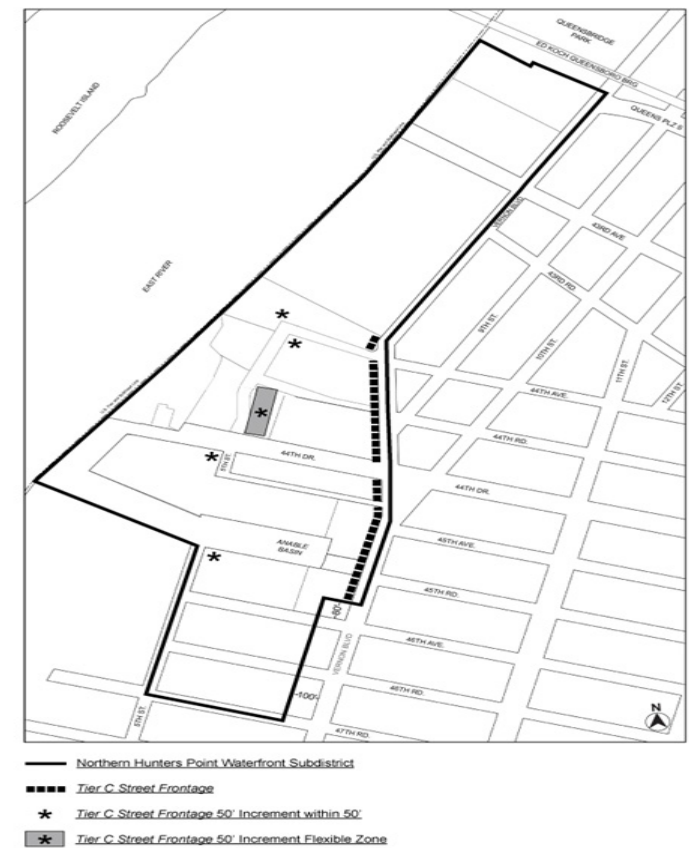
Northern Hunters Point Waterfront Subdistrict Plan Maps

[PROPOSED MAPS]

Map 1: Subdistrict Plan Map and Designated Subareas



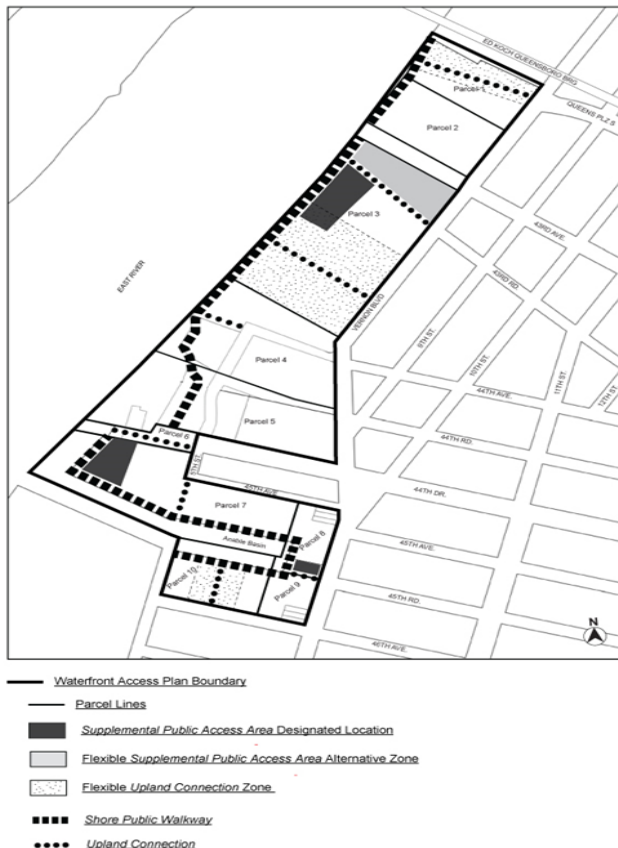
Map 2: Streetscape Regulations



Map 3: Waterfront Access Plan Parcel Designation



Map 4: Public Access Elements Designation



Map 5: Visual Corridors Designation

**Appendix B****Appendix D****Court Square Subdistrict Plan Map and Description of Improvements**

* * *

[MOVING MAP HERE AND UPDATING CROSS-REFERENCE]

Description of Improvements

This Appendix describes the mandatory lot improvements that are designated on the District Plan Map in **Appendix B Appendix D** for the Court Square Subdistrict. Descriptions refer to the text for requirements and standards for the following improvements.

* * *

Appendix C**Appendix E****Queens Plaza Subdistrict Plan Maps**

[MOVING MAPS HERE AND UPDATING AREA OF APPLICABILITY]

Map 1: Designated Districts within the Queens Plaza Subdistrict

* * *

APPENDIX F**Mandatory Inclusionary Housing Areas and former Inclusionary Housing Designated Areas****QUEENS****Queens Community Districts 1 and 2**

Map 1 – [date of adoption]

[PROPOSED MAP]



■ Mandatory Inclusionary Housing Area
 ■ Area # - [date of adoption] MIH Option 1 Option 2 and Option 3

* * *

No. 14

CD 2 **C 250175 HAQ**
IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development (HPD)

1. pursuant to Article 16 of the General Municipal Law of New York State for:
 - a. the designation of property located at Block 24, Lot 7, on a block bounded by Vernon Boulevard, 45th Avenue, 5th Street, and 44th Drive (Block 24, Lot 7) 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 development of a mixed-use building containing approximately 320 income-restricted units, community facility and commercial space, Borough of Queens, Community District 2.

No. 15

CD 2 **C 250178 PCQ**
IN THE MATTER OF an application submitted by the Department of Citywide Administrative Services (DCAS) and the New York City Economic Development Corporation (EDC) pursuant to Section 197-c of the New York City Charter, for the acquisition of property located on the east side of Vernon Boulevard between 43rd and 44th avenues (Block 488, p/o Lot 114) Borough of Queens, Community District 2, and for site selection of such property for use as publicly accessible open space.

No. 16

CD 2 **C 250179 PPQ**
IN THE MATTER OF an application submitted by the Department of Citywide Administrative Services (DCAS) pursuant to Section 197-c of the New York City Charter, for the disposition of City-owned property located on the east side of Vernon Boulevard between 44th Drive and 44th Avenue Block 488, Lots 11 and 15 and)Block 489, Lots 1 and 23) pursuant to zoning, Borough of Queens, Community District 2.

No. 17

CD 2 **C 250180 PPQ**
IN THE MATTER OF an application submitted by the Department of Citywide Administrative Services (DCAS) pursuant to Section 197-c of the New York City Charter, for the disposition of City-owned property generally bounded by 42nd Road to the north, 24th Street to the east, 43rd Avenue to the south and 23rd Street to the west. (Block 428, Lots 12, 13, and 16) and generally bounded by 42nd Road to the north, Crescent Street to the east, 43rd Avenue to the south and 24th Street to the west (Block 429, Lots 13, 15 and 29), Borough of Queens, Community District 2, pursuant to zoning.

No. 18

CD 2 **C 250224 MMQ**
IN THE MATTER OF an application submitted by the New York City Department of City Planning pursuant to Sections 197-c and 199 of the New York City Charter and Section 5-430 et seq. of the New York City Administrative Code for an amendment to the City Map involving:

1. the elimination, discontinuance and closing of portions of 44th Drive between Vernon Boulevard and the East River; and
2. the widening of 45th Avenue between Vernon Boulevard and 5th Street; and
3. the elimination, discontinuance, and closing of 44th Drive between 5th Street and the East River; and
4. the elimination of 44th Road between Vernon Boulevard and the East River; and
5. the elimination, discontinuance, and closing of a portion of 44th Avenue between Vernon Boulevard and the East River; and
6. the establishment of 5th Street between 44th Drive and 44th Avenue; and
7. the establishment of a portion of 44th Avenue between Vernon Boulevard and 5th Street; and
8. the establishment of 44th Road between Vernon Boulevard and 5th Street; and
9. the adjustment of grades and block dimensions necessitated thereby; including authorization for any acquisition or disposition of real property related thereto,

in Community District 2, Borough of Queens, in accordance with Maps No. 5049, 5050, 5051, 5052, 5053, and 5054 dated April 18, 2025 and signed by the Borough President.

NOTICE

On Wednesday, July 30, 2025, a public hearing is being held by the City Planning Commission (CPC), accessible in-person and remotely, in conjunction with the above ULURP hearing to receive comments related to a Draft Environmental Impact Statement (DEIS) concerning an application by The City of New York. The City of New York, acting through the Department of City Planning (DCP), is proposing a series of land use actions – including zoning map amendments, zoning text amendments, City Map amendments, designations of Urban Development Action Areas (UDAA), approval of an Urban Development Action Area Project (UDAAP), disposition of city-owned properties, changes to the City Map, and combination acquisition and site selection of property by the city – to implement land use and zoning recommendations in the Long Island City neighborhood. The Proposed Actions cover an approximately 54-block area (the Project Area) and focus on Long Island City's East River Waterfront and manufacturing zoned areas. The Project Area is generally bounded by the midblock between 39th and 40th Avenues between 21st and 23rd Streets to the north; the East River, Anable Basin, and 5th Street to the west; 47th Avenue, 46th Road, and the midblock between 44th Drive and 45th Avenue to the south; and 11th, 23rd, and 24th Streets and the midblock between 24th and Crescent Streets to the east. The majority of the study area is located in Queens Community District 2, with the northern portion (north of Queens Plaza

North to the midblock between 39th Street and 40th Street, between 21st Street and 23rd Street) located in Community District 1. Overall, the Proposed Actions are expected to facilitate development on 52 projected development sites, resulting in a net incremental increase of approximately 14,699 dwelling units, including approximately 3,245-4,867 permanently income-restricted homes, 3,427,450 gross square feet (gsf) of commercial space, 291,784 gsf of community facility space, 42,383 gsf of manufacturing, and net decreases of 821,932 gsf of warehouse space and 14,936 gsf of auto-related space. It is expected that the projected development included in the Reasonable Worst Case Development Scenario (RWCDs) would be built by 2035, following approval of the proposed actions.

Written comments on the DEIS are requested and will be received and considered by the Lead Agency through 5:00 P.M. on Monday, August 11, 2025.

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

This hearing is being held pursuant to the State Environmental Quality Review Act (SEQRA) and City Environmental Quality Review (CEQR), CEQR No. 25DCP001Q.

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

Accessibility questions: AccessibilityInfo@planning.nyc.gov, 212-720-3366, by: Wednesday, July 23, 2025, 5:00 P.M.



jl16-30

The City Planning Commission will hold a public hearing accessible both in-person and remotely via the teleconferencing application Zoom, at 10:00 A.M. Eastern Daylight Time, on Wednesday, August 13, 2025, regarding the calendar items listed below. The public hearing will be held in person in the NYC City Planning Commission Hearing Room, Lower Concourse, 120 Broadway, New York, NY. Anyone attending the meeting in-person is encouraged to wear a mask.

The meeting will be live streamed through Department of City Planning's (DCP's) website and accessible from the following webpage, which contains specific instructions on how to observe and participate, as well as materials relating to the meeting: <https://www.nyc.gov/site/nycengage/events/city-planning-commission-public-meeting/530176/1>

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

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

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

Meeting ID: **618 237 7396**

[Press # to skip the Participation ID]

Password: 1

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

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

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

BOROUGH OF THE BRONX

Nos. 1 - 5

KINGSBRIDGE ARMORY REDEVELOPMENT

No. 1

CD 7

C 250293 PPX

IN THE MATTER OF an application submitted by the Department of Citywide Administrative Services pursuant to Section 197-c of the New York City Charter, for the disposition of city-owned property (Block 3247, Lots 2 and 10), pursuant to zoning, Borough of the Bronx, Community District 7.

No. 2

CD 7

C 250294 ZMX

IN THE MATTER OF an application submitted by NYC Economic Development Corporation and 8th Regiment Partners LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 3c:

- changing from a C4-4 District to an M1-4A/R7-2 District property bounded by West 195th Street, Jerome Avenue, West Kingsbridge Road, and Reservoir Avenue; and
- establishing a Special Mixed Use District (MX-30) bounded by West 195th Street, Jerome Avenue, West Kingsbridge Road, and Reservoir Avenue;

as shown on a diagram (for illustrative purposes only) dated May 19, 2025 and subject the conditions of CEQR Declaration E-850.

No. 3

CD 7

N 250296 ZRX

IN THE MATTER OF an application submitted by 8th Regiment Partners LLC and New York City Economic Development Corporation, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, amending Article VII, Chapter 4 (Special Permits by the City Planning Commission), and Article XII, Chapter 3 (Special Mixed Use District) for the purpose of establishing a new Special Mixed Use District.

Matter underlined is new, to be added;

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

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

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

* * *

ARTICLE VII ADMINISTRATION

Chapter 4

Special Permits by the City Planning Commission

* * *

74-10

SPECIAL PERMIT USES

* * *

74-18

Recreation, Entertainment and Assembly Spaces

* * *

74-182

Arenas, auditoriums, stadiums or trade expositions

C4 C6 C7 C8 M1 M2 M3

- (a) The City Planning Commission may permit arenas, auditoriums or stadiums, or trade expositions, as listed in Use Group VIII, with a capacity in excess of 2,500 seats for arenas, auditoriums or stadiums, or with a rated capacity in excess of 2,500 persons for trade expositions, provided that the following findings are made:

- that the principal vehicular access for such #use# is not located on a local #street# but is located on an arterial highway, a major #street# or a secondary #street# within one-quarter mile of an arterial highway or major #street#;
- that such #use# is so located as to draw a minimum of vehicular traffic to and through local #streets# in nearby residential areas;
- that such #use# is not located within 200 feet of a #Residence District#;
- that adequate reservoir space at the vehicular entrance, and sufficient vehicular entrances and exits, are provided to prevent traffic congestion;
- that vehicular entrances and exits for such #use# are provided separately and are located not less than 100 feet apart; and
- that due consideration has been given to the proximity of bus and rapid transit facilities to serve such #use#.

- (b) In Community District 7 in the Borough of the Bronx, the

Commission may permit an indoor arena with a maximum seating capacity of ~~6,000~~ 17,000 within 200 feet of a #Residence District# and, in conjunction with such arena, permit modifications of the provisions of Sections 32-64 (Surface Area and Illumination Provisions), 32-655 (Height of signs in all other Commercial Districts), and 36-62 (Required Accessory Off-street Loading Berths); to #sign# regulations and parking or loading regulations, provided that:

- (1) the provisions of paragraphs (a)(1), (a)(2), (a)(4), (a)(5) and (a)(6) of this Section are met;
- (2) open space surrounding such arena will be located and arranged to provide adequate pedestrian gathering areas to minimize disruption to the surrounding areas;
- (3) the arena includes noise attenuation features and measures which serve to reduce arena-related noise in the surrounding area, including at nearby #residences#;
- (4) where Sections 32-64 and 32-655 the #sign# regulations are modified, a #signage# plan has been submitted showing the location, size, height and illumination of all #signs# on the #zoning lot#, and the Commission finds that all such #signs#, and any illumination from or directed upon such #signs#, are located and arranged so as to minimize any negative effects from the arena #use# on nearby #residences#; and
- (5) where Section 36-62 is the parking or loading regulations are modified, a loading plan has been submitted that addresses the operational needs of all servicers of the arena and shows the number, location and arrangement of all loading berths on the #zoning lot#, and the Commission finds that such loading plan is adequate to address the loading demand generated by the arena #use# and has received assurances that the arena operator will implement such plan in accordance with its terms.

* * *

The Commission may prescribe appropriate conditions and safeguards to minimize adverse effects on the character of the surrounding area, including limitations on #signs#, requirements for soundproofing of arenas or auditoriums, shielding of floodlights, screening of open #uses# or surfacing all access roads or driveways. The Commission may also prescribe requirements for pedestrian-accessible open areas surrounding the arena, auditorium or stadium, including #accessory# directional or building identification #signs# located therein.

* * *

ARTICLE XII SPECIAL PURPOSE DISTRICTS

Chapter 3 Special Mixed Use District

* * *

123-90 SPECIAL MIXED USE DISTRICTS SPECIFIED

* * *

#Special Mixed Use District# - 30 [date of adoption]
Kingsbridge Heights, The Bronx

The #Special Mixed Use District# - 30 is established in Kingsbridge Heights in The Bronx as indicated on the #zoning maps#.

* * *

No. 4

CD 7 C 250295 ZSX

IN THE MATTER OF an application submitted by NYC Economic Development Corporation and 8th Regiment Partners LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-195 of the Zoning Resolution to allow a public parking garage with a maximum capacity of 248 spaces, in connection with a proposed mixed-use development, on property located at 25 West Kingsbridge Road (Block 3247, Lots 2 and 10), in an M1-4A/R7-2 District**, within a Special Mix Use District (MX-30)**, Borough of the Bronx, Community District 7.

**Note: the site is proposed to be rezoned by changing a C4-4 District to an M1-4A/R7-2 District and by establishing a Special Mix Use District (MX-30) under a concurrent related application for a Zoning Map change (C 250294 ZMX).

Plans for this proposal are on file with the City Planning Commission and may be seen on the Zoning Application Portal at <https://zap.planning.nyc.gov/projects/2025X0262>, or at the Department of City Planning, 120 Broadway, 31st Floor, New York, NY 10271-0001.

No. 5

CD 7 C 250292 ZSX

IN THE MATTER OF an application submitted by NYC Economic Development Corporation and 8th Regiment Partners LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-182(b)* of the Zoning Resolution to allow an indoor arena with a maximum seating capacity of 17,000 within 200 feet of a Residence District, and in conjunction therewith, to modify the sign regulations of Sections 123-40 and 32-60, in connection with a proposed mixed-use development on property located at 25 West Kingsbridge Road (Block 3247, Lots 2 and 10), in an M1-4A/R7-2 District**, within a Special Mix Use District (MX-30)**, Borough of the Bronx, Community District 7.

*Note: a zoning text amendment is proposed to modify Section 74-182 under a concurrent related application for a Zoning Text change (C 250296 ZRX).

**Note: the site is proposed to be rezoned by changing a C4-4 District to an M1-4A/R7-2 District and by establishing a Special Mix Use District (MX-30) under a concurrent related application for a Zoning Map change (C 250294 ZMX).

Plans for this proposal are on file with the City Planning Commission and may be seen on the Zoning Application Portal at <https://zap.planning.nyc.gov/projects/2025X0262>, or at the Department of City Planning, 120 Broadway, 31st Floor, New York, NY 10271-0001.

NOTICE

On Wednesday, August 13, 2025, a public hearing is being held by the City Planning Commission (CPC), accessible in-person and remotely, in conjunction with the above ULURP hearing to receive comments related to a Draft Environmental Impact Statement (DEIS) concerning an application by the following co-Applicants: the New York City Economic Development Corporation (NYCEDC), 8th Regiment Partners, LLC, and the New York City Department of Citywide Administrative Services (DCAS). The Mayor's Office of Environmental Coordination (MOEC) is acting as the CEQR Lead Agency for the environmental review. The Applicants are seeking a series of land use actions including a disposition of City-owned land (Block 3247, Lots 2 and 10) pursuant to New York City Charter Section 197-c; zoning map amendment to rezone the project block from C4-4 to M1-4A/R7-2 (MX) to allow manufacturing uses; zoning text amendment to Zoning Resolution (ZR) Section 123-90 to establish the proposed MX district; zoning text amendment to ZR Section 74-182(b) to increase permitted indoor arena capacity from 6,000 to 17,000 persons and remove specific reference to zoning sections for the modifications of signage and parking and loading provisions permitted in conjunction with such arena; special permit pursuant to ZR Section 74-182(b) to allow an indoor arena with a capacity of up to 17,000 persons and permit modification of signage requirements; special permit pursuant to ZR Section 74-195 to allow a public parking garage with a capacity of greater than 150 parking spaces; public financing by the New York City Department of Housing Preservation and Development (HPD) to facilitate the proposed permanently affordable housing units on the National Guard Site in the Kingsbridge Heights neighborhood of Bronx Community District 7 (the "Proposed Actions"). The Proposed Actions would facilitate the Proposed Project which includes up to approximately 1,230,300 gsf of new development at the Project Site, including up to 735,800 gsf on the Armory Site and the National Guard Site would be redeveloped with a new 16-story, approximately 494,500-gsf residential building including approximately 500 permanently affordable dwelling units and approximately 14,400 gsf of local retail. The Armory would be adaptively reused and reprogrammed with approximately 735,800 gsf of new uses, including approximately 84,400 gsf of community facility and cultural uses, approximately 87,800 gsf of light manufacturing space, approximately 73,000 gsf of commercial office space, a 17,000-person live event venue, and approximately 65,500 gsf of other entertainment uses. Approximately 248 public parking spaces and new loading docks would be provided in the Armory's cellar level.

The Project Site includes the "Armory Site" at 1 West Kingsbridge Road (Block 3247, Lot 10), and the "National Guard Site" at 10 West 195th Street (Block 3247, Lot 2). The Project Site occupies the portion of Block 3247 that is bounded by West 195th Street, Reservoir Avenue, West Kingsbridge Road, and Jerome Avenue.

The proposed project would also require other coordination and discretionary approvals from City agencies such as the NYC Landmarks Preservation Commission (LPC); since the

Armory is a designated New York City Landmark, the proposed changes to the exterior of the Armory and the landmark site require a Binding Report from LPC pursuant to the New York City Charter and the New York City Landmarks Law. In addition, the Proposed Project will be receiving State funding which requires review by New York State Office of Parks, Recreation, and Historic Preservation pursuant to Section 14.09 of New York State Historic Preservation Act. The project may also seek Federal historic preservation tax credits for the proposed adaptive reuse of the Armory, which is a non-discretionary action that would require consultation with the National Park Service and in coordination with the New York State Historic Preservation Office (SHPO). The proposed alterations to the Armory would be undertaken in accordance with the Secretary of Interior's Standards for Rehabilitation. In addition, because Federally appropriated Community Project Funding administered by U.S. Department of Housing and Urban Development (HUD) is anticipated, consultation with SHPO and Federally recognized Tribal Nations would be undertaken, as warranted, in accordance with Section 106 of National Historic Preservation Act. It is anticipated that the City and State would provide an investment of up to \$200 million to facilitate the proposed adaptive reuse of the Armory; \$50 million of funds from public sources may also become available for the project which are not subject to ULURP. The Build Year is 2032.

Written comments on the DEIS are requested and will be received and considered by the Lead Agency through 11:59 P.M. on Monday, August 25, 2025.

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

This hearing is being held pursuant to the State Environmental Quality Review Act (SEQRA) and City Environmental Quality Review (CEQR), CEQR No. 25DME006X.

BOROUGH OF BROOKLYN

Nos. 6 – 9

BWJ PD RELOCATION & PLAZA PROJECT

No. 6

CD 16 **C 250263 PCK**
IN THE MATTER OF an application submitted by the Department of Citywide Administrative Services and the New York City Police Department, pursuant to Section 197-c of the New York City Charter, for the acquisition of property located at 1508 Herkimer Street (Block 1575, p/o Lot 18), Borough of Brooklyn, Community District 16, and for site selection of such property for use as a NYPD Transit Bureau District Facility.

No. 7

CD 16 **C 250264 PSK**
IN THE MATTER OF an application submitted by the Department of Parks and Recreation, pursuant to Section 197-c of the New York City Charter, for site selection of property located at the northwest corner of Fulton Street and Van Sinderen Avenue (Block 1546, p/o Lot 1), Borough of Brooklyn, Community District 16, for use as public open space.

No. 8

CD 5 **C 250265 PSK**
IN THE MATTER OF an application submitted by the Department of Citywide Administrative Services and the New York City Economic Development Corporation, pursuant to Section 197-c of the New York City Charter, for site selection of property located at the southeast corner of Fulton Street and Van Sinderen Avenue (Block 1555, p/o Lot 1), Borough of Brooklyn, Community District 5, for use as public open space.

No. 9

CD 16 **C 250266 PPK**
IN THE MATTER OF an application submitted by the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for disposition of city-owned property located at 1508 Herkimer Street (Block 1575, p/o Lot 18), Borough of Brooklyn, Community District 16, pursuant to zoning.

Nos. 10 & 11

58 NIXON COURT REZONING II

No. 10

CD 13 **C 240375 ZMK**
IN THE MATTER OF an application submitted by SLG Assets, Inc pursuant to Sections 197-c and 201 of the New York City Charter for

an amendment of the Zoning Map, Section No. 28c:

1. changing from an R5 District to an R7A District property bounded by Murdock Court, Ocean Parkway, Shore Parkway (northerly portion), and a line 460 feet easterly of West Street; and
2. establishing a within the proposed R7A District a C2-4 District bounded by Nixon Court, Shore Parkway (northerly portion), and a line 460 feet easterly of West Street;

as shown on a diagram (for illustrative purposes only) dated April 21, 2025, and subject to the conditions of CEQR Declaration E-803.

No. 11

CD 13 **N 240376 ZRK**
IN THE MATTER OF an application submitted by SLG Assets, Inc, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning resolution of the City of New York, amending APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area.

Matter underlined is new, to be added;

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

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

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

* * *

APPENDIX F

Mandatory Inclusionary Housing Areas and former Inclusionary Housing Designated Areas

* * *

BROOKLYN

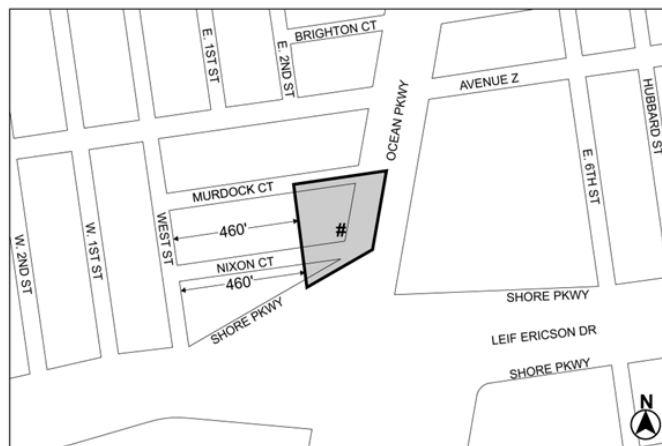
* * *

Brooklyn Community District 13

* * *

Map 2 – [date of adoption]

[PROPOSED MAP]



Mandatory Inclusionary Housing area

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

Portion of Community District 13, Brooklyn

* * *

Nos. 12 & 13

464 OVINGTON AVENUE REZONING

No. 12

CD 10 **C 250056 ZMK**
IN THE MATTER OF an application submitted by Geffen Management LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 22a, by changing from an R3X District to an R6A District property bounded by Ovington Avenue, a line 100 feet northwesterly of 5th Avenue, a line 100 feet northeasterly of 72nd Street, and a line perpendicular to the southwesterly street line of Ovington Avenue distant 480 feet southeasterly (as measured along the street line) from the point of intersection of the southeasterly street line of 4th Avenue and the southwesterly street line of Ovington Avenue, as shown on a diagram

(for illustrative purposes only) dated April 21, 2025, and subject to the conditions of CEQR Declaration E-839.

No. 13

CD 10 **N 250057 ZRK**
IN THE MATTER OF an application submitted by Geffen Management LLC, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, amending APPENDIX for the purpose of establishing a Mandatory Inclusionary Housing area.

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

* * *

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

* * *

BROOKLYN

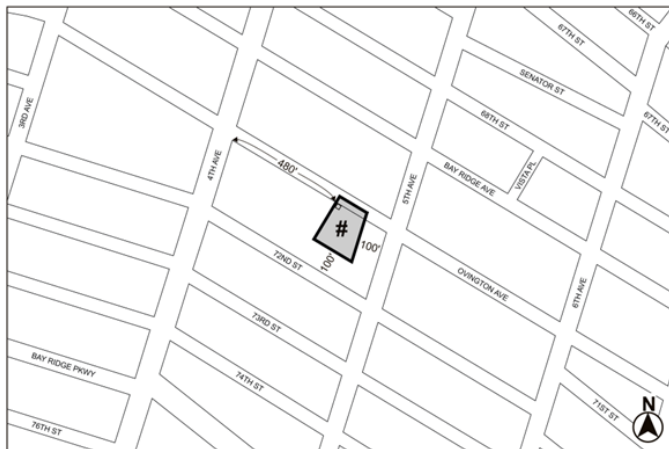
* * *

Brooklyn Community District 10

* * *

Map 2 – [date of adoption]

[PROPOSED MAP]



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

Portion of Community District 10, Brooklyn

* * *

Nos. 14 & 15

5502 FLATLANDS AVE REZONING

No. 14

CD 18 **C 250121 ZMK**
IN THE MATTER OF an application submitted by 5502 Flat LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 23a:

- changing from an R3-2 District to an R6A District property bounded by Flatlands Avenue, East 56th Street, a line 125 feet northerly of Avenue J and East 55th Street; and
- establishing within the proposed R6A District a C2-4 District bounded by Flatland Avenue, East 56th Street, a line 125 feet northerly of Avenue J, and East 55th Street;

as shown on a diagram (for illustrative purposes only) dated May 5, 2025, and subject to the conditions of CEQR Declaration E-822.

No. 15

CD 18 **N 250122 ZRK**
IN THE MATTER OF an application submitted by 5502 Flat LLC, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning resolution of the City of New York, amending

APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area.

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

* * *

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

* * *

BROOKLYN

* * *

Brooklyn Community District 18

* * *



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

Map 1 – [date of adoption]

Portion of Community District 18, Brooklyn

* * *

BOROUGH OF THE BRONX

No. 16

555 EAST TREMONT

CD 6 **N 260011 PXX**
IN THE MATTER OF a Notice of Intent to acquire office space submitted by the Department of Citywide Administrative Services and the Human Resources Administration, pursuant to Section 195 of the New York City Charter, for use of property located at 555 East Tremont Avenue (Block 3060, Lot 32), Borough of the Bronx, Community District 6.

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

Accessibility questions: AccessibilityInfo@planning.nyc.gov, (212) 720-3366, by: Wednesday, August 6, 2025, 5:00 P.M.



✉ jy30-a13

HOUSING AUTHORITY

■ MEETING

The next Board Meeting of the New York City Housing Authority is scheduled for Wednesday, July 30, 2025 at 10:00 A.M. in the Ceremonial Room on the 5th Floor of 90 Church Street, New York, NY 10007 (unless otherwise noted).

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

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

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

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

Any person requiring a reasonable accommodation in order to participate in the Board Meeting, should contact the Office of the Corporate Secretary by phone at (212) 306-6088 or by e-mail at corporate.secretary@nycha.nyc.gov no later than Wednesday, July 23, 2025, by 5:00 P.M.

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

Accessibility questions: (212) 306-6088, by: Wednesday, July 23, 2025, 5:00 P.M.



jy17-30

HOUSING PRESERVATION AND DEVELOPMENT

■ PUBLIC HEARINGS

PLEASE TAKE NOTICE that a public hearing will be held on August 20, 2025 at the Hunts Point Library, 877 Southern Blvd at 10:30 A.M., or as soon thereafter as the matter may be reached on the calendar, at which time and place those wishing to be heard will be given an opportunity to be heard concerning the proposed amendment to the terms of the disposition of the real property identified below.

Pursuant to Section 695(2)(b) of the General Municipal Law and Section 1802(6)(j) of the Charter, the Department of Housing Preservation and Development ("HPD") of the City of New York ("City") has proposed an amendment to the terms of the sale of the following City-owned property (collectively, "Disposition Area") in the Borough of The Bronx:

Address	Block/Lot(s)
993 Union Avenue	Block 2669, Lot 41
995 Union Avenue	Block 2669, Lot 40
774 Union Avenue	Block 2676, Lot 36
1042 Longfellow Avenue	Block 2756, Lot 71

Under HPD's Affordable Neighborhood Cooperative Program, occupied City-owned residential buildings are purchased by Restoring Communities Housing Development Fund Corporation ("Sponsor") and then rehabilitated by a private developer selected through a request for qualifications. Upon conveyance to the Sponsor, buildings will be managed by the private developers. Following completion of rehabilitation, the Sponsor conveys the building to a cooperative housing development fund corporation formed by the building's tenants. The cooperative interests attributable to occupied apartments will be sold to the existing tenants for \$2,500 per apartment. The cooperative interests attributable to vacant apartments will be sold for a price affordable to families earning no more than 165% of the area median income.

This submission is a proposed amendment ("Amended Project") to a project previously approved by the Mayor on July 15, 2020 (Cal. No. 3) ("Original Project"). Under the Original Project, the City sold the Disposition Area to Restoring Communities Housing Development Fund Corporation ("Sponsor"), for the nominal price of \$1.00 per tax lot. The Sponsor also delivered an enforcement note and mortgage for the remainder of the appraised value. The Sponsor was then required to rehabilitate one building on each lot, resulting in a total of 69 cooperative units and two super's units across the project. In 2023,

since none of the tenants at 1042 Longfellow Avenue had chosen to relocate back into the building or expressed interest in conversion, it was determined that the building should operate as a rental to ensure financial and operational feasibility. The Amended Project provides an additional rental option for 1042 Longfellow Avenue to address this condition, but is otherwise the same as the Original Project.

A public file containing copies of the calendar document and other public documents will be made available to Bronx Community Board 2 for public review at the office of Community Board 2 no later than twenty (20) days prior to the public hearing. The public documents are available for public examination by emailing Margaret Carey at careym@hpd.nyc.gov on business days during business hours.

The hearing location is accessible to individuals using wheelchairs or other mobility devices. For further information on accessibility or to make a request for accommodation, such as sign language interpretation services, please contact the Mayor's Office Of Contract Services ("MOCS") via e-mail at disabilityaffairs@mocs.nyc.gov or via phone at (212) 788-0010. TDD users should call Verizon relay services. Any person requiring reasonable accommodation for the public hearing should contact MOCS at least three (3) business days in advance of the hearing to ensure availability.



jy22-30

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, August 5, 2025, at 9:30 A.M., a public hearing will be held in the public hearing room at 253 Broadway, 2nd Floor, Borough of Manhattan, with respect to the following properties, and then followed by a public meeting. Participation by video conference may be available as well. Please check the hearing page on LPC's website (<https://www.nyc.gov/site/lpc/hearings/hearings.page>) for updated hearing information.

The final order and estimated times for each application will be posted on the Landmarks Preservation Commission website the Friday before the hearing. Please note that the order and estimated times are subject to change. An overflow room is located outside of the primary doors of the public hearing room. Any person requiring reasonable accommodation in order to participate in the hearing or attend the meeting should contact Steven Thomson, Director of Community and Intergovernmental Affairs, at sthomson@lpc.nyc.gov or (212) 669-7923 no later than five (5) business days before the hearing or meeting. Members of the public not attending in person can observe the meeting on LPC's YouTube channel at www.youtube.com/nyclpc and may testify on particular matters by joining the meeting using either the Zoom app or by calling in from any phone. Specific instructions on how to observe and testify, including the meeting ID and password, and the call-in number, will be posted on the agency's website, on the Monday before the public hearing.

604 Shore Road - Douglaston Historic District

LPC-25-09193 - Block 8025 - Lot 1 - Zoning: R1-1

CERTIFICATE OF APPROPRIATENESS

A Colonial Revival style free-standing house designed by J.H. Cornell and built in 1919. Application is to modify paving and garden walls.

Fieldston Historic District - Fieldston Historic District

LPC-25-12401 - Block - Lot - Zoning:

CERTIFICATE OF APPROPRIATENESS

An early 20th century planned suburban community characterized by an eclectic variety of residential styles set amidst a varied topography of winding tree-lined streets and dramatic rock outcroppings. Application is to install street signage throughout the district.

449 12th Street - Park Slope Historic District Extension

LPC-25-08899 - Block 1096 - Lot 48 - Zoning: R6B

CERTIFICATE OF APPROPRIATENESS

An altered Romanesque Revival style stable building designed by George W. Kenny and built c. 1903. Application is to install a new stucco system on secondary facades.

St. Mark's Playground - Crown Heights North III Historic District

LPC-25-12960 - Block - Lot - Zoning:

BINDING REPORT

A playground installed within a Superblock, designed by Paul Friedberg and built in 1969. Application is to replace pavers, walls and fencing.

2 Park Place - Individual and Interior Landmark

LPC-25-12136 - Block 123 - Lot 7501 - Zoning: R6A, C1-4

CERTIFICATE OF APPROPRIATENESS

A Neo-Gothic style office tower designed by Cass Gilbert and built in 1911-13. Application is to replace and modify windows, install louvers, and alter the tourelles.

155 Bleecker Street (aka 203-205 Thompson Street) - South Village Historic District

LPC-25-11714 - Block 539 - Lot 35 - **Zoning:** R7-2/C1-5

CERTIFICATE OF APPROPRIATENESS

An altered Federal/Greek Revival style rowhouse built in 1835. Application is to install artificial floral garlands and urns, and to legalize the installation of signage and light fixtures.

82 East 4th Street - East Village/Lower East Side Historic District

LPC-24-11367 - Block 459 - Lot 29 - **Zoning:** R7A/R8B/C2-5

CERTIFICATE OF APPROPRIATENESS

A Romanesque Revival style apartment building designed by Charles B. Meyers and built in 1926. Application is to install a marquee with signage and replace entrance infill.

601 West 26th Street - West Chelsea Historic District

LPC-26-00017 - Block 672 - Lot 1 - **Zoning:** M2-4; WCH

CERTIFICATE OF APPROPRIATENESS

An international style warehouse building with Art Deco style details, designed by Russell G. and Walter M. Cory with Yasuo Matsui and Purdy & Henderson and built in 1930-31. Application is to establish a master plan for the future installation of signage.

jy23-a5

NOTICE IS HEREBY GIVEN that pursuant to the provisions of Title 25, Chapter 3 of the Administrative Code of the City of New York (Sections 25-303, 25-307, 25-308, 25-309, 25-313, 25-318, 25-320) on Tuesday, August 12, 2025, at 9:30 A.M., a public hearing will be held in the public hearing room at 253 Broadway, 2nd Floor, Borough of Manhattan, with respect to the following properties, and then followed by a public meeting. Participation by video conference may be available as well. Please check the hearing page on LPC's website (<https://www.nyc.gov/site/lpc/hearings/hearings.page>) for updated hearing information. The final order and estimated times for each application will be posted on the Landmarks Preservation Commission website the Friday before the hearing. Please note that the order and estimated times are subject to change. An overflow room is located outside of the primary doors of the public hearing room. Any person requiring reasonable accommodation in order to participate in the hearing or attend the meeting should contact Steven Thomson, Director of Community and Intergovernmental Affairs, at sthomson@lpc.nyc.gov or (212) 669-7923 no later than five (5) business days before the hearing or meeting. Members of the public not attending in person can observe the meeting on LPC's YouTube channel at www.youtube.com/nyclpc and may testify on particular matters by joining the meeting using either the Zoom app or by calling in from any phone. Specific instructions on how to observe and testify, including the meeting ID and password, and the call-in number, will be posted on the agency's website, on the Monday before the public hearing.

242-03 Pine Street - Douglaston Hill Historic District

LPC-25-10999 - Block 8106 - Lot 55 - **Zoning:** R1-2

CERTIFICATE OF APPROPRIATENESS

A Neo-Colonial style free-standing house designed by John Stuart and built in 1904-1905. Application is to install solar panels.

104 Greenwich Avenue - Greenwich Village Historic District

LPC-25-11798 - Block 617 - Lot 33 - **Zoning:** C1-6

CERTIFICATE OF APPROPRIATENESS

A rowhouse built in 1829 and later altered. Application is to construct a rooftop addition, replace windows, and alter the areaway.

159-161 Bleecker Street - South Village Historic District

LPC-25-10307 - Block 539 - Lot 37 - **Zoning:** R7-2, C1-5

CERTIFICATE OF APPROPRIATENESS

An Arts and Crafts style theater building designed by Samuel Levingston and built in 1917-1918, with alterations designed by Eugene K. Schafer of Codework, LLC, and completed in 2004-2007. Application is to alter the facade, install new storefront infill and windows, and alter the marquee.

14 Leroy Street - Greenwich Village Historic District Extension II

LPC-25-11516 - Block 586 - LOT 16 - **Zoning:** R6

CERTIFICATE OF APPROPRIATENESS

A Greek Revival style rowhouse built c. 1835, altered with Italianate style elements in 1872 and altered again in 1927. Application is to modify openings at the rear facade.

24 West 10th Street - Greenwich Village Historic District

LPC-25-12168 - Block 573 - Lot 30 - **Zoning:** R6

CERTIFICATE OF APPROPRIATENESS

An Anglo-Italianate style townhouse built in 1856. Application is to

raise the rear parapet and construct a rooftop addition.

42 Jane Street - Greenwich Village Historic District

LPC-25-07969 - Block 625 - Lot 33 - **Zoning:** C1-6

CERTIFICATE OF APPROPRIATENESS

A Greek Revival style rowhouse built in 1846. Application is to install a stoop gate.

1009 Fifth Avenue - Metropolitan Museum Historic District

LPC-25-09191 - Block 1493 - Lot 69 - **Zoning:** R8B

CERTIFICATE OF APPROPRIATENESS

A Beaux-Arts style mansion designed by Welch, Smith & Provot and built in 1899-1901. Application is to reconstruct bulkheads and modify balustrades.

jy30-a12

MAYOR'S OFFICE OF ENVIRONMENTAL COORDINATION

■ PUBLIC HEARINGS

The Office of the Deputy Mayor for Housing, Economic Development and Workforce

Draft Environmental Impact Statement (DEIS) Kingsbridge Armory Project

Project Identification

CEQR No. 25DME006X
SEQRA Classification: Type I
ULURP Nos: N250296ZRX,
C250293PPX, C250294ZMX,
C250295ZSX, C250292ZSX
Bronx, Community District 7

Lead Agency

Office of the Deputy Mayor for Housing,
Economic Development and Workforce
100 Gold Street, 2nd Floor
New York, NY 10038

NOTICE IS HEREBY GIVEN THAT a public hearing will be held as detailed below for the Kingsbridge Armory Project. The purpose of the public hearing is to provide the public with the opportunity to comment on the Draft Environmental Impact Statement (DEIS) for the Kingsbridge Armory Project which received a Notice of Completion on May 16, 2025, and was made available through CEQR Access: <https://a002-ceqraccess.nyc.gov/ceqr/> (search CEQR # 25DME006X).

A public hearing on the DEIS is being held in conjunction with the public hearing on the associated Uniform Land Use Review Procedure (ULURP) on August 13, 2025 at 10:00 A.M. at the City Planning Commission Hearing Room, located at 120 Broadway, Lower Concourse, New York, NY 10271. Written comments on the Draft Environmental Impact Statement will be accepted by the lead agency through 11:59 P.M. Monday August 25, 2025 to the contact addresses below. To continue to allow for broad public participation, the Department of City Planning (DCP) will hold the public hearing accessible both in-person and remotely.

To join the meeting, please visit the "Calendar" page of the New York City Department of City Planning's website: <https://www.nyc.gov/content/planning/pages/calendar>. To comment remotely, please visit the "City Planning Commission" page on the Department's website and select "Participate and Comment: <https://www.nyc.gov/content/planning/pages/commission>."

If you would like to register to testify remotely via phone, need assistance with technical issues, or have any questions about participation you may call any of the phone numbers listed below, then enter the following Meeting ID.

(877) 853-5247 (Toll-free)
(888) 788-0099 (Toll-free)
(213) 338-8477 (Toll)
(253) 215-8782 (Toll)

Then enter the following meeting ID and password when prompted.

Meeting ID: 618 237 7396

Password: 1

[The Participant ID can be skipped by pressing #]

Instructions on how to participate remotely, as well as materials relating to the hearing, will be posted on the Department's website on the day of the Public Hearing, no later than 1 hour prior to the hearing. To help the meeting host effectively manage members of the public who sign up to comment, those who do not intend to actively participate are invited to watch the livestream or the recording that will be posted after the meeting. The Public Hearing livestream can be found in the above referenced DCP website and will be made available on the day of

the Public Hearing.

Please inform the Department of City Planning if you need a reasonable accommodation, such as a sign language interpreter, in order to participate in the meeting. Requests for a reasonable accommodation or foreign language assistance during the meeting should be emailed to AccessibilityInfo@planning.nyc.gov or by calling 212-720-3366. Requests must be submitted at least ten business days before the meeting.

The Co-applicants, the New York City Economic Development Corporation (NYCEDC), 8th Regiment Partners LLC, and the New York City Department of Citywide Administrative Services (DCAS), are leading a collaborative process to reuse and redevelop a portion of Block 3247 in the Kingsbridge Heights neighborhood of the Bronx, New York (the "Proposed Project"). That portion includes the Kingsbridge Armory (the "Armory") Site at 1 West Kingsbridge Road (Block 3247, Lot 10), which is owned by the City of New York (the "City"), and the New York National Guard ("National Guard") Site (the "National Guard Site") at 10 West 195th Street (Block 3247, Lot 2), also owned by the City and currently under the authority of the New York Division of Military Affairs; it is occupied by two National Guard buildings (the "Project Site"). The Project Site occupies the portion of Block 3247 that is bounded by West 195th Street, Reservoir Avenue, West Kingsbridge Road, and Jerome Avenue.

The Proposed Project includes the adaptive reuse of the vacant, approximately 588,765-gross-square-foot (gsf) Armory, providing up to approximately 735,800 gsf of floor area including a mix of community facility and cultural space, light manufacturing space, commercial office space, approximately 64,800 gsf of publicly accessible open space, a 17,000-person capacity live event venue for flexible entertainment/recreational uses, and approximately 248 parking spaces. The National Guard functions would be relocated, and the National Guard Site redeveloped with up to 500 new permanently affordable residential units (up to approximately 494,500 gsf), approximately 14,400 gsf of ground floor retail, and 80 parking spaces replacing a one-story garage and a two-story office building. The Proposed Project would include a total of up to approximately 1,230,000 gsf of new development at the Project Site.

The following discretionary actions would be required to facilitate the Proposed Project:

- Disposition of City-owned land to a private developer. The disposition of the Armory Site and the National Guard Site would require approval pursuant to New York City Charter Section 197-c
- Zoning map amendment to rezone the Project Site from C4-4 to M1-4A/R7-2 (MX) to allow a mix of residential, commercial, and manufacturing uses;
- Zoning text amendment to ZR Section 123-90 to establish the proposed MX district;
- Zoning text amendment to ZR Section 74-182(b) to increase permitted indoor arena capacity from 6,000 to 17,000 persons and remove specific reference to zoning sections for the modifications of signage and parking and loading provisions permitted in conjunction with such arena;
- Special permit pursuant to ZR Section 74-182(b) to allow an indoor arena with a capacity of up to 17,000 persons and permit modification of signage requirements;
- Special permit pursuant to ZR Section 74-195 to allow a public parking garage with a capacity of greater than 150 parking spaces; and
- Public financing by the New York City Department of Housing Preservation and Development (HPD) to facilitate the proposed permanently affordable housing units on the National Guard Site.

Required State or Federal Approvals

Since the Armory is a New York City Landmark (NYCL), the proposed changes to the exterior of the Armory and the landmark site require a Binding Report from the New York City Landmarks Preservation Commission (LPC) pursuant to the New York City Charter and the New York City Landmarks Law. In addition, the Proposed Project is seeking State funding which requires review by the New York State Office of Parks, Recreation, and Historic Preservation (OPRHP) pursuant to Section 14.09 of the State Historic Preservation Act (SHPA). The project may also seek Federal historic preservation tax credits for the proposed adaptive reuse of the Armory, which is a non-discretionary action that would require consultation with the National Park Service (NPS) and in coordination with the New York State Historic Preservation Office (SHPO). The proposed alterations to the Armory would be undertaken in accordance with the Secretary of Interior's Standards for Rehabilitation.

In addition, Federally-appropriated Community Project Funding administered by the U.S. Department of Housing and Urban Development (HUD) is anticipated, which requires that the

environmental review also meet requirements under the National Environmental Policy Act (NEPA). Because of the Federal funding, consultation with SHPO and Federally-recognized Tribal Nations would be undertaken, as warranted, in accordance with Section 106 of the National Historic Preservation Act (NHPA).

Contact:

Mayor's Office of Environmental Coordination

Attn: Ingrid Young

100 Gold Street, 2nd Floor

New York, NY 10038

Telephone: (212) 788-6848

Email: Iyoung@moeec.nyc.gov

The Notice of Completion and the DEIS may be obtained by any member of the public from: CEQR Access, <https://a002-ceqraccess.nyc.gov/ceqr/> (search CEQR # 25DME006X).

This Notice has been prepared pursuant to Part 617, Article 8 of the New York State Environmental Conservation Law (the State Environmental Quality Review Act).

Accessibility questions: Department of City Planning, (212) 720-3366, by: Wednesday, July 30, 2025, 5:00 P.M.



☞ jy30

TRANSPORTATION

■ PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN, PURSUANT TO LAW, that the following proposed revocable consent has been scheduled for a public hearing by the New York City Department of Transportation. A draft copy of the revocable consent agreement(s) may be obtained at no cost by submitting a request at diningoutnyc.info/requestcopy

The public hearing will be held remotely via Zoom, commencing on 8/15/2025, at 11:00 A.M., on the following petition for revocable consent:

To join the hearing via your browser either click on the following URL link or copy and paste it into your browser's address bar.

Join Zoom Meeting: zoom.us/j/91467302621

Meeting ID: 91467302621

To join the hearing only by phone, use the following information to connect:

Phone: +1-929-205-6099

Meeting ID: 914 6730 2621

1. ANH EM HOSPITALITY GROUP LLC Banh to maintain, operate, and use a roadway cafe for a term of four years adjacent to the proposed revocable consent is for a term of four years adjacent to 942 AMSTERDAM AVE in the borough of Manhattan.
2. MANOR OKTOBERFEST FOREST HILLS, INC MANOR OKTOBERFEST FOREST HILLS to maintain, operate, and use a roadway cafe for a term of four years adjacent to the proposed revocable consent is for a term of four years adjacent to 7311 YELLOWSTONE BLVD in the borough of Queens.
3. SONORA NYC LLC Sonora to maintain, operate, and use a roadway cafe for a term of four years adjacent to the proposed revocable consent is for a term of four years adjacent to 174 HOWARD AVE in the borough of Brooklyn.
4. SALES GILD IC SANTA CHIARA CAFFE to maintain, operate, and use a roadway cafe for a term of four years adjacent to the proposed revocable consent is for a term of four years adjacent to 5241 CENTER BLVD in the borough of Queens.
5. CINDY LIN-ABCEDE Urban Backyard to maintain, operate, and use a roadway cafe for a term of four years adjacent to the proposed revocable consent is for a term of four years adjacent to 180 MULBERRY ST in the borough of Manhattan.
6. WADADLI AM, LLC Wadadli Jerk to maintain, operate, and use a roadway cafe for a term of four years adjacent to the proposed revocable consent is for a term of four years adjacent to 419 PUTNAM AVENUE in the borough of Brooklyn.
7. BOWERY GYOKAI LLC SHINSEN to maintain, operate, and use a roadway cafe for a term of four years adjacent to the proposed revocable consent is for a term of four years adjacent to 44 BOWERY in the borough of Manhattan.
8. DINO'S TAVERN INC.TAVERNA KOS to maintain, operate,

and use a roadway cafe for a term of four years adjacent to the proposed revocable consent is for a term of four years adjacent to 4119 23RD AVE in the borough of Queens.

9. KARCZMA INC to maintain, operate, and use a roadway cafe for a term of four years adjacent to the proposed revocable consent is for a term of four years adjacent to 136 GREENPOINT AVENUE in the borough of Brooklyn.
10. La Cucharita Paisa Bar Restaurant to maintain, operate, and use a roadway cafe for a term of four years adjacent to the proposed revocable consent is for a term of four years adjacent to 1802 WESTCHESTER AVE in the borough of Bronx.
11. SLICK WATTS LLC ANOTHER COUNTRY to maintain, operate, and use a roadway cafe for a term of four years adjacent to the proposed revocable consent is for a term of four years adjacent to 10 EAST 16 STREET in the borough of Manhattan.
12. SOUTH LAKE HOSPITALITY GROUP INC. HARLEM PUBLIC RESTAURANT to maintain, operate, and use a roadway cafe for a term of four years adjacent to the proposed revocable consent is for a term of four years adjacent to 3612 BROADWAY in the borough of Manhattan.
13. ANATOLI 56 TAVERNA to maintain, operate, and use a roadway cafe for a term of four years adjacent to the proposed revocable consent is for a term of four years adjacent to 1066 2 AVENUE in the borough of Manhattan.
14. HUNGRY LLAMA LLC HUNGRY LLAMA to maintain, operate, and use a roadway cafe for a term of four years adjacent to the proposed revocable consent is for a term of four years adjacent to 679 WASHINGTON ST in the borough of Manhattan.
15. DON ALEJO COFFEE INC. Don Alejo Coffee to maintain, operate, and use a roadway cafe for a term of four years adjacent to the proposed revocable consent is for a term of four years adjacent to 228 EAST 116 ST in the borough of Manhattan.
16. LE PAIN QUOTIDIEN to maintain, operate, and use a roadway cafe for a term of four years adjacent to the proposed revocable consent is for a term of four years adjacent to 81 WEST BROADWAY in the borough of Manhattan.
17. 7th Street Burger to maintain, operate, and use a roadway cafe for a term of four years adjacent to the proposed revocable consent is for a term of four years adjacent to 1177 BROADWAY in the borough of Manhattan.
18. THE CONSULATE MIDTOWN to maintain, operate, and use a roadway cafe for a term of four years adjacent to the proposed revocable consent is for a term of four years adjacent to 44 WEST 56 STREET in the borough of Manhattan.
19. TINOS to maintain, operate, and use a roadway cafe for a term of four years adjacent to the proposed revocable consent is for a term of four years adjacent to 1748 1 AVENUE in the borough of Manhattan.
20. CAFE D'ANVERS/MOJO DESSERTS to maintain, operate, and use a roadway cafe for a term of four years adjacent to the proposed revocable consent is for a term of four years adjacent to 1567 LEXINGTON AVE in the borough of Manhattan.
21. 540 SECOND AVENUE RESTAURANT LLC The Crooked Knife to maintain, operate, and use a roadway cafe for a term of four years adjacent to the proposed revocable consent is for a term of four years adjacent to 540 2 AVENUE in the borough of Manhattan.
22. AOC EAST to maintain, operate, and use a roadway cafe for a term of four years adjacent to the proposed revocable consent is for a term of four years adjacent to 1590 1 AVENUE in the borough of Manhattan.
23. Carmine's UWS LLC Carmine's & Virgil's BBQ to maintain, operate, and use a roadway cafe for a term of four years adjacent to the proposed revocable consent is for a term of four years adjacent to 2450 BROADWAY in the borough of Manhattan.
24. CAMELOT CASTLE LLC Oscar Wilde's to maintain, operate, and use a roadway cafe for a term of four years adjacent to the proposed revocable consent is for a term of four years adjacent to 45 WEST 27 STREET in the borough of Manhattan.
25. THIERRY INC LE CHARLOT to maintain, operate, and use a roadway cafe for a term of four years adjacent to the proposed revocable consent is for a term of four years adjacent to 19 EAST 69 STREET in the borough of Manhattan.

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 remotely commencing on Wednesday, July 30, 2025, at 11:00 A.M., via the WebEx platform and in person, on the following petitions for revocable consent.

WebEx: Meeting Number (access code): 2809 254 5157
Meeting Password: bXAeirrt272

#1 IN THE MATTER OF a proposed revocable consent authorizing Belasco Theatre Corporation to continue to maintain and use bollards on the north sidewalk of West 44th Street, west of Sixth Avenue, in the Borough of Manhattan. The Proposed revocable consent is for ten years from July 1, 2025 to June 30, 2035 and provides among other terms and conditions for -compensation payable to the City according to the following schedule: **R.P. # 1536**

For the period from July 1, 2025 to June 30, 2035 - \$175/per annum

with 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.

#2 IN THE MATTER OF a proposed revocable consent authorizing Lyceum Theatre Corporation to continue to maintain and use bollards on the north sidewalk of West 45th Street, east of Seventh Avenue, in the Borough of Manhattan. The revocable consent is for ten years from July 1, 2025 to June 30, 2035 and provides among other terms and conditions for -compensation payable to the City according to the following schedule: **R.P. # 1519**

For the period from July 1, 2025 to June 30, 2035 - \$150/per annum

with 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.

#3 IN THE MATTER OF a proposed revocable consent authorizing Episcopal Health Services, Inc. to continue to maintain and use a bridge over and diagonally cross Beach 19th Street, south of Brookhaven Avenue, in the Borough of Queens. The proposed revocable consent is for a term of ten years from 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. # 1141**

For the period July 1, 2020 to June 30, 2021 - \$16,473

For the period July 1, 2021 to June 30, 2022 - \$16,735

For the period July 1, 2022 to June 30, 2023 - \$16,997

For the period July 1, 2023 to June 30, 2024 - \$17,259

For the period July 1, 2024 to June 30, 2025 - \$17,521

For the period July 1, 2025 to June 30, 2026 - \$17,783

For the period July 1, 2026 to June 30, 2027 - \$18,045

For the period July 1, 2027 to June 30, 2028 - \$18,307

For the period July 1, 2028 to June 30, 2029 - \$18,569

For the period July 1, 2029 to June 30, 2030 - \$18,831

with the maintenance of a security deposit in the sum of \$30,000 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.

#4 IN THE MATTER OF a proposed revocable consent authorizing The Shubert Organization, Inc. to continue to maintain and use three (3) bollards on the south sidewalk of West 45th Street, between Eighth Avenue and Shubert Alley, in the Borough of Manhattan. The revocable consent is for a term of ten years from July 1, 2025 to June 30, 2035 and provides among other terms and conditions for compensation payable to the City according to the following schedule: **R.P. # 1520-A (Golden Theatre)**

For the period from July 1, 2025 to June 30, 2035 - \$75/per annum

with 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.

#5 IN THE MATTER OF a proposed revocable consent authorizing The Shubert Organization, Inc. to continue to maintain and use three (3) bollards on the south sidewalk of West 45th Street between Eighth Avenue and Shubert Alley, in the Borough of Manhattan. The revocable

consent is for a term of ten years from July 1, 2025 to June 30, 2035 and provides among other terms and conditions for compensation payable to the City according to the following schedule: **R.P. # 1520-B (Jacobs Theatre)**

For the period from July 1, 2025 to June 30, 2035 - \$75/per annum

with 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.

#6 IN THE MATTER OF a proposed revocable consent authorizing The Shubert Organization, Inc. to continue to maintain and use three (3) bollards on the south sidewalk of West 45th Street, between Eighth Avenue and Shubert Alley, in the Borough of Manhattan. The revocable consent is for a term of ten years from July 1, 2025 to June 30, 2035 and provides among other terms and conditions for compensation payable to the City according to the following schedule: **R.P. # 1520-C (Schoenfeld Theatre)**

For the period from July 1, 2025 to June 30, 2035 - \$75/per annum

with 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.

#7 IN THE MATTER OF a proposed revocable consent authorizing The Shubert Organization Inc, to continue to maintain and use seven (7) bollards on the south sidewalk of West 45th Street and five (5) bollards on the north sidewalk of West 44th Street between Eighth Avenue and Shubert Alley, in the Borough of Manhattan. The revocable consent is for a term of ten years from July 1, 2025 to June 30, 2035 and provides among other terms and conditions for compensation payable to the City according to the following schedule: **R.P. # 1520-D (Shubert & Booth Theatre)**

For the period from July 1, 2025 to June 30, 2035 - \$300/per annum

with 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.

#8 IN THE MATTER OF a proposed revocable consent authorizing The Shubert Organization, Inc. to continue to maintain and use three (3) bollards on the north sidewalk of West 44th Street between Eighth Avenue and Shubert Alley, in the Borough of Manhattan. The revocable consent is for term of Ten years from July 1, 2025 to June 30, 2035 and provides among other terms and conditions for compensation payable to the City according to the following schedule: **R.P. # 1520-E (Majestic Theatre)**

For the period from July 1, 2025 to June 30, 2035 - \$75/per annum

with 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.

#9 IN THE MATTER OF a proposed revocable consent authorizing The Shubert Organization, Inc. to continue to maintain and use three (3) bollards on the north sidewalk of West 44th Street between Eighth Avenue and Shubert Alley, in the Borough of Manhattan. The revocable consent is for a term of ten years from July 1, 2025 to June 30, 2035 and provides among other terms and conditions for compensation payable to the City according to the following schedule: **R.P. # 1520-F (Broadhurst Theatre)**

For the period from July 1, 2025 to June 30, 2035 - \$75/per annum

with 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.

#10 IN THE MATTER OF a proposed revocable consent authorizing The Shubert Organization, Inc. to continue to maintain and use bollards on the sidewalks of West 45th, West 46th, West 47th, West 48th, and West 49th Streets, between Eighth Avenue and Broadway, and also on the south sidewalk of West 48th Street, east of Seventh Avenue, all in the Borough of Manhattan. The proposed revocable consent is for a

term of ten years from July 1, 2025 to June 30, 2035 and provides among other terms and conditions for compensation payable to the City according to the following schedule: **R.P. # 1522**

For the period from July 1, 2025 to June 30, 2035 - \$500/per annum

with 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.

#11 IN THE MATTER OF a proposed revocable consent authorizing The Shubert organization, Inc. to continue to maintain and use bollards on the north sidewalk of West 45th Street, east of Eighth Avenue, in the Borough of Manhattan. The revocable consent is for a term of ten years from July 1, 2025 to June 30, 2035 and provides among other terms and conditions for compensation payable to the City according to the following schedule: **R.P. # 1535**

For the period from July 1, 2025 to June 30, 2035 - \$100/per annum

with the maintenance of a security deposit in the sum of \$1,200 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 125 Maiden Lane Condominium to construct, maintain and use flood mitigation system components under the south sidewalk of Fletcher Street between Pearl Street and Water Street; under the west sidewalk of Water Street between Fletcher Street and Maiden Lane; under the north sidewalk of Maiden Lane between Pearl Street and Water Street; and under the east sidewalk of Pearl Street between Fletcher Street and Maiden Lane, 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. # 2658**

Pursuant to section 7-04(a)(37) of chapter 7 of title 34 of the RCNY, the Grantee shall make one payment of two thousand dollars (\$2,000) for the term. This fee shall not apply to renewal applications so long as the Structure has not changed.

with the maintenance of a security deposit in the sum of \$15,000 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.

#13 IN THE MATTER OF a proposed revocable consent authorizing 357 Henry St. LLC to continue to maintain and use a stoop a fenced-in area and an overhead cornice on the east sidewalk of Henry Street, between Congress Street and Amity Street, in the Borough of Brooklyn. 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. # 2091**

For the period July 1, 2019 to June 30, 2029 - \$25/per annum

with the maintenance of a security deposit in the sum of \$5,000 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.

#14 IN THE MATTER OF a proposed revocable consent authorizing New York Academy of Medicine to construct, maintain and use an accessible ramp on the south sidewalk of East 103rd Street, between Fifth Ave. and Madison Ave., 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. # 2685**

From the Approval Date to June 30, 2036 - \$25/per annum

with the maintenance of a security deposit in the sum of \$8,000 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.

#15 IN THE MATTER OF a proposed revocable consent authorizing Petaluma LLC to construct, maintain and use a fenced-in area including planted area and steps on the south sidewalk of East 74th

Street between Park and Lexington Avenues, 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. # 2684**

From the Approval Date to June 30, 2036 - \$25/per annum

with the maintenance of a security deposit in the sum of \$15,000 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.

#16 IN THE MATTER OF a proposed revocable consent authorizing CR Sunflower Lessee LLC to construct, maintain and use security bollards along the south sidewalk of Hanover Square and the east sidewalk of Pearl 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. # 2554**

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.

with the maintenance of a security deposit in the sum of \$132,500 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.

#17 IN THE MATTER OF a proposed revocable consent authorizing Patrick Po Shun Ng and Nancy Ng, as trustees under the Patrick Po Shun Ng Revocable Trust Dated October 12, 2018 and under the Nancy Ng Revocable Trust Dated October 12, 2018 to continue to maintain and use a fenced-in area on the north sidewalk of Powells Cove Boulevard west of 158th Street, 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. # 2075**

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

with the maintenance of a security deposit in the sum of \$2,800 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.

#18 IN THE MATTER OF a proposed revocable consent authorizing The Brooklyn Union Gas Company d/b/a National Grid NY to continue to maintain and use operate, repair, replace, inspect, access, excavate and project a gas main-Brooklyn-Queens Interconnect -Phase II under and along Brooklyn Marine Park, parallel to Flatbush Avenue, in the Borough of Brooklyn. The proposed revocable consent is for a term of ten years from July 1, 2024 to June 30, 2034 and provides among other terms and conditions for compensation payable to the City according to the following schedule: **R.P. # 2247**

For the period July 1, 2024 to June 30, 2025 - \$44,406
For the period July 1, 2025 to June 30, 2026 - \$45,446
For the period July 1, 2026 to June 30, 2027 - \$46,486
For the period July 1, 2027 to June 30, 2028 - \$47,526
For the period July 1, 2028 to June 30, 2029 - \$48,566
For the period July 1, 2029 to June 30, 2030 - \$49,606
For the period July 1, 2030 to June 30, 2031 - \$50,646
For the period July 1, 2031 to June 30, 2032 - \$51,686
For the period July 1, 2032 to June 30, 2033 - \$52,726
For the period July 1, 2033 to June 30, 2034 - \$53,766

with the maintenance of a security deposit in the sum of \$103,500 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.

#19 IN THE MATTER OF a proposed revocable consent authorizing Promesa Residential Health Care Facility, Inc. to continue to maintain and use two communication conduits under and across East 175th Street, between Anthony Avenue and Clay Avenue, in the Borough of the Bronx. 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. # 1738**

For the period from July 1, 2019 to June 30, 2029 - \$25/per annum.

with the maintenance of a security deposit in the sum of \$2,500 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.

#20 IN THE MATTER OF a proposed revocable consent authorizing Union Theological Seminary in the City of New York to continue to maintain and use a tunnel under and across Claremont Avenue, north of West 120th Street, in the Borough of Manhattan. The proposed revocable consent is for a term of ten years from July 1, 2024 to June 30, 2034 and provides among other terms and conditions for compensation payable to the City according to the following schedule: **R.P. # 29**

For the period July 1, 2024 to June 30, 2025 - \$9,528/per annum
For the period July 1, 2025 to June 30, 2026 - \$9,751
For the period July 1, 2026 to June 30, 2027 - \$9,974
For the period July 1, 2027 to June 30, 2028 - \$10,197
For the period July 1, 2028 to June 30, 2029 - \$10,420
For the period July 1, 2029 to June 30, 2030 - \$10,643
For the period July 1, 2030 to June 30, 2031 - \$10,866
For the period July 1, 2031 to June 30, 2032 - \$11,089
For the period July 1, 2032 to June 30, 2033 - \$11,312
For the period July 1, 2033 to June 30, 2034 - \$11,535

with the maintenance of a security deposit in the sum of \$11,600 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.

#21 IN THE MATTER OF a proposed revocable consent authorizing Montefiore Medical Center to continue to maintain and use a transformer vault in the south sidewalk of Gun Hill Road, west of Bainbridge Avenue, in the Borough of the Bronx. The proposed revocable consent is for a term of ten years from July 1, 2024 to June 30, 2034 and provides among other terms and conditions for compensation payable to the City according to the following schedule: **R.P. # 1491**

For the period July 1, 2024 to June 30, 2025 - \$6,354/per annum
For the period July 1, 2025 to June 30, 2026 - \$6,503
For the period July 1, 2026 to June 30, 2027 - \$6,652
For the period July 1, 2027 to June 30, 2028 - \$6,801
For the period July 1, 2028 to June 30, 2029 - \$6,950
For the period July 1, 2029 to June 30, 2030 - \$7,099
For the period July 1, 2030 to June 30, 2031 - \$7,248
For the period July 1, 2031 to June 30, 2032 - \$7,397
For the period July 1, 2032 to June 30, 2033 - \$7,546
For the period July 1, 2033 to June 30, 2034 - \$7,695

with the maintenance of a security deposit in the sum of \$15,000 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.

#22 IN THE MATTER OF a proposed revocable consent authorizing Consulate General of the Federal Republic of Germany in New York to construct, maintain and use egress steps and a bench on the east sidewalk of Fifth Avenue, between East 82nd Street and East 83rd 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. # 2672**

From the Approval Date to June 30, 2035 - \$25/per annum

with the maintenance of a security deposit in the sum of \$25,000 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.

#23 IN THE MATTER OF a proposed revocable consent authorizing 20 Charles Street LLC to construct, maintain and use a stoop and fenced-in area, including steps on the south sidewalk of West 12th Street, between 5th and 6th Avenues, 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. # 2679**

From the Approval Date to June 30, 2036 - \$25/per annum

with the maintenance of a security deposit in the sum of \$15,000 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.

#24 IN THE MATTER OF a proposed revocable consent authorizing Manhattan University to continue to maintain and use a pedestrian bridge over and across Manhattan College Parkway, southwest of West 242nd Street, in the Borough of the Bronx. 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. # 2040**

For the period July 1, 2019 to June 30, 2020 - \$7,805
 For the period July 1, 2020 to June 30, 2021 - \$7,947
 For the period July 1, 2021 to June 30, 2022 - \$8,089
 For the period July 1, 2022 to June 30, 2023 - \$8,231
 For the period July 1, 2023 to June 30, 2024 - \$8,373
 For the period July 1, 2024 to June 30, 2025 - \$8,515
 For the period July 1, 2025 to June 30, 2026 - \$8,657
 For the period July 1, 2026 to June 30, 2027 - \$8,799
 For the period July 1, 2027 to June 30, 2028 - \$8,941
 For the period July 1, 2028 to June 30, 2029 - \$9,083

with the maintenance of a security deposit in the sum of \$45,000 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.

Interested parties can obtain copies of proposed agreement or request sign-language interpreters (with at least seven days prior notice) by writing revocableconsents@dot.nyc.gov or by calling (212) 839-6550.

jy10-30

PROCUREMENT

"Compete To Win" More Contracts!

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

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

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

HHS ACCELERATOR PREQUALIFICATION

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

proposals through the PASSPort system. The PASSPort Public Portal, which lists all RFPs, including HHS RFPs that require HHS Accelerator Prequalification, may be viewed, at https://passport.cityofnewyork.us/page.aspx/en/rfp/request_browse_public

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

ADMINISTRATION FOR CHILDREN'S SERVICES

ADMINISTRATION

■ AWARD

Services (other than human services)

ON-CALL EVENT EQUIPMENT RENTAL - M/WBE

Noncompetitive Small Purchase - PIN# 06825W0054001 - AMT: \$250,000.00 - TO: ATB Party Supplies LLC, 3010 Eastchester Road, Suite 714, Bronx, NY 10469.

✶ jy30

CHILD AND FAMILY WELL-BEING

■ AWARD

Human Services/Client Services

CHILDCARE ASSISTANCE - Negotiated Acquisition - Other - PIN# 06825N0010001 - AMT: \$11,528,550.00 - TO: Center for Family Life in Sunset Park Inc., 443 39th Street, Brooklyn, NY 11232.

Pursuant to Sections 3-04(b)(2)(i)(D) and 3-04(b)(2)(ii) of the Procurement Policy Board (PPB) Rules, the New York City Administration for Children's Services (ACS) seeks authorization to enter into a non-competitive negotiated acquisition contract with Center for Family Life in Sunset Park Inc. This vendor will continue providing community-based childcare assistance to families. Increasing access to childcare assistance is an explicit strategy for creating an equitable, accessible childcare and early education experience for NYC families.

A competitive process for procuring services from CBOs is incompatible with the time sensitive nature of the funding process. Additionally, there are a limited number of CBOs with demonstrated operational/administrative capacity and a history running programs targeting this population, especially within the specific neighborhoods identified as having the highest populations of undocumented children. Given this, ACS also makes this request pursuant to Section 3-04(b)(2)(ii) of the PPB rules.

✶ jy30

CHILDCARE ASSISTANCE - Negotiated Acquisition - Other - PIN# 06825N0011001 - AMT: \$7,988,250.00 - TO: Chinese American Planning Council Inc., 45 Suffolk Street, New York, NY 10002.

Pursuant to Sections 3-04(b)(2)(i)(D) and 3-04(b)(2)(ii) of the Procurement Policy Board (PPB) Rules, the New York City Administration for Children's Services (ACS) seeks authorization to enter into a non-competitive negotiated acquisition contract with Chinese American Planning Council Inc. This vendor will continue providing community-based childcare assistance to families. Increasing access to childcare assistance is an explicit strategy for creating an equitable, accessible childcare and early education experience for NYC families.

A competitive process for procuring services from CBOs is incompatible with the time sensitive nature of the funding process. Additionally, there are a limited number of CBOs with demonstrated operational/administrative capacity and a history running programs targeting this population, especially within the specific neighborhoods identified as having the highest populations of undocumented children. Given this, ACS also makes this request pursuant to Section 3-04(b)(2)(ii) of the PPB rules.

✶ jy30

BOARD OF ELECTIONS

PROCUREMENT

■ INTENT TO AWARD

Goods

ADA RAMPS EQUIPMENT REPLACEMENT - Negotiated Acquisition - PIN# 003202601 - Due 8-5-25 at 3:00 P.M.

Pursuant to Section 3-04(b)(2)(ii) of the Procurement Policy Board Rules, the Board of Elections (BOE) intends to enter a Negotiated Acquisition contract with Home Products Inc. d/b/a EZ Access. This contract is to obtain ramp equipment to replace worn and broken ADA equipment already in BOE's possession. The contract term will be from 9/29/2025 through 09/30/2029. The EPIN for this award is 003202601. **THIS NOTICE IS FOR INFORMATIONAL PURPOSES ONLY.**

Vendors can express interest in responding to a future procurement to provide these goods and services by sending such request via email to: SCAicedo@boenyc.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.

Board of Elections, Susan M. Caicedo (718) 596-7698; SCAicedo@boenyc.gov

✶ jy30

FIRE DEPARTMENT

SUPPORT SERVICES

■ AWARD

Services (other than human services)

FY26 MOVING/LABOR SERVICES - M/WBE Noncompetitive Small Purchase - PIN# 05726W0004001 - AMT: \$100,000.00 - TO: Business Relocation Services Inc., 260 Beach 138th Street, Rockaway Park, NY 11694.

✶ jy30

HOMELESS SERVICES

BUDGET

■ AWARD

Human Services/Client Services

FY26 NAE + ALLOWANCE SA AT EAST TREMONT + ANNEXES - Negotiated Acquisition - Other - PIN# 07125N0008001 - AMT: \$42,271,078.00 - TO: Neighborhood Association for Inter-Cultural Affair, 1075 Grand Concourse, Suite 1B, Bronx, NY 10452.

DHS intends to enter into a one-year Negotiated Acquisition Extension contract with Project Renewal, Inc. for the continuity of services at East Tremont Shelter and Annexes (Ibis Hotel & Comfort Inn). The contract term is 7/1/2025 – 6/30/2026. Total contract value is \$42,271,078.00, including allowance.

The reason for this NAE is due to the delay in the procurement process of the RFP (EPIN 07122P0012028). NAICA would be submitting a proposal under the current open-ended RFP for anticipated contract start date of July 1, 2026.

Procurement and award are in accordance with PPB Rule Section 3-04(b)(2)(iii) for the reasons set forth herein.

Single Adult shelter at East Tremont Shelter, 321 East Tremont Avenue, Bronx, NY 10472 (154 beds).

Annexes: Comfort Inn-Manhattan Bridge, 61 Chrystie Street, New York, NY 10002 (141 beds).

Ibis Hotel, 100-33 Ditmars Boulevard, Queens, NY 11369 (172 beds).

This is a negotiated acquisition extension with incumbent provider to maintain continuity of services for the minimum amount of time until the new RFP (EPIN 07122P0012028) is processed. Procurement and award are in accordance with PPB Rules Section 3-04(b)(2)(iii) for the reasons set forth herein.

✶ jy30

HOUSING AUTHORITY

PROCUREMENT

■ SOLICITATION

Construction / Construction Services

ELEVATOR REHABILITATION, SERVICE AND MAINTENANCE - Competitive Sealed Bids - Due 8-29-25 at 11:00 A.M.

PIN# - 514586

PIN# - 514590

PIN# - 514598

PIN# - 514599

- The release date of this RFQ is **8/20/2025**
- A non-mandatory virtual Pre-Bid Conference was held on **8/6/2025 at 11:00 A.M.**, via Microsoft Teams. The pre-bid presentation has been uploaded to iSupplier.
- All questions related to this RFQ are to be submitted via email to the A&CM Procurement Unit at acm.procurement@nycha.nyc.gov with the RFQ number as the Subject line by no later than 2:00 P.M. on **8/20/2025**. Proposers will be permitted to ask questions at the Pre-Bid Conference. Responses to all submitted questions will be available for public viewing in Sourcing under the RFQ.
- Bids are due **8/28/2025 at 11:00 A.M.** via iSupplier portal.

Bid Submission Requirements

Vendors shall electronically upload a single .pdf containing ALL components of the bid into iSupplier by the RFQ Bid Submission Deadline. NYCHA will NOT accept hardcopy Bids or bids via e-mail, fax, or mail. Instructions for registering for iSupplier can be found at <http://www1.nyc.gov/site/nycha/business/isupplier-vendor-registration.page>. After Proposer registers for iSupplier, it typically takes 24 to 72 hours for Proposer's iSupplier profile to be approved. It is Vendors sole responsibility to complete iSupplier registration and submit its Bid before the RFQ Bid Submission Deadline. NYCHA is not responsible for delays caused by technical difficulty or caused by any other occurrence.

For assistance regarding iSupplier please email procurement@nycha.nyc.gov

SITE VISIT SCHEDULE

	Date	Time	Place
514599- Group 1	8/11/25	10:00 A.M.	2940 West 31st Street, Brooklyn, NY 11224 9 (Surfside Gardens Bldg. 3 - Property Management)
514590- Group 2	8/12/25	10:00 A.M.	92-33 170th Street, Jamaica, NY 11433 (Conlon-Lihfe Houses - Property Management Office)
514586 – Group 3	8/14/25	10:00 A.M.	61 Pike Street, 10002 (Rutgers Bldg. 4 - Management Office)
514598 – Group 4	8/13/25	10:00 A.M.	645 Castle Hill Ave, 10473 (Castle Hill Bldg. 4 - Management Office)

Microsoft Teams meeting

Join on your computer, mobile app or room device

Option 1: Copy and paste the below into your browser.

https://teams.microsoft.com/l/meetup-join/19%3ameeting_NGQ0ZDBmMTItZDYzYS00OTk3LTkyYjMtMzgZyYzYyZUzMz00ththread.v2/0?context=%7b%22Tid%22%3a%22709ab558-a73c-4f8f-98ad-20bb096cd0f8%22%2c%22Oid%22%3a%220ea357ac-7ced-4d83-b24b-a58cfeec4456%22%7d

- Or -

Option 2: call in (audio only)

Dial in by phone

+1 646-838-1534,,755599400# United States, New York City

Phone conference ID: 755 599 400#

Scope of work Group 1 -Haber

This solicitation (RFQ# 514599) is for services associated with the rehabilitation, replacement, and maintenance of 31 elevators at 15 residential buildings across 4 NYCHA developments. The scope is two-fold; it includes construction services (Part "A") and maintenance services, or Part "B".

Scope of work Group 2 - Leavitt

This solicitation (RFQ# 514590) is for services associated with the rehabilitation, replacement, and maintenance of 18 elevators at 9 residential buildings across 5 NYCHA developments. The scope is two-fold; it includes construction services (Part "A") and maintenance services, or Part "B".

Scope of work Group 3 - Rutgers

This solicitation (RFQ# 514586) is for services associated with the rehabilitation, replacement, and maintenance of 14 elevators at 17 residential buildings across 2 NYCHA developments. The scope is two-fold; it includes construction services (Part "A") and maintenance services, or Part "B".

Scope of work Group 4 - Gun Hill

This solicitation (RFQ# 514598) is for services associated with the rehabilitation, replacement, and maintenance of 42 elevators at 20 residential buildings across 2 NYCHA developments. The scope is two-fold; it includes construction services (Part "A") and maintenance services, or Part "B".

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, New York, NY 10007. Latrena Johnson (212) 306-3223; latrena.johnson@nycha.nyc.gov

✶ jy30

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

MOIA LEGAL SUPPORT CENTER SERVICES - Renewal - PIN# 06921P8342KXLR002 - AMT: \$3,971,328.00 - TO: New York Legal Assistance Group Inc., 100 Pearl Street, 19th Floor, New York, NY 10004.

CBO - Model 2 for 18 months

✶ jy30

SINGLE ROOM OCCUPANCY (SRO) SUPPORTIVE HOUSING SERVICES - Required/Authorized Source - PIN# 06925R0001001 - AMT: \$1,029,019.00 - TO: Brooklyn Community Housing & Services Inc., 105 Carlton Avenue, Brooklyn, NY 11205.

Single Adults at 40 Vanderbilt Avenue, Brooklyn, NY 11205 (59 units).

✶ jy30

SINGLE ROOM OCCUPANCY (SRO) SERVICES - Required/Authorized Source - PIN# 06925R0001011 - AMT: \$271,297.00 - TO: St. Johns Community HDFC, 475 Riverside Drive, Suite 1244, New York, NY 10115.

St John's Housing II located at 355 East 165th Street, Bronx, NY 10456 (9 units).

✶ jy30

Services (other than human services)

APS FINANCIAL FOCUS 2, IT DEVELOPMENT AND MANAGEMENT, AND PUBLIC ENGAGEMENT UNIT SYSTEMS - Renewal - PIN# 06922G0043001R001 - AMT: \$1,333,600.00 - TO: Universal Technologies LLC, 28 Madison Avenue Ext, Albany, NY 12203-5339.

DSS/ITS is requesting to utilize the two-year renewal option to the current contract with Universal Technologies, LLC (BID# DSS-ITS C-20211027-1 Amendment 1). The original contract expired on December 31st, 2024. The renewal period is from January 1st, 2025 to December 31st 2026 in the amount of \$1,333,600.00. This contract is being renewed for the projects mentioned below:

PIN#22GPMMI21412R01 Renewal #1

This contract must be renewed to continue critical services for the Agency's MRO needs.

✶ jy30

CONSULTING SERVICES - Renewal - PIN# 06922G0046001R001 - AMT: \$400,000.00 - TO: Prutech Solutions Inc., 555 U.S. Highway 1 South, 2nd Floor, Iselin, NJ 08830.

DSS/ITS is requesting to utilize the two-year renewal option to the current contract with Prutech Solutions Inc (BID # DSS-ITS-C-20211027-1 Amendment 1; PIN: 22GPMMI21411). The original contract expired on Dec 31, 2024. The renewal period is from Jan 1, 2025 to Dec 31, 2026 in the amount of \$ 400,000.00.

Coordinated Assessment and Placement Systems/CAS

CAPS is a Federal requirement and HRA is primarily responsible for its development. CAPS is the primary system of HRA's Coordinated Entry unit for its day to day operations, identifying and facilitating housing opportunities for the City's most vulnerable populations experiencing homelessness. CAPS is essential for NYC's homeless shelters, street outreach teams, supportive housing providers and many other external stakeholders as the primary tool to assess clients for potential housing eligibility.

✶ jy30

NYC HEALTH + HOSPITALS**■ SOLICITATION***Goods and Services*

PUBLIC HEALTH RAPID RESPONSE - Request for Proposals - PIN# 2832 - Due 8-29-25 at 5:00 P.M.

NYC Health + Hospitals is seeking to establish a roster of vendors who can be called upon to provide mobile services in response to outbreaks of a wide range of infectious diseases. These services may include, but are not limited to, testing, treatment, prescribing, and/or distributing therapeutics in a mobile capacity.

While it is impossible to predict which specific infectious diseases may emerge in the coming years in New York City, illnesses such as COVID-19, Mpox (formerly Monkeypox), measles, tuberculosis, and others have demonstrated the potential to pose significant risks to the health and safety of New Yorkers. The objective of this RFP is to identify vendors capable of providing mobile infectious disease response services for a variety of diseases when needed.

In the event of activation, NYC Health + Hospitals expects the deployment of five (5) or more mobile units per day, operating five to seven (5-7) days a week, starting immediately after activation. Deployments may last from two (2) to four (4) weeks for smaller outbreaks, or extend to four (4) months or more for larger, more widespread concerns. Mobile services may include medical care provided from units like Sprinter vans, tents set up on city sidewalks, or at indoor locations that the vendor is responsible for setting up and breaking down.

NYC Health + Hospitals intends to award multiple contracts as a result of this RFP and work assigned during the term of the contract will be at NYC Health + Hospitals' discretion. No work is guaranteed to the awardee of this RFP. Further, no contract resulting from this RFP is guaranteed to be exclusive.

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.

NYC Health + Hospitals, 50 Water Street, 5th Floor, New York, NY 10004. Pilar Grullón (646) 815-3815; RFP_contacts@nychhc.org

✶ jy30

*Services (other than human services)***INFRASTRUCTURE ADOPTION MODE (INFRAM)**

ASSESSMENT SERVICES - Request for Proposals - PIN# 2833 - Due 8-29-25 at 5:00 P.M.

NYC Health + Hospitals ("the System") is seeking a qualified vendor to provide Infrastructure Adoption Model (INFRAM) Assessment services (<https://www.himss.org/maturity-models/infram/>) as outlined by the Healthcare Information and Management Systems Society (HIMSS). The scope of work will include consulting services to deliver in-depth insights, assess infrastructure performance, and develop strategic recommendations for improvement across all facets of infrastructure. The assessments will involve comprehensive evaluation and advisory services focused on network, hardware, VMware, software, configurations, security, redundancy, and overall system reliability. The selected vendor will also analyze current and future use cases across the System, engaging both technical and clinical stakeholders through interviews and discovery sessions. In addition, the selected vendor is expected to provide strong project management throughout the engagement, outlining milestones, tracking achievements, identifying risks, and defining actionable next steps.

The resulting analyses are expected to produce meaningful metrics, highlight inefficiencies, and identify opportunities for improvement to enhance infrastructure performance and align with industry best practices. Deliverables will include a detailed roadmap that supports the System's business objectives and promotes continuous maturity within the INFRAM model. The final assessment is expected to provide a clear, actionable understanding of existing gaps and infrastructure challenges, supported by data-driven recommendations that support the System's strategic growth and operational excellence

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.

NYC Health + Hospitals, 50 Water Street, 5th Floor, New York, NY 10004. Pilar Grullón (646) 815-3815; RFP_contacts@nychhc.org

☛ jy30

SCHOOL CONSTRUCTION AUTHORITY

CONTRACT ADMINISTRATION

■ SOLICITATION

Construction Related Services

ENVIRONMENTAL & REGULATORY COMPLIANCE / INDUSTRIAL & ENVIRONMENTAL HYGIENE SERVICES IN CONNECTION WITH HAZARDOUS MATERIAL ENVIRONMENTAL CONSULTING - Competitive Sealed Proposals - PIN# 25-00092R ERC IEH Hazardous Material Consulting - Due 7-31-25 at 5:00 P.M.

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

School Construction Authority, 25-01 Jackson Avenue, 16th Floor, Long Island City, NY 11101. June Thompson (718) 752-5229; jthompson@nyscca.org

☛ jy30

TRANSPORTATION

TRAFFIC OPERATIONS

■ SOLICITATION

Construction / Construction Services

84125B0018-NEW SIGNALS INSTALLATION REQUIREMENT - Competitive Sealed Bids - PIN# 84125B0018 - Due 9-3-25 at 11:00 A.M.

This Competitive Sealed Bid (CSB) is being released through PASSPort, New York City's online procurement portal. Responses to this CSB must be submitted via PASSPort. To access the solicitation, vendors should visit the PASSPort Public Portal at <https://www.nyc.gov/site/mocs/passport/about-passport.page> and click on the "Procurement Navigator". This will take you to the Public Portal of all procurements in the PASSPort system. To quickly locate the CSB, insert the EPIN: 84125B0018, into the Keywords search field. In order to respond to the Competitive Sealed Bid, vendors must create an account within the PASSPort system if they have not already done so. Any inquiries concerning this Competitive Sealed Bid should be directed by email to agency contact nkumar@dot.nyc.gov, under the subject line EPIN: 84125B0018. A pre-bid conference via ZOOM is scheduled for 8/6/2025 at 10:00 A.M. Those wishing to attend must email the authorized agency contact for a link. This procurement is subject to MBE/WBE participation goals, the MBE 10%, /WBE 15% and EBE 6% goals are set for this project.

Pre bid conference location - A pre-bid conference via Teams/ZOOM is scheduled for 8/6/2025 at 10:00 A.M. Those wishing to attend must email the authorized agency contact for a link. Mandatory: no Date/Time - 2025-08-06 10:00:00.

☛ jy30

TRANSPORTATION PLANNING AND MANAGEMENT

■ AWARD

Goods

FIBER LASER, PUNCH PRESS, HAND BENDING BRAKE & ACCESSORIES - M/WBE Noncompetitive Small Purchase -

PIN# 84125W0047001 - AMT: \$400,000.00 - TO: NY City Works LLC, 442 5th Avenue, Unit 2477, New York, NY 10018.

☛ jy30

YOUTH AND COMMUNITY DEVELOPMENT

CAPACITY BUILDING

■ AWARD

Services (other than human services)

FISCAL SPONSOR SERVICES - Negotiated Acquisition - Other - PIN# 26025N0154001 - AMT: \$214,925.00 - TO: Housing Works Inc., 57 Willoughby Street, 2nd Floor, Brooklyn, NY 11201-5290.

Housing Works serves as the YAB's host organization functioning as a fiscal sponsor.

☛ jy30

COMMUNITY DEVELOPMENT

■ AWARD

Human Services / Client Services

NEIGHBORHOOD DEVELOPMENT AREAS (NDA) FY26

- Renewal - PIN# 26023P0008001R001 - AMT: \$390,496.00 - TO: New York Womens Chamber of Commerce Inc., 1524 Amsterdam Avenue, New York, NY 10031.

The New York City Department of Youth and Community Development (DYCD) invests in a network of community-based organizations and programs to alleviate the effects of poverty and provide opportunities for New Yorkers and communities to flourish. As the City's Community Action Agency, DYCD is the recipient of federal Community Services Block Grant (CSBG) funds through the State of New York and is responsible for distributing funding for programs on a local level in accordance with the goals of the CSBG statute. In order to maximize the impact of CSBG funding, DYCD targets programs to low income communities, which it designates as Neighborhood Development Areas (NDA). Each NDA is represented by a Neighborhood Advisory Board (NAB) which conducts needs assessments for social services in their NDAs. According to the priorities identified by the NABs, this RFP will seek qualified organizations to provide assistance to prospective entrepreneurs and small business owners to start or develop existing businesses within the NDA.

Procurement Policy Board Rules section in 3-16 being used to procure these services, which is the preferred method for Human Services.

☛ jy30

YOUTH SERVICES

■ AWARD

Human Services / Client Services

NEIGHBORHOOD YOUTH TEAM SPORTS GRANT FY26 NA

- Negotiated Acquisition/Pre-Qualified List - Other - PIN# 26025N0121009 - AMT: \$50,000.00 - TO: East Flatbush Village Inc., 1011 Utica Avenue, Brooklyn, NY 11203.

The New York State Office of Children and Family Services (OCFS) created the new fund in the state's fiscal year 2024-2025 budget to provide awards to support youth team sports programs for underserved youth under age 18. The funding supports youth development through team sports programs and would be awarded to local community-based organizations and nonprofits. Grant requires the City to have funds awarded and expensed prior to the grant end date of September 30, 2025. Therefore, DYCD is allocating \$1,700,000 of this grant for an opportunity to recruit new providers. Its anticipated the new providers will operate programs between April through September to ensure DYCD is within the grant's award terms.

In accordance with section 3-04 (b)(2)(i)(B) of the Procurement Policy Board Rules, the Department of Youth and Community Development (DYCD) is requesting approval to procure Youth Team Sports (YTS) services through the Negotiated Acquisition (NAQ) method. DYCD would release a competitive NAQ which could potentially lead to DYCD negotiating with those who respond and would be found viable to operate Youth Team Sports program and who do not currently hold a DYCD contract to expand the provider pool and capacity. DYCD makes this request pursuant to Section 3-04(b)(2)(i)(B) as funds available from the New York State Office of Children and Family Services (OCFS) will be lost to the City if DYCD is unable to start the competitive NAQ.

☛ jy30

CONTRACT AWARD HEARINGS

ADMINISTRATION FOR CHILDREN'S SERVICES

■ PUBLIC COMMENT

This is a notice that NYC Administration for Children's Services is seeking comments from the public about the four (4) proposed thirty-six (36) month Transportation Services renewals below:

Contract Type: Renewals

Scope of Services: Transportation Services

Term: 5/1/2026 through 4/30/2029

ACS ID / E-PIN: 06821P0318007R001

Contractor: D & J Services Inc.

Contractor Address: 1200 Zerega Avenue, Bronx, NY 10462

Amount: \$200,000

Location: 150 William Street

ACS ID / E-PIN: 06821P0318008R001

Contractor: Corporate Transportation Group

Contractor Address: 335 Bond Street, Brooklyn, NY 11231

Amount: \$31,500,000

Location: 150 William Street

ACS ID / E-PIN: 06821P0318009R001

Contractor: Corporate Transportation Group

Contractor Address: 335 Bond Street, Brooklyn, NY 11231

Amount: \$9,000,000

Location: 150 William Street

ACS ID / E-PIN: 06821P0318011R001

Contractor: Corporate Transportation Group

Contractor Address: 335 Bond Street, Brooklyn, NY 11231

Amount: \$150,000

Location: 150 William Street

Procurement Method: Renewal

Procurement Policy Board Rule: Section 4-04

How can I comment on this proposed contract award?

Please submit your comment directly through Microsoft Forms by following the link:

https://forms.office.com/Pages/DesignPageV2.aspx?origin=ShareFormPage&subpage=design&m2=1&id=x2_1MoFflk6pWxXaZLE773ETuv8MmldPoFoZiFrbdr9UNFBOMUVMTIIPMzQ3TFhGULk2VEIwVwZKMS4u

Comments must be submitted before 5:00 P.M. on Wednesday, August 6, 2025.

✶ jy30

CITYWIDE ADMINISTRATIVE SERVICES

■ PUBLIC COMMENT

This is a notice that Department of Citywide Administrative Services is seeking comments from the public about the proposed contract below.

Contract Type: Contract

Contractor: GP Jager Inc.

Contractor Address: PO Box 50, 328 W. Main Street, Boonton, NJ 07005

Scope of Services: JWC Environmental Grinders Controllers & Parts

Contract Amount: \$ 3,453,435.62

Term: November 1, 2025 through October 31, 2030

Renewal Clauses: Two (2) Year Renewal Option

E-PIN: 82625S0011

Procurement Method: Sole Source

Procurement Policy Board Rule: Section 3-05

How can I comment on this proposed contract award?

Please submit your comment to <https://forms.office.com/g/N49WnVersM>. Be sure to include the E-PIN above in your message.

Comments must be submitted before 5:00 P.M. EST on August 6, 2025

✶ jy30

ENVIRONMENTAL PROTECTION

■ PUBLIC COMMENT

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

Contract Type: Supply Services Contract

Contractor: Infinity Contracting Services, Corp

Contractor Address: 112-20 14th Avenue, College Point, NY 11356

Scope of Services: Maintenance and Repair of HVAC Equipment at Multiple DEP Facilities

Maximum Value: \$2,218,050.40

Term: 1095 consecutive calendar days

Renewal Clauses: 1 renewal.

E-PIN: 82625B0043

Procurement Method: CSB Best Value

Procurement Policy Board Rule: Section 2-11

How can I comment on this proposed contract award?

Please submit your comment to <https://forms.office.com/g/dKL3jXcRhD>. Be sure to include the E-PIN above in your message.

Comments must be submitted before 12:00 P.M. on Wednesday, August 6, 2025.

✶ jy30

HEALTH AND MENTAL HYGIENE

■ PUBLIC COMMENT

This is a notice that Department of Health and Mental Hygiene is seeking comments from the public about the proposed contract below.

Contract Type: Contract

Contractor: Community Health Action of Staten Island, Inc.

Contractor Address: 56 Bay Street, 4th Floor, Staten Island, NY 10301

Scope of Services: Expansion of Access to and Engagement in Substance Use Recovery Services

Maximum Value: \$1,666,665.00

Term: 10/1/2025 through 6/30/2029

Renewal Clauses: N/A

E-PIN: 81625N0019001

Procurement Method: Negotiated Acquisition

Procurement Policy Board Rule: Section 3-04(b)(2)(ii)

How can I comment on this proposed contract award?

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

Comments must be submitted before 2:00 P.M. on August 6, 2025

✶ jy30

INFORMATION TECHNOLOGY AND TELECOMMUNICATIONS

■ PUBLIC COMMENT

This is a notice that NYC Office of Technology and Innovation is seeking comments from the public about the proposed contract below.

Contract Type: CTI

Contractor: ZAASS LLC dba Zaass Consulting

Contractor Address: 120-122 W 35th Street, Bayonne, NJ 07002

Scope of Services: Programmer 3, Senior QA Performance Eng.

Maximum Value: \$305,760.00

Term (Start and End Dates): 5/27/2025 through 5/25/2026.

E-PIN: 85826W0001001

Procurement Method: MWBE Non-Competitive Small Purchase ("NCSP")

Procurement Policy Board Rule: Pursuant to Section 3-08 (c)(1)(iv).

How can I comment on this proposed contract award?

Please submit your comment to mwbecrol.comments.nyc.gov. Be sure to include the E-PIN (85826W0001001) and the Assignment Number (7-858-0637A) above in your message.

Comments must be submitted before 10:00 A.M. EST on August 05, 2025.

☛ jy30

This is a notice that NYC Office of Technology and Innovation seeking comments from the public about the proposed contract below.

Contract Type: CTI

Contractor: RCI Technologies INC

Contractor Address: 1133 Green Street, Iselin, NJ 08830

Scope of Services: The NYC Office of Technology and Innovation has been tasked with recruiting a Programmer 3, Senior Application Operations Engineer.

Maximum Value: \$326,560.00

Term (Start and End Dates): 06/02/2025 through 05/30/2026.

E-PIN: 85826W0002001

Procurement Method: MWBE Non-Competitive Small Purchase ("NCSP")

Procurement Policy Board Rule: Pursuant to Section 3-08 (c)(1)(iv).

How can I comment on this proposed contract award?

Please submit your comment to Awilda Feliciano at MWBECROLComments.nyc.gov. Be sure to include the E-PIN 85826W0002001 and the Assignment Number 7-858-0601A in your message.

Comments must be submitted before 10:00 A.M. EST on August 5, 2025.

☛ jy30

This notice from NYC Office of Technology and Innovation is to seek public comments on the proposed contract detailed below.

Contract Type: CT1

Contractor: Unique Comp, Inc.

Contractor Address: 27-08 42nd Road, Long Island City, NY 11101

Scope of Services: The Agency is in urgent need of CORE ESINET Services Project Manager to manage complex, mission-critical information technology (IT) projects from development of technology vantage point to production, which includes software development, hardware implementation, interface development, user interfaces, user integration and acceptance testing. The Project Manager will oversee project planning, including assigning tasks with corresponding due dates, maintaining project schedules, minimizing and/or mitigating project slippages, and conducting necessary research.

Maximum Value: \$167,580.00

Term: 06/20/2025 through 12/31/2025

E-PIN: 85826W0013001

Procurement Method: MWBE Non-Competitive Small Purchase ("NCSP")

Procurement Policy Rule: Section 3-08 (c) (1)(iv)

How Can I Comment on This Proposed Contract Award?

Please submit your comment to Mark Polyak at MWBECROLComments@oti.nyc.gov. Be sure to include the E-PIN above and assignment number 7-858-0659A in your message.

Comments must be submitted before 10:00 A.M. EST on Wednesday, August 13, 2025.

☛ jy30

This notice from NYC Office of Technology and Innovation is to seek public comments on the proposed contract detailed below.

Contract Type: CT1

Contractor: Innovee Consulting, LLC.

Contractor Address: 1345 Avenue of the Americas, 2nd Floor, New York, NY 10105

Scope of Services: The Threat Management - Vulnerability Management Specialist MWBE is essential to OTI Cyber Commands Vulnerability Management program and its ability to defend City systems from cyber threat including direct support of public safety, revenue generating, and City operations that provide everyday services to citizens.

The resource will contribute to OTI Cyber Command's ability to issue timely vulnerability notifications and prioritized system patching info. Without timely vulnerability notification and patching, the City cannot effectively adjust its defensive controls and reduce its attack surface resulting in the increased likelihood of cyber events that may require costly remediation efforts.

Maximum Value: \$389,480.00

Term: 06/30/2025 through 06/27/2027

E-PIN: 85826W0016001

Procurement Method: MWBE Non-Competitive Small Purchase ("NCSP")

Procurement Policy Rule: Section 3-08 (c) (1)(iv)

How can I comment on this proposed contract award?

Please submit your comment to Mark Polyak at MWBECROLComments@oti.nyc.gov. Be sure to include the E-PIN above and assignment number 7-858-0653A in your message.

Comments must be submitted before 10:00 A.M. EST on Wednesday, August 13, 2025.

☛ jy30

This notice from NYC Office of Technology and Innovation is to seek public comments on the proposed contract detailed below.

Contract Type: CT1

Contractor: Tryfacta, Inc.

Contractor Address: 4637 Chabot Drive, Suite 100, Pleasanton, CA 94588

Scope of Services: The Threat Management - Vulnerability Management Specialist MWBE is essential to OTI Cyber Commands Vulnerability Management program and its ability to defend City systems from cyber threat including direct support of public safety, revenue generating, and City operations that provide everyday services to citizens.

The resource will contribute to OTI Cyber Command's ability to issue timely vulnerability notifications and prioritized system patching info. Without timely vulnerability notification and patching, the City cannot effectively adjust its defensive controls and reduce its attack surface resulting in the increased likelihood of cyber events that may require costly remediation efforts.

Maximum Value: \$422,240.00

Term: 06/30/2025 through 06/27/2027

E-PIN: 85826W0012001

Procurement Method: MWBE Non-Competitive Small Purchase ("NCSP")

Procurement Policy Rule: Section 3-08 (c) (1)(iv)

How can I comment on this proposed contract award?

Please submit your comment to Mark Polyak at MWBECROLComments@oti.nyc.gov. Be sure to include the E-PIN above and assignment number 7-858-0654A in your message.

Comments must be submitted before 10:00 A.M. EST on Wednesday, August 13, 2025.

☛ jy30

This notice from NYC Office of Technology and Innovation is to seek public comments on the proposed contract detailed below.

Contract Type: CT1

Contractor: InfoPeople Corporation

Contractor Address: 450 7th Avenue, Suite 1106, New York, NY 10123

Scope of Services: The System Engineer is a strategic member who ensures that the digital Hub functions smoothly across various systems and platforms. This position will report to OTI's Office of Data Analytics (ODA) DevOps and work closely with the Innovation Team in the Mayor's Office to improve the digital experience of childcare access for New Yorkers. The System Engineer aims to coordinate the details relating to the infrastructure to support the applications from initial design through testing and deployment. The System Engineer, working with internal and external stakeholders, will help support the entire lifecycle of the application.

Maximum Value: \$326,560.00

Term: 06/16/2025 through 06/14/2026

E-PIN: 85825W0011001

Procurement Method: MWBE Non-Competitive Small Purchase ("NCSP")

Procurement Policy Rule: Section 3-08 (c) (1)(iv)

How can I comment on this proposed contract award?

Please submit your comment to Mark Polyak at MWBECROLComments@oti.nyc.gov. Be sure to include the E-PIN above and assignment number 7-858-0640A in your message.

Comments must be submitted before 10:00 A.M. EST on Wednesday, August 13, 2025.

☛ jy30

This notice from NYC Office of Technology and Innovation is to seek public comments on the proposed contract detailed below.

Contract Type: CT1

Contractor: Unique Comp, Inc.

Contractor Address: 27-08 42nd Road, Long Island City, NY 11101

Scope of Services: The successful candidate will serve as an Application Operations Engineer reporting to the DevOps Applications division. This position is responsible for supporting applications

deployed to AWS that were part of the Application Modernization Initiative, including but not limited to NYC.ID, OTI CAPTCHA service, CityClerk, NYC.gov, and more. The Application Operations Engineer is responsible for daily operational tasks including deployments, triaging issues, creating fixes, and resolving service tickets in a timely fashion. The Application Operations Engineer will also be responsible for maintaining up-to-date documentation regarding all aspects of the application including technical architecture, design, and operational aspects.

This role should be able to communicate effectively with project manager, QA, and business stakeholders. When required, Application Operations Engineer works closely with the Application Operations Lead in delivering operational enhancements to applications in a timely fashion and adhering to the OTI standards and processes with emphasis on code quality and security guidelines.

Maximum Value: \$241,862.40

Term: 07/03/2025 through 07/01/2026

E-PIN: 85826W0010001

Procurement Method: MWBE Non-Competitive Small Purchase ("NCSP")

Procurement Policy Rule: Section 3-08 (c) (1)(iv)

How can I comment on this proposed contract award?

Please submit your comment to Mark Polyak at MWBECROLcomments@oti.nyc.gov. Be sure to include the E-PIN above and assignment number 7-858-0649A in your message.

Comments must be submitted before 10:00 A.M. EST on Wednesday, August 13, 2025.

☛ jy30

This is a notice that NYC Office of Technology and Innovation seeking comments from the public about the proposed contract below.

Contract Type:

Contractor: RCI Technologies Inc

Contractor Address: 1133 Green Street, Iselin, NJ 08830

Scope of Services: The NYC Office of Technology and Innovation has been tasked with recruiting a Programmer 3, Senior Application Operations Engineer.

Maximum Value: \$326,560.00

Term: 06/02/2025 through 05/30/2026.

E-PIN: 85826W0002001

Procurement Method: MWBE Non-Competitive Small Purchase ("NCSP")

Procurement Policy Board Rule: Pursuant to Section 3-08 (c)(1)(iv).

How can I comment on this proposed contract award?

Please submit your comment to Awilda Feliciano at MWBECROLComments.nyc.gov. Be sure to include the E-PIN 85826W0002001 and the Assignment Number (7-858-0601A) above in your message.

Comments must be submitted before 10:00 A.M. EST on August 5, 2025.

☛ jy30

SPECIAL MATERIALS

OFFICE OF THE MAYOR

■ NOTICE

EMERGENCY EXECUTIVE ORDER NO. 836

July 22, 2025

WHEREAS, on September 2, 2021, the federal monitor in the *Nunez* use-of-force class action stated steps must be taken immediately to address the conditions in the New York City jails; and

WHEREAS, on June 14, 2022, the federal court in *Nunez* approved the *Nunez* Action Plan, which "represents a way to move forward with concrete measures now to address the ongoing crisis at Rikers Island"; and

WHEREAS, while there has been improvement in excessive staff absenteeism, the Department of Correction's (DOC's) staffing levels

continue to contribute to a rise in unrest and disorder and create a serious risk to the necessary maintenance and delivery of sanitary conditions; access to basic services including showers, meals, visitation, religious services, commissary, and recreation; and prompt processing at intake; and

WHEREAS, this Order is given to prioritize compliance with the *Nunez* Action Plan and to address the effects of DOC's staffing levels, the conditions at DOC facilities, and health operations; and

WHEREAS, additional reasons for requiring the measures continued in this Order are set forth in Emergency Executive Order No. 140; Emergency Executive Order No. 579 of 2024, and Emergency Executive Order 623 of 2024; and

WHEREAS, the state of emergency existing within DOC facilities, first declared in Emergency Executive Order No. 241, dated September 15, 2021, and extended by subsequent orders, remains in effect;

NOW, THEREFORE, pursuant to the powers vested in me by the laws of the State of New York and the City of New York, including but not limited to the New York Executive Law, the New York City Charter and the Administrative Code of the City of New York, and the common law authority to protect the public in the event of an emergency:

Section 1. I hereby direct that the State of Emergency declared in Emergency Executive Order No. 241, dated September 15, 2021, and extended by subsequent orders, is extended for thirty (30) days.

§ 2. I hereby direct that section 1 of Emergency Executive Order No. 834, dated July 17, 2025 is extended for five (5) days.

§ 3. This Emergency Executive Order shall take effect immediately. The State of Emergency shall remain in effect for a period not to exceed thirty (30) days or until rescinded, whichever occurs first. Additional declarations to extend the State of Emergency for additional periods not to exceed thirty (30) days shall be issued if needed.

Eric Adams
Mayor

☛ jy30

EMERGENCY EXECUTIVE ORDER NO. 837

July 22, 2025

WHEREAS, over the past several months, thousands of asylum seekers have been arriving in New York City, from the Southern border, without having any immediate plans for shelter; and

WHEREAS, the City now faces an unprecedented humanitarian crisis that requires it to take extraordinary measures to meet the immediate needs of the asylum seekers while continuing to serve the tens of thousands of people who are currently using the DHS Shelter System; and

WHEREAS, additional reasons for requiring the measures continued in this Order are set forth in Emergency Executive Order No. 224, dated October 7, 2022; and

WHEREAS, the state of emergency based on the arrival of thousands of individuals and families seeking asylum, first declared in Emergency Executive Order No. 224, dated October 7, 2022, and extended by subsequent orders, remains in effect;

NOW, THEREFORE, pursuant to the powers vested in me by the laws of the State of New York and the City of New York, including but not limited to the New York Executive Law, the New York City Charter and the Administrative Code of the City of New York, and the common law authority to protect the public in the event of an emergency:

Section 1. I hereby direct that the State of Emergency declared in Emergency Executive Order No. 224, dated October 7, 2022, and extended by subsequent orders, is extended for thirty (30) days.

§ 2. I hereby order that section 1 of Emergency Executive Order No. 835, dated July 17, 2025, is extended for five (5) days.

§ 3. This Emergency Executive Order shall take effect immediately. The State of Emergency shall remain in effect for a period not to exceed thirty (30) days or until rescinded, whichever occurs first. Additional declarations to extend the State of Emergency for additional periods not to exceed thirty (30) days shall be issued if needed.

Eric Adams
Mayor

☛ jy30

CHANGES IN PERSONNEL

DISTRICT ATTORNEY-MANHATTAN FOR PERIOD ENDING 06/06/25									
NAME		TITLE		NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY
ALLEN	DAVID	S	90644	\$40225.0000	APPOINTED	YES	05/18/25	901	
AYALA	DULCE	K	10209	\$17.2500	RESIGNED	YES	05/21/25	901	
BENSON	SIENA	S	56057	\$61575.0000	APPOINTED	YES	05/18/25	901	
BROADFOOT	CAROLINE	C	56057	\$50470.0000	APPOINTED	YES	05/18/25	901	
CHEN	JASON		56057	\$60000.0000	APPOINTED	YES	05/18/25	901	
DOVE	AVA	E	56057	\$51984.0000	RESIGNED	YES	05/22/25	901	
FELICIANO	SARAH	M	56057	\$54472.0000	RESIGNED	YES	05/14/25	901	
GAVIN	CHELSEA	E	30114	\$105000.0000	RESIGNED	YES	05/25/25	901	
HALL	KIERAN	M	30114	\$105000.0000	RESIGNED	YES	05/18/25	901	
HARTMANN	KATHARIN	G	56057	\$55150.0000	RESIGNED	YES	05/23/25	901	
HOLST	ALISON	D	10209	\$17.2500	RESIGNED	YES	05/18/25	901	
JONES	DEVYN	J	10209	\$17.2500	RESIGNED	YES	05/18/25	901	
LIANG	QIANYU		10209	\$17.2500	RESIGNED	YES	05/18/25	901	
MARCANO	AVA	L	10209	\$17.2500	RESIGNED	YES	05/18/25	901	
MILTON	ERICK	B	90644	\$40225.0000	APPOINTED	YES	05/27/25	901	
MONTROSE	JEREMY	D	10209	\$17.2500	RESIGNED	YES	05/23/25	901	
NEUMANN-LORECK	ALEXANDE		56057	\$51984.0000	RESIGNED	YES	05/24/25	901	
RABKIN	NOAH	E	56057	\$51984.0000	RESIGNED	YES	05/30/25	901	
RAUCHWERGER	YITZCHAK	I	10209	\$17.2500	RESIGNED	YES	05/18/25	901	
ROBERTS	KAITRIN	M	30114	\$180000.0000	RESIGNED	YES	05/23/25	901	
ROJAS	ALEXXA		10209	\$17.2500	RESIGNED	YES	05/30/25	901	
SPIVAK	RUSSELL	A	30114	\$125000.0000	APPOINTED	YES	05/18/25	901	
SULLIVAN	ELLA	F	56057	\$51984.0000	APPOINTED	YES	05/18/25	901	
SURENDRA	MAIA	L	56057	\$57806.0000	RESIGNED	YES	05/22/25	901	
VENTICINQUE	MARIE	A	20113	\$93556.0000	RESIGNED	NO	05/29/25	901	

BRONX DISTRICT ATTORNEY FOR PERIOD ENDING 06/06/25									
NAME		TITLE		NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY
BARRIENTOS	HECTOR		56058	\$90000.0000	INCREASE	YES	01/01/25	902	
CHAO	PETER	S	56058	\$94521.0000	APPOINTED	YES	05/18/25	902	
CRUZ	HECTOR	D	56056	\$42092.0000	APPOINTED	YES	05/18/25	902	
FERNANDEZ	BRITTANY		30114	\$85000.0000	RESIGNED	YES	05/25/25	902	
FERNANDEZ	RONALD		56057	\$55000.0000	INCREASE	YES	01/01/25	902	
GARBALDI	BRANDON	A	56058	\$70022.0000	RESIGNED	YES	05/18/25	902	
GOMEZ CABA	FRANCISC		56056	\$42092.0000	APPOINTED	YES	05/18/25	902	
JEAN	SAINTIA		56056	\$42092.0000	RESIGNED	YES	05/25/25	902	
LAWRENCE	LUIS	A	56056	\$42092.0000	APPOINTED	YES	05/27/25	902	
PICCOLO	TERESA		30114	\$92000.0000	RESIGNED	YES	05/18/25	902	
POLIZZI	STEPHEN	S	05322	\$80180.0000	RESIGNED	YES	05/18/25	902	
SCHILD	SAM		56057	\$65000.0000	APPOINTED	YES	05/27/25	902	
SINGH	DAVEENA		56057	\$62207.0000	APPOINTED	YES	05/18/25	902	
TAN	NELSON		56058	\$82400.0000	APPOINTED	YES	05/27/25	902	
THOMPSON	JORDYN		56056	\$42092.0000	APPOINTED	YES	05/18/25	902	
WALKER	WINSTON	T	56057	\$55000.0000	INCREASE	YES	01/01/25	902	

BRONX DISTRICT ATTORNEY FOR PERIOD ENDING 06/06/25									
NAME		TITLE		NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY
WIGGINS	HUBERT	K	56058	\$90000.0000	APPOINTED	YES	05/18/25	902	

DISTRICT ATTORNEY KINGS COUNTY FOR PERIOD ENDING 06/06/25									
NAME		TITLE		NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY
ASHRAF	KIRAN		30114	\$69000.0000	RESIGNED	YES	05/20/25	903	
BOIARSKI	JULIANA		56057	\$53560.0000	RESIGNED	YES	05/19/25	903	
CASTELLANO	GABRIELL	T	30114	\$100000.0000	RESIGNED	YES	05/22/25	903	
CHEN	JASON		56057	\$51500.0000	RESIGNED	YES	05/18/25	903	
DUNKLEY	MAALIK		56057	\$49615.0000	RESIGNED	YES	05/23/25	903	
FARRULLA	TYRELL	J	56057	\$27.1600	RESIGNED	YES	05/14/25	903	
GALPER	ROMAN		30114	\$125000.0000	RESIGNED	YES	05/27/25	903	
GRAHAM	Aidan	Q	56057	\$51227.0000	APPOINTED	YES	05/27/25	903	
HOLLOWAY	ELIANA	L	30114	\$95000.0000	RESIGNED	YES	05/30/25	903	
ISLAM	MOHAMED	A	56057	\$44083.0000	RESIGNED	YES	05/21/23	903	
KREUTZMAN	ALEXANDR	N	56057	\$51500.0000	RESIGNED	YES	05/18/25	903	
PALACIOS	JUAN	S	56057	\$49615.0000	RESIGNED	YES	05/16/25	903	
ROSA GUZMAN	ALEJANDR	A	30114	\$90000.0000	RESIGNED	YES	05/20/25	903	
WILLIAMS	SHANOY	J	56056	\$43460.0000	APPOINTED	YES	05/27/25	903	

DISTRICT ATTORNEY QNS COUNTY FOR PERIOD ENDING 06/06/25									
NAME		TITLE		NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY
ABIASSAF	TAREK		30114	\$102000.0000	INCREASE	YES	05/04/25	904	
AKPEROV	RENEE	N	30114	\$107000.0000	INCREASE	YES	05/04/25	904	
ALIMEHRI	AMIR		30114	\$90000.0000	INCREASE	YES	05/04/25	904	
AMODEO	GRAHAM	V	30114	\$140000.0000	INCREASE	YES	05/04/25	904	
AMUR	PHILIP		30114	\$93000.0000	INCREASE	YES	05/04/25	904	
ANDERSON	PHILIP	D	30114	\$180000.0000	INCREASE	YES	05/04/25	904	
APOSTLE	KRISTA		30114	\$90000.0000	INCREASE	YES	05/04/25	904	
APPEL	SARAH		30114	\$90000.0000	INCREASE	YES	05/04/25	904	
ARSHAKYAN	MARINA		30114	\$120000.0000	INCREASE	YES	05/04/25	904	
ASCH	JOSHUA	R	30114	\$107000.0000	INCREASE	YES	05/04/25	904	
AVTANI	SARA	M	30114	\$120000.0000	INCREASE	YES	05/04/25	904	
BALKAM	GREGORY	K	30114	\$115000.0000	INCREASE	YES	05/04/25	904	
BANA	SKERDJAN		30114	\$97000.0000	INCREASE	YES	05/04/25	904	

BARBARO	STEPHANI	V	30114	\$115000.0000	INCREASE	YES	05/04/25	904	
BASSO	FRANCHES		30114	\$180000.0000	INCREASE	YES	05/04/25	904	
BEACH	MELISSA	A	30114	\$153000.0000	INCREASE	YES	05/04/25	904	

DISTRICT ATTORNEY QNS COUNTY FOR PERIOD ENDING 06/06/25									
NAME		TITLE		NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY
BEERMAN	AUDRA	M	30114	\$180000.0000	INCREASE	YES	05/04/25	904	
BELLO	MICHAEL	J	30114	\$128000.0000	INCREASE	YES	05/04/25	904	
BEN MELECH	EDAN	E	30114	\$94000.0000	RESIGNED	YES	05/21/25	904	
BETZIOS	ALEXANDR	P	30114	\$102000.0000	INCREASE	YES	05/04/25	904	
BISHOP	DYLAN	P	30114	\$93000.0000	INCREASE	YES	05/04/25	904	
BLIRA-KOESSLER	CHRISTOP	J	30114	\$163000.0000	INCREASE	YES	05/04/25	904	
BLITSTEIN	ELISHEVA	M	30114	\$90000.0000	INCREASE	YES	05/04/25	904	
BOBKO	JUSTIN	P	30114	\$138000.0000	INCREASE	YES	05/04/25	904	
BOCCHETTI	VINCENT	L	30114	\$180000.0000	INCREASE	YES	05/04/25	904	
BRADY	JARED	R	30114	\$97000.0000	INCREASE	YES	05/04/25	904	
BRANIGAN	WILLIAM	H	30114	\$180000.0000	INCREASE	YES	05/04/25	904	
BREHON	TERRENCE		56058	\$74000.0000	APPOINTED	YES	05/18/25	904	
BRUCHHAUSER	AMANDA	L	30114	\$97000.0000	INCREASE	YES	05/04/25	904	
BRZESKI	ERIN		30114	\$155500.0000	INCREASE	YES	05/04/25	904	
BUCCHERI	ROSEMARY		30114	\$158000.0000	INCREASE	YES	05/04/25	904	
CAMARGO	JONATHAN		30114	\$93000.0000	INCREASE	YES	05/04/25	904	
CAMILLO	JENNIFER	A	30114	\$134000.0000	INCREASE	YES	05/04/25	904	
CAMPBELL-COX	VINETTE	K	30114	\$128000.0000	INCREASE	YES	05/04/25	904	
CAMPOS	KATRRA		30114	\$102000.0000	INCREASE	YES	05/04/25	904	
CAMPOVERDE	ALEXIA	E	30114	\$120000.0000	INCREASE	YES	05/04/25	904	
CANNELLA	TREVOR	B	30114	\$93000.0000	INCREASE	YES	05/04/25	904	
CARTER	JULIA	K	30114	\$90000.0000	INCREASE	YES	05/04/25	904	
CARTER	NAOMI-BE		30114	\$90000.0000	INCREASE	YES	05/18/25	904	
CASTELLANO	NICHOLAS	J	30114	\$115000.0000	INCREASE	YES	05/04/25	904	
CHA	MYEONGHW		30114	\$93000.0000	INCREASE	YES	05/04/25	904	
CHARLES	COURTNEY	S	30114	\$185000.0000	INCREASE	YES	05/04/25	904	
CHAZEN	STEPHANI	A	30114	\$97000.0000	INCREASE	YES	05/04/25	904	
CHEEMA	KIRAN	K	30114	\$139000.0000	INCREASE	YES	05/04/25	904	
CICCOLINI	CHRISTOP	M	30114	\$97000.0000	INCREASE	YES	05/04/25	904	
CLEGHORN	ANDRAY		30114	\$102000.0000	INCREASE	YES	05/04/25	904	
CLEMENT	ASHLEY	F	30114	\$115000.0000	INCREASE	YES	05/04/25	904	
COALTER	JESSICA	E	30114	\$120000.0000	INCREASE	YES	05/04/25	904	
COLADONATO	PATRICIA	A	30114	\$156000.0000	INCREASE	YES	05/04/25	904	
COLGAN	SARAH	E	30114	\$102000.0000	INCREASE	YES	05/04/25	904	
COLON	KRISTINA	L	30114	\$97000.0000	INCREASE	YES	05/04/25	904	
COOPER	EVA	L	30114	\$180000.0000	INCREASE	YES	05/04/25	904	
CORONADO	JAIR0	Z	30114	\$102000.0000	INCREASE	YES	05/04/25	904	
COSTANZA	BENJAMIN	N	30114	\$102000.0000	INCREASE	YES	05/04/25	904	
COSTIN	DIANA		30114	\$97000.0000	INCREASE	YES	05/04/25	904	
COUGHLIN	TARA		30114	\$180000.0000	INCREASE	YES	05/04/25	904	
COX	BRIAN	C	30114	\$123000.0000	INCREASE	YES	05/04/25	904	
CREGIER	RACHEL	A	30114	\$97000.0000	INCREASE	YES	05/04/25	904	
CUNNINGHAM	JOSEPH	M	30114	\$93000.0000	INCREASE	YES	05/04/25	904	
DAHIYA	MAYANK		30114	\$93000.0000	INCREASE	YES	05/04/25	904	
DANGELO	ELIZABET	A	30114	\$90000.0000	INCREASE	YES	05/14/25	904	
DAPELO	DANIEL	G	30114	\$107000.0000	INCREASE	YES	05/04/25	904	
DASHMAN	JOHANNA	E	30114	\$93000.0000	INCREASE	YES	05/04/25	904	



DESIGN AND CONSTRUCTION

SOLICITATION

Construction Related Services

85026P0001-RQ A&E, RC FOR ARCHITECTURAL DESIGN
- Competitive Sealed Proposals - Other - PIN# 85026P0001 -
Due 9-8-25 at 12:00 P.M.

The RFx will be accessible through the PASSPort Public Portal: https://passport.cityofnewyork.us/page.aspx/en/rfp/request_browse_public
Enter 85026P0001on the “Keywords” field to search for the project. The New York City Department of Design and Construction, Division of Public Buildings, intends to enter into Requirements Contracts with up to sixteen (16) qualified architectural firms to perform architectural, engineering and construction-related services for various new construction, building addition, or major renovation projects, or Capital Project Development Studies (CPSDs) in any of the City's five (5) Boroughs. A Pre-Proposal Conference will held via Teams.