



THE CITY RECORD

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THE CITY RECORD

BILL DE BLASIO

Mayor

LISETTE CAMILO

Commissioner, Department of Citywide
Administrative Services

JANAE C. FERREIRA

Editor, The City Record

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PUBLIC HEARINGS AND MEETINGS

See Also: Procurement; Agency Rules

BOROUGH PRESIDENT - BROOKLYN

■ PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN that, pursuant to Section 201 of the New York City Charter, the Brooklyn Borough President will hold a blended ULURP public hearing on the following matters, commencing at 6:00 P.M., on Monday, July 26, 2021, in the Courtroom of Brooklyn Borough Hall. Attendees who wish to join and testify remotely may do so via Webex:

Event Address:

<https://nycbp.webex.com/nycbp/onstage/g.php?MTID=e31aad4e2088d51f2c62d3e1ded677295>

Event Number: 173 807 3341

Event Password: ulurp

Those wishing to call in without video may do so using the following information:

Audio Conference: +1-408-418-9388

Access Code: 173 807 3341

This hearing will be recorded for public transparency and made available on Borough President Adams' YouTube channel, One Brooklyn.

Note: For further information on accessibility or to make a request for accommodations, such as sign language interpretation services, please contact Nathan Sherfinski via email, at nathan.sherfinski@brooklynbp.nyc.gov, or via phone at (718) 802-3857, at least five (5) business days in advance to ensure availability.

1) Cooper Park Commons (210480 ZMK, 210481 ZSK, 210482 ZRK, 210483 HAK, 210484 PPK)

An application submitted by the New York City Department of Housing Preservation and Development (HPD) and Maspeth Manager, LLC for land use actions to redevelop the former Greenpoint Hospital campus occupying an entire block bounded by Jackson Street, and Debevoise, Kingsland, and Maspeth avenues in Brooklyn Community District 1 (CD 1).

1. A zoning map amendment to change the project area from R6 to R7-2 and R7-2/C2-4 districts
2. A zoning text amendment to create a Mandatory Inclusionary Housing (MIH) area coterminous with the project area
3. A special permit to establish a Large-Scale General Development (LSGD) to modify regulations governing distance between buildings, height, and setbacks on the site
4. Urban Development Action Area (UDAA) designation, Urban Development Action Area Project (UDAAP) designation, and disposition of Lot 1, comprising 146,105 sq. ft.

5. Approval to modify a specified community facility use for the disposition of Lot 10, to permit and continue general community facility uses

The requested actions would facilitate a phased, mixed-use complex involving the construction of two new 14- and 18-story buildings, the enlargement of two existing ones, and the replacement of a 200-bed homeless shelter. The resulting development would yield 553 units of affordable and senior housing augmented by community facility uses and light retail. The project would establish connections among four privately-owned residences on the site and ensure the continued operation of the Greenpoint Renaissance Center.

2) 824 Metropolitan Avenue (200314 ZMK, 200315 ZRK)

An application by 824 Metropolitan Avenue Owner, LLC, pursuant to sections 197-c and 201 of the New York City Charter for land use actions affecting an 18,835 square foot (sq. ft.) property near the intersection of Bushwick and Metropolitan avenues. The proposed zoning map amendment would change portions of the project area from C8-2 and R6B districts to R6B/C2-4, R7A and R7A/C2-4. The proposed zoning text amendment would designate an MIH area coterminous with the project area. The requested actions are intended to facilitate an eight-story, 34,000 sq. ft. development with 36 dwelling units, and 7,000 sq. ft. of commercial uses in Brooklyn CD 1. Approximately 11 units would be affordable to households earning an average 80 percent of Area Median Income (AMI), pursuant to MIH Option 2.

Accessibility questions: Nathan Sherfinski, (718) 802-3857, nathan.sherfinski@brooklynbp.nyc.gov, by: Tuesday, July 20, 2021, 5:00 P.M.



jl16-26

CITY PLANNING

■ NOTICE

PUBLIC NOTICE OF A SCOPING MEETING DRAFT ENVIRONMENTAL IMPACT STATEMENT (CEQR No. 22DCP008X)

NOTICE IS HEREBY GIVEN that pursuant to Section 5-07 of the Rules of Procedure for Environmental Review (CEQR) AND 6 NYCRR 617.8 (State Environmental Quality Review) that the New York City Department of City Planning, acting on behalf of the City Planning Commission as CEQR lead agency, has determined, based on the Environmental Assessment Statement, that a draft environmental impact statement (DEIS) is to be prepared for the **Wakefield Village** project (CEQR Number 22DCP008X). The CEQR lead agency hereby requests that the applicant prepare a DEIS in accordance with 6 NYCRR 617.9(b) and Sections 6-08 and 6-12 of Executive Order No. 91 of 1977 as amended (City Environmental Quality Review).

In light of the Governor's announcement on June 24, 2021 of the end of the State-declared state of emergency, and in support of the City's continued efforts to contain the spread of COVID-19, the public scoping meeting will be accessible both in person and remotely. The public scoping meeting will be held in person in the NYC City Planning Commission Hearing Room, Lower Concourse, 120 Broadway, New York, NY on August 23, 2021, at 2:00 P.M. Per the allowable occupancy of the NYC City Planning Commission Hearing Room, no more than thirty-four members of the general public will be permitted in the space at any given time. All meeting attendees will be required to practice physical distancing and all attendees over the age of two who are medically able to tolerate a face covering will be required to wear a face covering, regardless of vaccination status.

Please do not attend this meeting in person if:

- You have experienced any symptoms of COVID-19 within the past 10 days (a fever of 100.0 degrees Fahrenheit or greater, a new cough, new loss of taste or smell, or shortness of breath).
- You have tested positive for COVID-19 within the past 10 days.
- You have been in close contact (within 6 feet for at least 10 minutes over a 24-hour period) with anyone while they had COVID-19 within the past 10 days and are required to quarantine under existing CDC guidance (you have not had COVID-19 within the past 3 months, and you are not fully vaccinated).

For instructions on how to join the public scoping meeting and to provide testimony remotely using a computer, tablet or smartphone, please visit the NYC Engage website: <https://www.nyc.gov/engage>.

If you prefer to provide testimony via regular telephone, you will need to register for the meeting accordingly. To register as a telephone participant; or if you need assistance or have questions regarding meeting participation; on the day of the public scoping meeting please

call any one of the below phone numbers, and, when prompted, enter the Meeting ID and password information identified below:

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

**Enter the following Meeting ID and password when prompted:
Meeting ID: 910 8443 6675**

Password: 1

[The Participant ID can be skipped by pressing #]

Instructions on how to participate, as well as materials relating to the meeting, will be posted on the NYC Engage website in advance of the meeting, at least one hour prior to the meeting start time. To help the meeting host effectively manage members of the public who sign up to comment, those who do not wish to actively participate are invited to watch the online livestream or view the recording that will be posted online after the meeting has ended. The livestream link can be found on the above referenced NYC Engage website and will be made available on the day of the scoping meeting.

Written comments are requested on the Draft Scope of Work and will be accepted through Thursday, September 2, 2021.

Comments can be submitted electronically through the above-referenced webpage or mailed to Stephanie Shelloe, Deputy Director, Environmental Assessment and Review Division, New York City Department of City Planning, 120 Broadway, 31st Floor, New York, NY 10271.

Copies of the Draft Scope of Work and the Environmental Assessment Statement may also be obtained by contacting Deputy Director Shelloe at this address or by calling (212) 720-3328 or by emailing sshelloe@planning.nyc.gov. In addition, the Draft Scope of Work and scoping protocol will be made available for download at <https://www1.nyc.gov/site/planning/applicants/scoping-documents.page>.

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 made by calling (212) 720-3508. Requests must be submitted at least ten business days before the meeting, by August 9, 2021.

Project Description:

Webster Leasing LLC (the "Applicant") is requesting discretionary approvals from the City Planning Commission (the "CPC"), including zoning map and text amendments, special permits, disposition of City-owned property, and public financing, described in greater detail below, to facilitate the redevelopment of an approximately 4.65-acre site located on Block 5064, Lots 10 (p/o), 78, and 85 (the "Project Site") in Bronx Community District 12 (CD 12). The Proposed Actions, listed and described below, would facilitate an approximately 1,172,760 gross square feet (gsf) mixed-use transit-oriented development (the "Proposed Project") on the Project Site, comprised of six buildings including approximately 1,075,684 gsf of residential uses with approximately 1,262 affordable dwelling units (DUs), approximately 27,746 gsf of retail space, approximately 55,846 gsf of community facility space, approximately 55,846 gsf of accessory space including common areas, and approximately 130,097 square feet (sf) of publicly-accessible open space.

Specifically, the Proposed Actions before the CPC include:

- A Zoning Map Amendment to rezone the Project Site from the existing M1-1 zoning district to R7-1 with C2-4 commercial overlay
- A Zoning Text Amendment to Appendix F (Inclusionary Housing and Mandatory Inclusionary Housing (MI) Areas) of the Zoning Resolution (ZR) to designate the Project Site as an MIH area.
- A Large Scale General Development (LSGD) Special Permit pursuant to ZR §74-743(a)(2) to allow variations to height, setback, and side yard regulations (ZR §§23-661, 23-664, 35-24).
- A LSGD Special Permit pursuant to ZR §74-512 to allow permitted parking above 200 spaces

Additionally, a disposition of the portion of Metropolitan Transportation Authority- (MTA-) Owned Lot 10, generally located between the Applicant-owned Lot 78 and Lot 85, will be required, and the Applicant would seek public funding and/or financing through the New York City Department of Housing Preservation and Development, and potentially other City and New York State sources related to affordable housing development.

The Build Year for the Proposed Actions is 2033.

CITY PLANNING COMMISSION

PUBLIC HEARINGS

In light of the Governor's announcement on June 24, 2021, of the end of the State-Declared State of Emergency, and in support of the City's continued efforts to contain the spread of COVID-19, the City Planning Commission, will hold a public hearing accessible both in person and remotely.

The public hearing will be held on Thursday, July 29, 2021, starting at 10:00 A.M. Eastern Daylight Time. The public hearing will be held in person in the NYC City Planning Commission Hearing Room, Lower Concourse, 120 Broadway, New York, NY. Masks are required to be worn to enter the building and during the hearing.

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 remotely, via the teleconferencing application Zoom, as well as materials relating to the meeting: <https://www1.nyc.gov/site/nycengage/events/city-planning-commission-special-public-meeting/295196/1>.

Members of the public attending remotely should observe the meeting through DCP's website. Verbal testimony can be provided remotely 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

Written comments will also be accepted until 11:59 P.M., one week before the date of vote. Such written testimony may be submitted, at the hearing, or through 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 [212-720-3508]. Requests must be submitted at least five business days before the meeting.

BOROUGH OF MANHATTAN
Nos. 1, 2 & 3
NEW YORK BLOOD CENTER
No. 1

CD 8 **C 210351 ZMM**
IN THE MATTER OF an application submitted by New York Blood Center, Inc., pursuant to Sections 197-c and 201 of the New York City Charter, for an amendment of the Zoning Map, Section No. 8c:

1. changing from an R8B District to a C2-7 District property, bounded by East 67th Street, a line 325 feet easterly of Second Avenue, East 66th Street and a line 100 feet easterly of Second Avenue; and
2. changing from a C1-9 District to a C2-8 District property, bounded by East 67th Street, a line 100 feet easterly of Second Avenue, East 66th Street, Second Avenue, East 66th Street, and a line 100 feet westerly of Second Avenue;

as shown on a diagram (for illustrative purposes only), dated April 19, 2021, and subject to the conditions of CEQR Declaration E-612.

No. 2

CD 8 **N 210352 ZRM**
IN THE MATTER OF an application submitted by New York Blood Center, Inc., pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying Article VII, Chapter 4, for the purpose of allowing scientific research and development facilities in C2-7 Districts and allowing related use and bulk modifications, and modifying APPENDIX F, for the purpose of establishing a Mandatory Inclusionary Housing area.

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

ARTICLE III
COMMERCIAL DISTRICT REGULATIONS

Chapter 2
Use Regulations

* * *

32-30
USES PERMITTED BY SPECIAL PERMIT

32-32
By the City Planning Commission

In the districts indicated, the following #uses# are permitted by special permit of the City Planning Commission, in accordance with standards set forth in Article VII, Chapter 4, or as otherwise indicated in this Section.

* * *

C1 C2 C3 C4 C5 C6 C7 C8

Railroad passenger stations

C2-7 C6

Research and development facility, scientific, in C2-7 Districts within Community District 8 in the Borough of Manhattan, and in C6 Districts

C1 C2 C3 C4 C5 C6 C7 C8

Seaplane bases

* * *

ARTICLE VII
Administration

* * *

Chapter 4
Special Permits by the City Planning Commission

74-40
USE PERMITS

* * *

74-48
Scientific Research and Development Facility

In C2-7 Districts within Community District 8 in the Borough of Manhattan, and in C6 Districts, the City Planning Commission may permit a scientific research and development facility containing as a #commercial use#, where such facility contains laboratories for medical, biotechnological, chemical or genetic research, including space for production, storage and distribution of scientific products generated through research and may modify height and setback regulations for the facility. Such facility shall conform to the performance standards applicable to M1 Districts and occupy a #zoning lot# that either contains a minimum #lot area# of 40,000 square feet or comprises an entire #block#. No #residential use# is to be located anywhere on a #zoning lot# containing such a facility, in conjunction with such facility, may allow the modifications set forth in paragraph (a) of this Section. For a special permit to be granted, applications shall comply with conditions in paragraph (b) and the findings of paragraph (c) of this Section. Additional requirements are set forth in paragraph (d).

a. Additional modifications

For such scientific research and development facility, the Commission may modify the following:

1. height and setback regulations; and
2. where such facility is located within C2-7 Districts:
 - i. #sign# regulations;
 - ii. #floor area ratio# regulations, up to the maximum #floor area ratio# permitted for #community facility uses# for the District; and
 - iii. #yard# regulations.

b. Conditions

As a condition for granting a special permit, such facility shall:

1. conform to the performance standards applicable to M1 Districts;
2. occupy a #zoning lot# that either contains a minimum #lot area# of 40,000 square feet or comprises an entire #block#; and
3. occupy a #zoning lot# containing no #residential use#.

c. Findings

As a condition for granting a special permit, the Commission shall find that the scientific research and development facility:

- (a)(1) will not unduly affect the essential character or impair the future use and development of the surrounding area;
- (b)(2) will be located so as to draw a minimum of vehicular traffic to and through local #streets#;
- (c)(3) provides fully enclosed storage space for all raw materials, finished products, by-products and waste materials including debris, refuse and garbage; and
- (d)(4) that the modification of such height and setback to any applicable #bulk# regulations will not unduly obstruct the access of light and air to adjoining properties or public #streets#.

5. with regard to #sign# modifications:

- i. a signage plan has been submitted showing the location, size, height, and illumination of all #signs# on the #zoning lot#;
- ii. the modifications are consistent with the amount and location of commercial life sciences laboratories that the Commission finds appropriate on the #zoning lot#; and
- iii. #illuminated signs#, if provided:
 - a. utilize an illumination type, and are located and oriented in a manner so as to minimize any negative effects on nearby residences; and
 - b. do not alter the essential character of the adjacent area.

d. Additional requirements

1. To minimize traffic congestion in the area, the Commission shall require the provision of off-street loading berths conforming to the requirements set forth in Section 36-62 (Required Accessory Off-street Loading Berths) for #commercial uses#.
2. The Commission may also require the provision of #accessory# off-street parking facilities to prevent the creation of traffic congestion caused by the curb parking of vehicles generated by such #use#. The size and location of such parking, bicycle parking, and loading facilities shall comply with the applicable provisions of Section 36-00, inclusive.
3. All applications for the grant of a special permit, pursuant to this Section shall be referred to the Commissioner of Health of the City of New York or its successor for a report and recommendations on matters relating to health, safety and general welfare of the public with regard to the proposed facility. If the report is received within 45 days from the date of referral, the Commission shall, in its determination, give due consideration to the report and its recommendations. If such agency does not report within 45 days, the Commission may make a final determination without reference thereto.

In order to promote and protect the public health, safety and general welfare, the City Planning Commission may impose additional conditions and safeguards and more restrictive performance standards where necessary.

* * *

No. 3

CD 8 C 210353 ZSM

IN THE MATTER OF an application submitted by New York Blood Center, Inc., pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit, pursuant to Section 74-48* of the Zoning Resolution as follows:

1. to allow a scientific research and development facility as a commercial use;
2. to allow the floor area ratio regulations, up to the maximum floor area ratio permitted for community facility uses for the District, to apply to the scientific research and development facility use;
3. to modify the height and setback regulations of Section 33-432 (In other Commercial Districts), and the required yard equivalents regulations of Section 33-283 (Required rear yard equivalents); and,
4. to modify the signage regulations of Section 32-641 (Total surface area of signs), Section 32-642 (Non-illuminated signs), Section 32-643 (Illuminated non-flashing signs), Section 32-655 (Permitted Projections or Height of Signs), and Section 32-67 (Special Provisions Applying Along District Boundaries);

to facilitate a proposed 16-story building on property, located at 310 East 67th Street (Block 1441, Lot 40), in a C2-7** District.

* Note: A zoning text amendment is proposed to Section 74-48 under a concurrent related application for a Zoning Text change (N 210352 ZRM).

** Note: This site is proposed to be rezoned by changing an R8B District to a C2-7 District under a concurrent related application for a Zoning Map change (C 210351 ZMM).

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

NOTICE

On Thursday, July 29, 2021, a public hearing is being held by the City Planning Commission (CPC), accessible both 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 New York Blood Center (the Applicant). The Applicant is requesting a rezoning and other discretionary actions from the CPC to facilitate the construction of the Proposed Project, an approximately 596,200 gross-square-foot (gsf) state-of-the-art laboratory building with related offices on the site of the Applicant's existing building at 310 East 67th Street, Block 1441 Lot 40 (the "Development Site"). The Development Site is located on the Upper East Side in Manhattan Community District 8. Block 1441 is bounded by East 66th and East 67th Streets and First and Second Avenues. The Development Site is part of a larger Rezoning Area, which also includes Block 1441, Lots 1001-1202, and Block 1421, p/o Lot 21. To facilitate the Proposed Project the Applicant is requesting several actions from the New York City CPC: a zoning map amendment to rezone the Development Site from R8B to C2-7; designation of the Development Site for Mandatory Inclusionary Housing (MIH); and to rezone the remainder of the Rezoning Area (Block 1441, Lots 1001-1202 and the eastern 100 feet of Block 1421, p/o Lot 21) from C1-9 to C2-8. The Applicant is also requesting a zoning text amendment to Section 74-48 of the Zoning Resolution; and a special permit, pursuant to the amended Section 74-48 to modify various sections of the Zoning Resolution, as detailed below. In addition, the Applicant may seek a revocable consent from the New York City Department of Transportation (DOT) to allow a Marquee projection over the building's entrance in accordance with the NYC Building Code.

Written comments on the DEIS are requested and will be received and considered by the Lead Agency through Monday, August 9, 2021.

For instructions on how to submit comments and participate 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. 21DCP080M.

BOROUGH OF BROOKLYN

Nos. 4-7

960 FRANKLIN AVENUE REZONING

No. 4

CD 9

C 200184 ZMK

IN THE MATTER OF an application submitted by Franklin Ave. Acquisition LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 16d:

1. changing from an R6A District to an R9D District property, bounded by Montgomery Street, Franklin Avenue, a line 150 feet northerly of Sullivan Place, a line 100 feet easterly of Washington Avenue, and a line 300 feet northwesterly of Franklin Avenue; and
2. establishing within the proposed R9D District a C2-4 District bounded by Montgomery Street, Franklin Avenue, a line 150 feet northerly of Sullivan Place, and a line 100 feet northwesterly of Franklin Avenue;

as shown on a diagram (for illustrative purposes only) dated February 1, 2021, and subject to the conditions of CEQR Declaration E-586.

No. 5

CD 9

N 200185 ZRK

IN THE MATTER OF an application submitted by Franklin Ave. Acquisition LLC, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area.

Matter underlined is new, to be added;

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

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

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

* * *

APPENDIX F

Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas

* * *

BROOKLYN

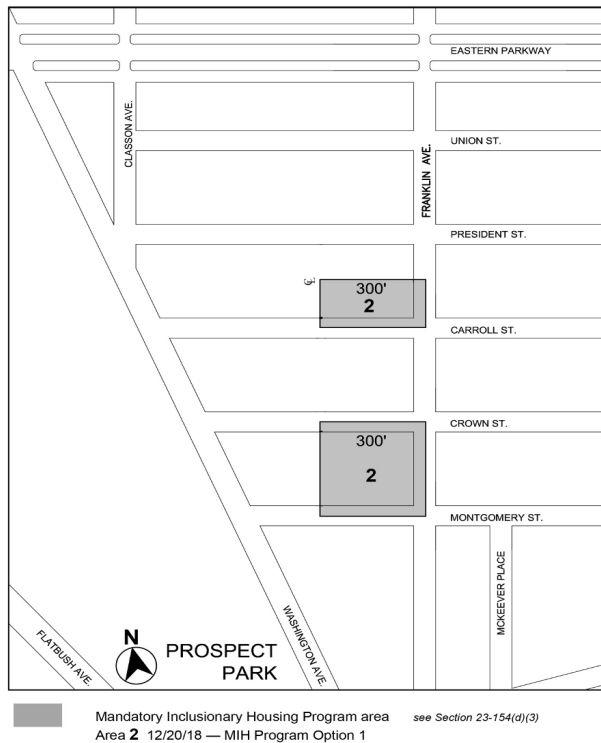
* * *

Brooklyn Community District 9

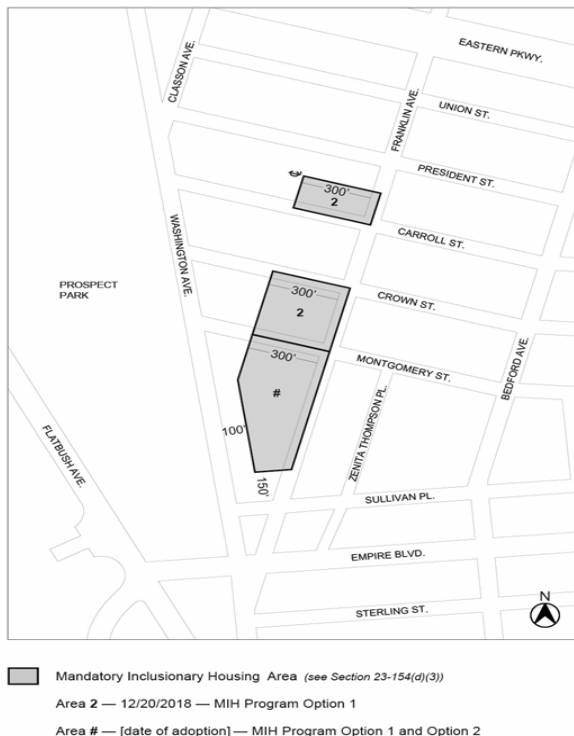
* * *

Map 2 - [date of adoption]

[EXISTING MAP]



[PROPOSED MAP]



Portion of Community District 9, Brooklyn

* * *

No. 6

CD 9

C 200186 ZSK

IN THE MATTER OF an application submitted by Franklin Ave. Acquisition LLC, pursuant to Sections 197-c and 201 of the New York City Charter, for the grant of a special permit, pursuant to Sections 74-743 of the Zoning Resolution to modify the height and setback requirements of Section 23-662 (Maximum Height of Buildings and Setback Regulations), and the tower coverage requirements of Section 23-663 (Tower Regulations in R9D and R10X Districts), in connection with a proposed mixed-use development, within a large-scale general development, on property, generally bounded by Montgomery Street, Franklin Avenue, a line 150 feet northerly of Sullivan

Place, a line 100 feet easterly of Washington Avenue, and a line 300 feet northwesterly of Franklin Avenue (Block 1192, Lots 41, 46, 63, & 66), in R9D* and R9D/C2-4* Districts.

* Note: This site is proposed to be rezoned by changing an existing R6A District to R9D and R9D/C2-4 Districts under a concurrent related application for a Zoning Map change (C 200184 ZMK).

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

No. 7

CD 9

C 200187 ZSK

IN THE MATTER OF an application submitted by Franklin Ave. Acquisition LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit, pursuant to Sections 74-533 of the Zoning Resolution to reduce from 40 percent to 16 percent, the required number of accessory off-street parking spaces for dwelling units in a development within a Transit Zone, that includes at least 20 percent of all dwelling units as income-restricted housing units, in connection with a proposed mixed-use development, on property generally bounded by Montgomery Street, Franklin Avenue, a line 150 feet northerly of Sullivan Place, a line 100 feet easterly of Washington Avenue, and a line 300 feet northwesterly of Franklin Avenue (Block 1192, Lots 41, 46, 63, & 66), in R9D* and R9D/C2-4* Districts.

* Note: This site is proposed to be rezoned by changing an existing R6A District to an R9 and R9/C2-4 District under a concurrent related application for a Zoning Map change (C 200184 ZMK).

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

NOTICE

On Thursday, July 29, 2021, a public hearing is being held by the City Planning Commission (CPC), accessible both 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 Franklin Ave. Acquisition LLC (the Applicant). The Applicant is requesting several discretionary actions that would facilitate the development of two mixed-use buildings comprising approximately 1,369,314 gross square feet (gsf) (1,151,671 (zsf) mixed-use commercial/residential development on the block bound by Montgomery Street, Franklin Avenue, Sullivan Place, and Washington Avenue, on the eastern side of the Franklin Avenue subway shuttle right-of-way, in the Crown Heights neighborhood of Brooklyn Community District (CD) 9. The site is comprised of Brooklyn Block 1192, Lots 41, 46, 63 and 66 (the "Development Site"), while the Affected Area also includes Lot 40 and parts of Lot 1 (a portion of the MTA's Franklin Avenue subway shuttle right-of-way), Lot 77 and Lot 85 (the "Affected Area"). To facilitate the Proposed Project, the Applicant is requesting several actions from the CPC including: a zoning map amendment to rezone the Affected Area from R6A to R9D and R9D/C2-4 (within 100 feet of Franklin Avenue), a text amendment to designate the Affected Area as a Mandatory Inclusionary Housing (MIH) area, as well as a Large Scale General Development (LSGD) special permit, and special permit to waive parking.

Written comments on the DEIS are requested and will be received and considered by the Lead Agency through Monday, August 9, 2021.

For instructions on how to submit comments and participate 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. 19DCP095K.

YVETTE V. GRUEL, Calendar Officer

City Planning Commission

120 Broadway, 31st Floor, New York, NY 10271

Telephone (212) 720-3370



In light of the Governor's announcement on June 24, 2021 of the end of the State-declared state of emergency, and in support of the City's continued efforts to contain the spread of COVID-19, the City Planning Commission will hold a public hearing accessible both in person and remotely.

The public hearing will be held on Wednesday, July 28, 2021, starting at 10:00 A.M. Eastern Daylight Time. The public hearing will be held in person in the NYC City Planning Commission Hearing Room, Lower Concourse, 120 Broadway, New York, NY. Masks are required to be worn to enter the building and during the hearing.

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 remotely via the teleconferencing application Zoom, as well as materials relating to the meeting: <https://www1.nyc.gov/site/nycengage/events/city-planning-commission-public-meeting/287259/1>.

Members of the public attending remotely should observe the meeting through DCP's website. Verbal testimony can be provided remotely 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

Written comments will also be accepted until 11:59 P.M., one week before the date of 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 [212-720-3508]. Requests must be submitted at least five business days before the meeting.

BOROUGH OF BROOKLYN

Nos. 1 & 2

270 NOSTRAND AVENUE REZONING

No. 1

CD 3

C 210151 ZMK

IN THE MATTER OF an application submitted by BRP East Brooklyn Development LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 17a:

1. changing from an R7A District to an R8A District property bounded by Dekalb Avenue, Nostrand Avenue, Kosciuszko Street, and a line 240 feet westerly of Nostrand Avenue; and
2. establishing within the proposed R8A District a C2-4 District bounded by Dekalb Avenue, Nostrand Avenue, Kosciuszko Street, a line 100 feet westerly of Nostrand Avenue, a line midway between Dekalb Avenue and Kosciuszko Street, and a line 240 feet westerly of Nostrand Avenue;

as shown on a diagram (for illustrative purposes only) dated April 5, 2021, and subject to the conditions of CEQR Declaration E-606.

No. 2

CD 3

N 210152 ZRK

IN THE MATTER OF an application submitted by BRP East Brooklyn Development LLC, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area.

Matter underlined is new, to be added;

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

Matter within # is defined in Section 12-10;

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

* * *

APPENDIX F

Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas

* * *

BROOKLYN

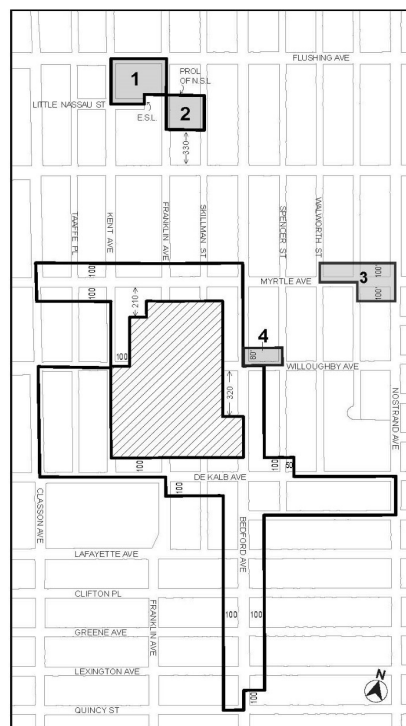
* * *

Brooklyn Community District 3

* * *

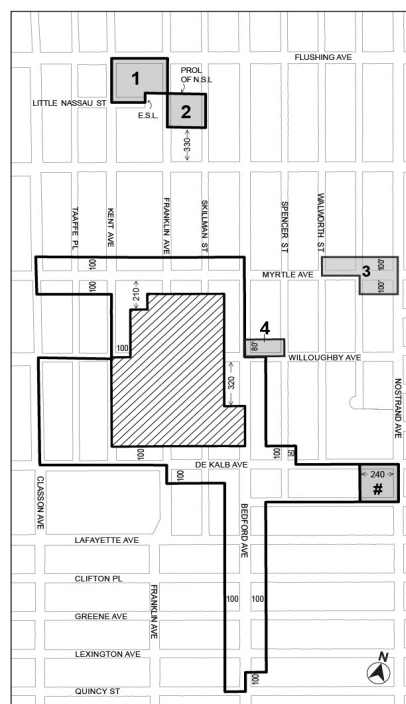
Map 3 – [date of adoption]

[EXISTING MAP]



- Inclusionary Housing designated area
- Mandatory Inclusionary Housing Program Area see Section 23-154(d)(3)
 - Area 1 – 5/10/17 MIH Program Option 1, Option 2 and Workforce Option
 - Area 2 – 5/10/17 MIH Program Option 1 and Option 2
 - Area 3 – 11/30/17 MIH Program Option 1
 - Area 4 – 2/13/19 MIH Program Option 1 and Option 2
- ▨ Excluded Area

[PROPOSED MAP]



- Inclusionary Housing designated area
- Mandatory Inclusionary Housing Program Area see Section 23-154(d)(3)
 - Area 1 – 5/10/17 MIH Program Option 1, Option 2 and Workforce Option
 - Area 2 – 5/10/17 MIH Program Option 1 and Option 2
 - Area 3 – 11/30/17 MIH Program Option 1
 - Area 4 – 2/13/19 MIH Program Option 1 and Option 2
 - Area # – [date of adoption] MIH Program Option 2 and Workforce Option
- ▨ Excluded Area

Portion of Community District 3, Brooklyn

* * *

Nos. 3 & 4
1776 48TH STREET REZONING
No. 3

CD 12 **C 200296 ZMK**
IN THE MATTER OF an application submitted by Mr. Yitzchok Stern pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 22c:

1. changing from an R5 District to an R6B District property bounded by 48th Street, 18th Avenue, 49th Street and a line 100 feet northwesterly of 18th Avenue; and
2. establishing within the proposed R6B District a C2-4 District bounded by 48th Street, 18th Avenue, 49th Street and a line 35 feet northwesterly of 18th Avenue;

as shown on a diagram (for illustrative purposes only) dated April 5, 2021, and subject to the conditions of CEQR Declaration E-609.

No. 4

CD 12 **N 200297 ZRK**
IN THE MATTER OF an application submitted by Mr. Yitzchok Stern, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area.

Matter underlined is new, to be added;

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

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

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

* * *

APPENDIX F
Inclusionary Housing Designated Areas and Mandatory
Inclusionary Housing Areas

* * *

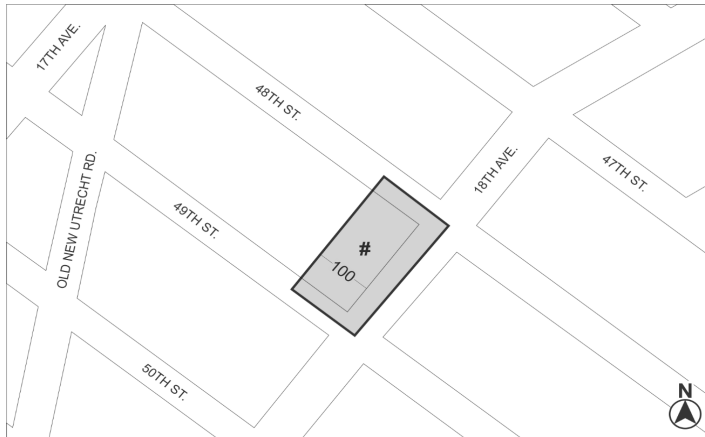
BROOKLYN

* * *

Brooklyn Community District 12

* * *

Map 4 – [date of adoption]



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

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

Portion of Community District 12, Brooklyn

* * *

Nos. 5-10
GOWANUS NEIGHBORHOOD PLAN
No. 5

CDs 2 & 6 **C 210177 ZMK**
IN THE MATTER OF an application submitted by the New York City Department of City Planning pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 16c and 16d:

1. eliminating from within an existing R8A District a C2-4 District bounded by:
 - a. Pacific Street, a line 100 feet southeasterly of 4th Avenue, President Street, a line 150 feet southeasterly of 4th Avenue, 3rd Street, 4th Avenue, Douglass Street, and a line 100 feet northwesterly of 4th Avenue; and

- b. a line 210 feet northeasterly of 5th Street, a line 100 feet southeasterly of 4th Avenue, 7th Street, 4th Avenue, 9th Street, a line 100 feet southeasterly of 4th Avenue, 13th Street, 4th Avenue, 14th Street, a line 100 feet southeasterly of 4th Avenue, 15th Street, a line 100 feet northwesterly of 4th Avenue, 6th Street, and 4th Avenue;
2. eliminating a Special Enhanced Commercial District (EC-1) bounded by Pacific Street, a line 100 feet southeasterly of 4th Avenue, President Street, a line 150 feet southeasterly of 4th Avenue, 3rd Street, a line 100 feet southeasterly of 4th Avenue, 15th Street, a line 100 feet northwesterly of 4th Avenue, 6th Street, 4th Avenue, Douglass Street, and a line 100 feet northwesterly of 4th Avenue;
 3. changing from an R6B District to an R6A District property bounded by Carroll Street, Bond Street, 1st Street, and a line 350 feet southeasterly of Hoyt Street;
 4. changing from an R6 District to an R6B District property bounded by Warren Street, Nevins Street, a line midway between Warren Street and Baltic Street, and a line 100 feet southeasterly of Bond Street;
 5. changing from an R8A District to a C4-4D District property bounded by Pacific Street, a line 100 feet southeasterly of 4th Avenue, President Street, a line 150 feet southeasterly of 4th Avenue, 3rd Street, a line 100 feet southeasterly of 4th Avenue, 15th Street, a line 100 feet northwesterly of 4th Avenue, 6th Street, 4th Avenue, Douglass Street, and a line 100 feet northwesterly of 4th Avenue;
 6. changing from an C8-2 District to a C4-4D District property bounded by 3rd Street, 4th Avenue, 6th Street, and a line 100 feet northwesterly of 4th Avenue;
 7. changing from an M1-2 District to a C4-4D District property bounded by Douglass Street, 4th Avenue, 1st Street, a line 100 feet northwesterly of 4th Avenue;
 8. changing from an C8-2 District to an M1-4 District property bounded by 3rd Street, a line 100 feet northwesterly of 4th Avenue, a line midway between 6th Street and 7th Street, a line 100 feet southeasterly of 3rd Avenue, 7th Street, 3rd Avenue, a line 305 feet southwesterly of 3rd Street, and a line 285 feet southeasterly of 3rd Avenue;
 9. changing from an M1-1 District to an M1-4 District property bounded by:
 - a. a line midway between 4th Street and 5th Street, a line perpendicular to the northeasterly street line of 5th Street distant 220 feet northwesterly (as measured along the street line) from the point of intersection of the northeasterly street line of 5th Street and the northwesterly street line of Hoyt Street, 5th Street, and a line perpendicular to the northeasterly street line of 5th Street distant 390 feet northwesterly (as measured along the street line) from the point of intersection of the northeasterly street line of 5th Street and the northwesterly street line of Hoyt Street; and
 - b. 3rd Street, Bond Street, 4th Street, and Hoyt Street;
 10. changing from an M1-2 District to an M1-4 District property bounded by:
 - a. a line midway between Baltic Street and Butler Street, Nevins Street, Butler Street and a line 360 feet northwesterly of Nevins Street;
 - b. a line midway between Baltic Street and Butler Street, a line 100 feet northwesterly of 4th Avenue, a line midway between Sackett Street and Union Street, a line 100 feet southeasterly of 3rd Avenue, Degraw Street, a line 200 feet southeasterly of 3rd Avenue, Douglass Street, and a line 100 feet southeasterly of 3rd Avenue; and
 - c. a line midway between Union Street and President Street, a line 180 feet northwesterly of 4th Avenue, President Street, a line 250 feet northwesterly of 4th Avenue, Carroll Street, and a line 100 feet southeasterly of 3rd Avenue;
 11. changing from an M2-1 District to an M1-4 District property bounded by 3rd Street, a line 270 feet southeasterly of Bond Street, the centerline of the Gowanus Canal, and Bond Street and its southwesterly centerline prolongation;
 12. changing from an M3-1 District to an M1-4 District property bounded by 4th Street, Bond Street and its southwesterly centerline prolongation, the centerline of the Gowanus Canal, a line 160 feet northwesterly of Bond Street and its southwesterly prolongation, a line 120 feet southwesterly of 4th Street, Hoyt Street, 5th Street, and a line perpendicular to the northeasterly street line of 5th Street distant 220 feet northwesterly (as measured along the street line) from the point of intersection of the northeasterly street line of 5th Street and the northwesterly street line of Hoyt Street;

13. changing from an R6 District to an M1-4/R6A District property bounded by Warren Street, a line 100 feet southeasterly of Bond Street, Baltic Street and Bond Street;
14. changing from an M1-1 District to an M1-4/R6A District property bounded by a line midway between 3rd Street and 4th Street, Hoyt Street, 4th Street, and a line perpendicular to the northeasterly street line of 4th Street distant 365 feet northwesterly (as measured along the street line) from the point of intersection of the northeasterly street line of 4th Street and the northwesterly street line of Hoyt Street;
15. changing from an M1-2 District to a M1-4/R6A District property bounded by:
 - a. a line midway between Warren Street and Baltic Street, a line 100 feet northwesterly of Nevins Street, a line midway between Baltic Street and Butler Street, a line 100 feet southeasterly of Bond Street, Douglass Street, Bond Street, Baltic Street, and a line 100 feet southeasterly of Bond Street;
 - b. a line midway between Baltic Street and Butler Street, a line 100 feet northwesterly of 3rd Avenue, a line midway between Butler Street and Douglass Street, a line 100 feet southeasterly of Nevins Street, Butler Street, a line 325 feet northwesterly of 3rd Avenue;
 - c. Baltic Street, a line 100 feet northwesterly of 4th Avenue, a line midway between Baltic Street and Butler Street, and a line 100 feet southeasterly of 3rd Avenue;
 - d. a line midway between Degraw Street and Sackett Street, a line 100 feet northwesterly of 3rd Avenue, a line midway between Sackett Street and Union Street, a line 100 feet southeasterly of Nevins Street, a line midway between Union Street and President Street, a line 190 feet northwesterly of 3rd Avenue, President Street, a line 100 feet southeasterly of Nevins Street, Carroll Street, Nevins Street, Sackett Street, and a line 100 feet southeasterly of Nevins Street; and
 - e. Union Street, a line 270 feet southeasterly of 3rd Avenue, a line midway between Union Street and President Street, and a line 170 feet northwesterly of 3rd Avenue;
16. changing from an M2-1 District to an M1-4/R6A District property bounded by a line midway between Butler Street and Douglass Street, a line 200 feet southeasterly of Bond Street, Douglass Street, and a line 100 feet southeasterly of Bond Street;
17. changing from an C8-2 District to an M1-4/R6B District property bounded by a line midway between 6th Street and 7th Street, a line 360 feet southeasterly of 3rd Avenue, 7th Street, and a line 100 feet southeasterly of 3rd Avenue;
18. changing from an M1-1 District to an M1-4/R6B District property bounded by a line midway between 4th Street and 5th Street, a line perpendicular to the northeasterly street line of 5th Street distant 390 feet northwesterly (as measured along the street line) from the point of intersection of the northeasterly street line of 5th Street and the northwesterly street line of Hoyt Street, 5th Street, and Smith Street;
19. changing from an M1-2 District to an M1-4/R6B District property bounded by:
 - a. a line midway between Baltic Street and Butler Street, a line 360 feet northwesterly of Nevins Street, Butler Street, and a line 100 feet southeasterly of Bond Street; and
 - b. a line midway between Union Street and President Street, a line 100 feet southeasterly of 3rd Avenue, Carroll Street, a line 250 feet northwesterly of 4th Avenue, President Street, a line 100 feet northwesterly of 4th Avenue, 1st Street, 3rd Avenue, Carroll Street, a line 100 feet southeasterly of Nevins Street, President Street, and a line 190 feet northwesterly of 3rd Avenue;
20. changing from an M2-1 District to an M1-4/R6B District property bounded by:
 - a. Butler Street, a line 200 feet southeasterly of Bond Street, a line midway between Butler Street and Douglass Street, and a line 100 feet southeasterly of Bond Street; and
 - b. Carroll Street, 3rd Avenue, a line perpendicular to the northwesterly street line of 3rd Avenue distant 160 feet southwesterly (as measured along the street line) from the point of intersection of the northwesterly street line of 3rd Avenue and the southwesterly street line of Carroll Street, a line 100 feet northwesterly of 3rd Avenue, the northwesterly centerline prolongation of 1st Street, and a line perpendicular to the southwesterly street line of Carroll Street distant 425 feet northwesterly (as measured along the street line) from the point of intersection of the southwesterly street line of Carroll Street and the northwesterly street line of 3rd Avenue;
21. changing from an M2-1 District to an M1-4/R7-2 District property bounded by:
 - a. Douglass Street and its southeasterly centerline prolongation, the centerline of the Gowanus Canal, Degraw Street and its northwesterly centerline prolongation, Nevins Street, Carroll Street, a line perpendicular to the southwesterly street line of Carroll Street distant 425 feet northwesterly (as measured along the street line) from the point of intersection of the southwesterly street line of Carroll Street and the northwesterly street line of 3rd Avenue, the northwesterly centerline prolongation of 1st Street, the centerline of the Gowanus Canal, Carroll Street and its southeasterly centerline prolongation, and Bond Street; and
 - b. 2nd Street, a line 210 feet northwesterly of 3rd Avenue, 3rd Street and its northwesterly centerline prolongation, the centerline of the Gowanus Canal, a line 270 feet southeasterly of Bond Street and its southwesterly prolongation, 3rd Street, and Bond Street;
22. changing from an M3-1 District to an M1-4/R7-2 District property bounded by 5th Street, Hoyt Street, a line 120 feet southwesterly of 4th Street, a line 160 feet northwesterly of Bond Street and its southwesterly prolongation, the centerline of the Gowanus Canal, Huntington Street and its southeasterly prolongation, and Smith Street;
23. changing from an M1-2 District to an M1-4/R7A District property bounded by Sackett Street, a line 100 feet southeasterly of 3rd Avenue, a line midway between Sackett Street and Union Street, a line 100 feet northwesterly of 4th Avenue, President Street, a line 180 feet northwesterly of 4th Avenue, a line midway between Union Street and President Street, a line 270 feet southeasterly of 3rd Avenue, Union Street, a line 170 feet northwesterly of 3rd Avenue, a line midway between Union Street and President Street, a line 100 feet southeasterly of Nevins Street, a line midway between Sackett Street and Union Street, and a line 100 feet northwesterly of 3rd Avenue;
24. changing from an R6 District to an M1-4/R7X District property bounded by a line midway between Warren Street and Baltic Street, Nevins Street, Baltic Street, and a line 75 feet northwesterly of Nevins Street;
25. changing from an C8-2 District to an M1-4/R7X District property bounded 3rd Street, a line 285 feet southeasterly of 3rd Avenue, a line 305 feet southwesterly of 3rd Street, and 3rd Avenue;
26. changing from an M1-2 District to an M1-4/R7X District property bounded by:
 - a. a line midway between Warren Street and Baltic Street, a line 75 feet northwesterly of Nevins Street, Baltic Street, Nevins Street, a line midway between Baltic Street and Butler Street, and a line 100 feet northwesterly of Nevins Street;
 - b. Baltic Street, a line 100 feet southeasterly of 3rd Avenue, Douglass Street, a line 200 feet southeasterly of 3rd Avenue, Degraw Street, a line 100 feet southeasterly of 3rd Avenue, Sackett Street, a line 100 feet northwesterly of 3rd Avenue, a line midway between Degraw Street and Sackett Street, a line 100 feet southeasterly of Nevins Street, Sackett Street, Nevins Street, Butler Street, a line 100 feet southeasterly of Nevins Street, a line midway between Butler Street and Douglass Street, a line 100 feet northwesterly of 3rd Avenue, a line midway between Baltic Street and Butler Street, and a line 325 feet northwesterly of 3rd Avenue;
27. changing from an M2-1 District to an M1-4/R7X District property bounded by a line perpendicular to the northwesterly street line of 3rd Avenue distant 160 feet southwesterly (as measured along the street line) from the point of intersection of the northwesterly street line of 3rd Avenue and the southwesterly street line of Carroll Street, 3rd Avenue, 3rd Street, a line 210 feet northwesterly of 3rd Avenue, the northwesterly centerline prolongation of 1st Street, and a line 100 feet northwesterly of 3rd Avenue, and
28. establishing a Special Gowanus Mixed Use District (G) bounded by Pacific Street, a line 100 feet southeasterly of 4th Avenue, President Street, a line 150 feet southeasterly of 4th Avenue, 3rd Street, a line 100 feet southeasterly of 4th Avenue, 15th Street, a line 100 feet northwesterly of 4th Avenue, a line midway between 6th Street and 7th Street, a line 360 feet southeasterly of 3rd Avenue, 7th Street, 3rd Avenue, 3rd Street and its northwesterly centerline prolongation, the centerline of the Gowanus Canal, Huntington Street and its southeasterly centerline prolongation, Smith Street, a line midway between 4th Street and 5th Street, a line perpendicular to the northeasterly street line of 5th Street distant 220 feet northwesterly (as measured along the street line) from the point of intersection of the northeasterly street line of 5th Street and the northwesterly street line of Hoyt Street,

4th Street, a line perpendicular to the northeasterly street line of 4th Street distant 365 feet northwesterly (as measured along the street line) from the point of intersection of the northeasterly street line of 4th Street and the northwesterly street line of Hoyt Street, a line midway between 3rd Street and 4th Street, Hoyt Street, 3rd Street, Bond Street, Warren Street, a line 100 feet southeasterly of Bond Street, a line midway between Warren Street and Baltic Street, Nevins Street, Butler Street, a line 325 feet northwesterly of 3rd Avenue, Baltic Street, and a line 100 feet northwesterly of 4th Avenue; and excluding the areas bounded by:

- i. Butler Street, Nevins Street, Degraw Street and its northwesterly centerline prolongation, the center line of the Gowanus Canal, Douglass Street and its southeasterly centerline prolongation, and a line 200 feet southeasterly of Bond Street; and

- ii. 1st Street, 4th Avenue, 3rd Street, and 3rd Avenue;

as shown on a diagram (for illustrative purposes only) dated April 19, 2021, and subject to the conditions of CEQR Declaration E-601.

No. 6

CD 2 & 6

N 210178 ZRK

IN THE MATTER OF an application submitted by New York City 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 establishing the Special Gowanus Mixed Use District (Article XIII, Chapter 9) and modifying APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area, and modifying related Sections.

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

[NOTE: Cross-references to certain Sections and Section titles may reflect the proposed text amendments Zoning for Coastal Resiliency (ULURP No. N 210095 ZRY), which has been recently adopted by City Council, and Elevate Transit - Zoning for Accessibility (ULURP No. N 210270 ZRY), which is currently in public review.]

ARTICLE I GENERAL PROVISIONS

Chapter 1

Title, Establishment of Controls and Interpretation of Regulations

* * *

11-12

Establishment of Districts

* * *

11-122

Districts established

In order to carry out the purposes and provisions of this Resolution, the following districts are hereby established:

* * *

Special Purpose Districts

* * *

Establishment of the Special Governors Island District

In order to carry out the special purposes of this Resolution, as set forth in Article XIII, Chapter 4, the #Special Governors Island District# is hereby established.

Establishment of the Special Gowanus Mixed Use District

In order to carry out the special purposes of this Resolution, as set forth in Article XIII, Chapter 9, the #Special Gowanus Mixed Use District# is hereby established.

Establishment of the Special Grand Concourse Preservation District

In order to carry out the special purposes of this Resolution as set forth in Article XII, Chapter 2, the #Special Grand Concourse Preservation District# is hereby established.

* * *

Chapter 2

Construction of Language and Definitions

* * *

12-10

DEFINITIONS

* * *

Special Governors Island District

The "Special Governors Island District" is a Special Purpose District designated by the letters "GI" in which the special regulations set forth in Article XIII, Chapter 4, apply.

Special Gowanus Mixed Use District [date of adoption]

The "Special Gowanus Mixed Use District" is a Special Purpose District designated by the letter "G" in which special regulations set forth in Article XIII, Chapter 9, apply.

Special Grand Concourse Preservation District

The "Special Grand Concourse Preservation District" is a Special Purpose District designated by the letter "C" in which special regulations set forth in Article XII, Chapter 2, apply.

* * *

Waterfront area

The "waterfront area" is the geographical area comprising all #blocks# between the pierhead line and a line 800 feet landward from the #shoreline#. Where such line intersects a #block#, the entire #block# shall be included and the #waterfront area# boundary shall coincide with the centerline of the landward boundary #street# or other #block# boundary. Notwithstanding the above, any #zoning lot#, the boundaries of which were established prior to November 1, 1993, and which is not closer than 1,200 feet from the #shoreline# at any point and which does not #abut# a waterfront public park, shall not be included in the #waterfront area#.

[The struckout provisions of this paragraph have been moved to 139-021]

* * *

For the purposes of this definition, only #blocks# along waterways that have a minimum width of 100 feet between opposite #shorelines#, with no portion downstream less than 100 feet in width, shall be included within the #waterfront area#. However, #blocks# bounding the Gowanus Canal north of Hamilton Avenue, as shown on the City Map, Dutch Kills and the portion of the Bronx River located south of the prolongation of East 172nd Street, shall be included within the #waterfront area#.

* * *

Chapter 4

Sidewalk Cafe Regulations

* * *

14-44

Special Zoning Districts Where Certain Sidewalk Cafes Are Permitted

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

* * *

Brooklyn	#Enclosed Sidewalk Cafe#	#Unenclosed Sidewalk Cafe#
Bay Ridge District	Yes	Yes
Coney Island District	No	Yes
Coney Island Mixed Use District	Yes	Yes
Downtown Brooklyn District	Yes	Yes
Enhanced Commercial District 1 (Fourth Avenue)	No	Yes
Enhanced Commercial District 4 (Broadway, Bedford-Stuyvesant)	No	Yes
<u>Gowanus Mixed Use District</u>	<u>No</u>	<u>Yes</u>
Mixed Use District-8 (Greenpoint- Williamsburg)	Yes	Yes
Ocean Parkway District ¹	Yes	Yes
Sheepshead Bay District	No	Yes

¹ #Sidewalk cafes# are not allowed on Ocean Parkway

* * *

ARTICLE II RESIDENCE DISTRICT REGULATIONS

Chapter 3 Residential Bulk Regulations in Residence Districts

23-00 APPLICABILITY AND GENERAL PURPOSES

23-01 Applicability of This Chapter

* * *

23-011 Quality Housing Program

* * *

- (c) In the districts indicated without a letter suffix, the optional Quality Housing #bulk# regulations permitted as an alternative, pursuant to paragraph (b) of this Section, shall not apply to:

* * *

(2) Special Purpose Districts

However, such optional Quality Housing #bulk# regulations are permitted as an alternative to apply in the following Special Purpose Districts:

#Special 125th Street District#;
#Special Downtown Brooklyn District#;
#Special Downtown Far Rock away District#;
#Special Downtown Jamaica District#;
#Special East Harlem Corridors District#;
#Special Flushing Waterfront District#;
#Special Gowanus Mixed Use District#;
#Special Grand Concourse Preservation District#;

* * *

ARTICLE VI SPECIAL REGULATIONS APPLICABLE TO CERTAIN AREAS

Chapter 2 Special Regulations Applying in the Waterfront Area

* * *

62-10 GENERAL PROVISIONS

62-11 Definitions

* * *

Waterfront block or waterfront zoning lot

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

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

[NOTE: The provisions of this paragraph have been moved to Section 139-021]

However, any #block# or #zoning lot# in the #waterfront area# having a boundary within or coincident with the boundaries of the Gowanus Canal, as shown on the City Map, shall be a #waterfront block# or #waterfront zoning lot#, respectively.

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

* * *

62-13 Applicability of District Regulations

* * *

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 St. George District#.

* * *

62-90 WATERFRONT ACCESS PLANS

* * *

62-93 Borough of Brooklyn

The following Waterfront Access Plans are hereby established within the Borough of Brooklyn. 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:

BK-1: Greenpoint-Williamsburg, as set forth in Section 62-931

BK-2: Gowanus Canal, in the #Special Gowanus Mixed Use District#, as set forth in Section 139-50 (GOWANUS CANAL WATERFRONT ACCESS PLAN).

* * *

ARTICLE XIII SPECIAL PURPOSE DISTRICTS

Chapter 2 Special Enhanced Commercial District

* * *

132-11 Special Enhanced Commercial Districts Specified

The #Special Enhanced Commercial District# is mapped in the following areas:

- (a) #Special Enhanced Commercial District# 1

The #Special Enhanced Commercial District# 1 (EC-1) is established on November 29, 2011, on the following #designated commercial streets# as indicated on #zoning maps# 16c and 16d:

- (1) Fourth Avenue, in the Borough of Brooklyn, generally between 24th Street and 15th Street and Pacific Street and Atlantic Avenue.

- (b) #Special Enhanced Commercial District# 2

* * *

ARTICLE XIII SPECIAL PURPOSE DISTRICTS

Chapter 9 Special Gowanus Mixed Use District

139-00 GENERAL PURPOSES

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

- (a) to recognize and enhance the vitality and character of an existing mixed use neighborhood;
- (b) to encourage stability and growth in the Gowanus neighborhood by permitting compatible light manufacturing and residential uses to coexist;
- (c) to encourage investment in a mixed use neighborhood by permitting the expansion and new development of a wide variety of uses in a manner that ensures the health and safety of residents and employees;
- (d) to improve the physical appearance of the streetscape by providing and coordinating harmonious open space, sidewalk amenities and landscaping within a consistent urban design;
- (e) to promote and enhance visual and physical access to and around the Gowanus Canal;
- (f) to enhance neighborhood economic diversity by broadening the range of housing choices for residents at varied incomes;
- (g) to expand local employment opportunities and to promote the opportunity for workers to live in the vicinity of their work; and
- (h) to promote the most desirable use of land and thus conserve the value of land and buildings and thereby protect the City’s tax revenues.

139-01 Definitions

Definitions specifically applicable to this Chapter are set forth in this Section. Other defined terms are set forth in Sections 12-10 (DEFINITIONS), 37-311 (Definitions), and 62-11 (Definitions). The definition of #development# shall be as set forth in Section 12-10, except where otherwise specified.

Gowanus mix uses

“Gowanus mix uses” are #community facility#, #commercial#, and #manufacturing uses# set forth in Section 139-12 (Gowanus Mix Uses).

Gowanus retail and entertainment uses

“Gowanus retail and entertainment uses” are #community facility# and #commercial uses# set forth in Section 139-13 (Gowanus Retail and Entertainment Uses).

Mixed use district

In the #Special Gowanus Mixed Use District#, a “mixed use district” shall be any M1 District paired with a #Residence District#, as indicated on the #zoning maps#. For the purposes of applying provisions of districts adjacent to a #mixed use district#, a #mixed use district# shall be considered a #Manufacturing District#.

Select community facility uses

For the purposes of this Chapter, the following #community facility uses# shall also be considered “select community facility uses”:

#Schools#;

Houses of worship, rectories or parish houses;

Health facilities requiring approval under Article 28 of the Public Health Law of the State of New York that, prior to July 10, 1974, have received approval of Part I of the required application from the Commissioner of Health; and

Non-profit, voluntary, or proprietary hospitals.

139-02 General Provisions

In harmony with the general purposes and content of this Resolution and the general purposes of the #Special Gowanus Mixed Use District#, the regulations of this Chapter shall apply within the #Special Gowanus 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.

139-021 Applicability of regulations to the Gowanus Canal

[NOTE: Some of these provisions have been relocated here from Sections 12-10 and 62-11]

In the #Special Gowanus Mixed Use District#, all #blocks# bounding the Gowanus Canal shall be considered #waterfront blocks# within the #waterfront area#, and the provisions of Article VI, Chapter 2 (Special Regulations Applying in the Waterfront Area), as modified by the provisions of this Chapter, shall apply.

All #zoning lots# having a boundary within or coincident with the boundaries of the Gowanus Canal, shall be considered #waterfront zoning lots#. All portions of such a #zoning lot# shall be included as part of the #upland lot# and deemed to be #lot area#, regardless of the location of the #shoreline#.

For the purposes of this Chapter, the boundaries of the Gowanus Canal shall be as shown on the City Map, and shall include the First Street Basin.

139-022 Applicability of the Inclusionary Housing Program

For the purposes of applying the Inclusionary Housing Program provisions set forth in Sections 23-154 and 23-90 (INCLUSIONARY HOUSING), #Mandatory Inclusionary Housing areas# within the #Special Gowanus Mixed Use District# are shown on the maps in APPENDIX F (Inclusionary Housing Areas and Mandatory Inclusionary Housing Areas) of this Resolution. Such provisions are modified by the provisions of this Chapter.

139-023 Applicability of the Quality Housing Program

In the #Special Gowanus Mixed Use District#, all #buildings# containing #residences# shall be #developed# or #enlarged# in accordance with the Quality Housing Program and the regulations of Article II, Chapter 8 (The Quality Housing Program) shall apply. Such #buildings# shall be considered #Quality Housing buildings#.

139-024 Applicability of Article VI, Chapter 4

In the event of a conflict between the provisions of this Chapter and the provisions of Article VI, Chapter 4 (Special Regulations Applying in Flood Hazard Areas), the provisions of Article VI, Chapter 4, shall control.

135-025 Applicability of Article VI, Chapter 6

For #transit-adjacent 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 6 (Special Regulations Applying Around Mass Transit Stations), the provisions of Article VI, Chapter 6 shall control.

139-026 Applicability of Article XII, Chapter 3

In #Mixed Use Districts#, the special #use#, #bulk#, and parking and loading provisions of Article XII, Chapter 3 (Special Mixed Use Districts) shall apply, except where modified by the provisions of this Chapter, and shall supplement or supersede the provisions of the designated #Residence# or M1 District, as applicable.

Notwithstanding the provisions of Section 123-10, 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.

139-03 District Plan and Maps

The regulations of this Chapter are designed to implement the #Special Gowanus Mixed Use District# Plan. The district plan includes the following maps in the Appendices to this Chapter:

Appendix A – Special Gowanus Mixed Use District

Map 1	Subdistricts
Map 2	Subareas
Map 3	Ground Floor Use Requirements
Map 4	Sidewalk Widening Lines

Appendix B – Special Gowanus Canal Waterfront Access Plan

Map 1	Parcel Designation
Map 2	Public Access Elements
Map 3	Designated Visual Corridors

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.

139-04 Subdistricts

In order to carry out the purposes and provisions of this Chapter, five subdistricts are established within the #Special Gowanus Mixed Use District#. In addition, subareas are established within Subdistricts B and D.

Subdistrict A – Fourth Avenue Subdistrict

Subdistrict B – Upland Blocks Subdistrict

Subarea B1
Subarea B2

Subdistrict C – North Canal Corridor Subdistrict

Subdistrict D – South Canal Corridor Subdistrict

Subarea D1
Subarea D2
Subarea D3
Subarea D4
Subarea D5
Subarea D6

Subdistrict E – First Street Subdistrict

The boundaries of the subdistricts are shown on Map 1 and the boundaries of the subareas are shown on Map 2 in Appendix A of this Chapter.

139-10 SPECIAL USE REGULATIONS

In Subdistricts A, B, C, and D the underlying #use# regulations shall be modified by the provisions of this Section, inclusive. In Subdistrict E, the underlying district regulations shall apply.

139-11 Permitted Uses

In all #Manufacturing Districts# and #Mixed Use Districts#, in addition to the #uses# specified in Article IV, Chapter 2 and Article XII, Chapter 3, respectively, the following #uses# shall also be permitted:

- all #uses# listed in Use Group 3, as set forth in Section 22-13;
- all #uses# listed in Use Group 4, as set forth in Section 22-14;

- (c) food stores, including supermarkets, grocery stores or delicatessen stores, as specified in Section 32-15 (Use Group 6), without limitation as to #floor area# per establishment;
- (d) all uses in Use Group 10A, as specified in Section 32-19;
- (e) all uses in Use Group 17B, as specified in Section 42-14; and
- (f) the manufacture of alcoholic beverages and breweries, as specified in Section 42-15 (Use Group 18), without limitation on size. Where provided, the provisions of Section 42-27 (Performance Standards Regulating Fire and Explosive Hazards) shall not apply to such #use#.

139-12**Gowanus Mix Uses**

For the purposes of applying the special #bulk# regulations of Section 139-212 (Gowanus mix), the following #community facility#, #commercial#, and #manufacturing uses# shall also be considered #Gowanus mix uses#:

From Use Group 3, as set forth in Section 22-13:

#schools#, colleges or universities, libraries, museums, and non-commercial art galleries, as listed in Use Group 3A;

From Use Group 4, as set forth in Section 22-14:

all #uses# in Use Group 4A, except ambulatory diagnostic and treatment health care facilities;

agriculture, including greenhouses, nurseries, and truck gardens as listed in use Group 4B;

From Use Group 6, as set forth in Section 32-15:

custom tailoring, as listed in Use Group 6A;

From Use Group 7, as set forth in Section 32-16:

all #uses# in Use Group 7B;

electric vehicle charging stations and automotive battery swapping facilities as listed in Use Group 7D;

From Use Group 8, as set forth in Section 32-17:

all #uses# listed in Use Group 8B;

From Use Group 9, as set forth in Section 32-18:

blueprinting; business schools or colleges; costume rental; medical or dental laboratories; instrument repair; printing establishments; studios, art, music, dancing or theatrical; trade schools for adults; and umbrella repair shops as listed in Use Group 9A;

photographic printing or developing as listed in Use Group 9B;

From Use Group 10, as set forth in Section 32-19:

photographic or motion picture production studios; radio or television studios;

From Use Group 11, as set forth in Section 32-20:

all #uses# listed in Use Groups 11A;

From Use Group 12, as set forth in Section 32-21:

commercial art galleries, jewelry and art metal craft shops, as listed in Use Group 12B;

From Use Group 14, as set forth in Section 32-23:

bicycle rental or repair, and boat storage, repair, and painting, as listed in Use Group 14A;

From Use Group 16, as set forth in Section 32-25:

blacksmith shops; carpentry or custom woodworking; custom furniture making; building contractor supply stores; fuel, ice, oil, coal, wood sales; household and office equipment or machinery repair shops; machinery rental or sales establishments; mirror silvering or glass cutting shops; and tool, die, and pattern making shops as listed in Use Group 16A;

From Use Group 17, as set forth in Section 42-14:

food product manufacturing, as listed in Use Group 17B; and

From Use Group 18, as set forth in Section 42-15:

breweries and alcoholic beverage manufacturing.

139-13**Gowanus Retail and Entertainment Uses**

For the purposes of applying the basic #floor area ratio# regulations of Section 139-21, the following #community facility# and #commercial# #uses# shall also be considered #Gowanus retail and entertainment uses#:

From Use Group 3, as set forth in Section 22-13:

non-commercial art galleries;

From Use Group 6, as set forth in Section 32-15:

all #uses# listed in Use Group 6A, 6C, and 6E;

From Use Group 8, as set forth in Section 32-17:

all #uses# listed in Use Group 8A;

From Use Group 10, as set forth in Section 32-19:

all #uses# listed in Use Group 10A;

From Use Group 12, as set forth in Section 32-21:

all #uses# listed in Use Groups 12A and 12B;

From Use Group 13, as set forth in Section 32-22:

all #uses# in Use Group 13A and 13B;

From Use Group 14, as set forth in Section 32-23:

bicycle sales; candy or ice cream stores; and non-commercial clubs without restrictions on activities or facilities except for any activity or #use# listed within the definitions of #adult physical culture establishments# in Section 12-10 (DEFINITIONS).

139-14**Supplementary Use Regulations****139-141****Location of commercial uses in mixed buildings****(a) Commercial Districts**

In #Commercial Districts#, the underlying provisions of Section 32-422 (Location of floors occupied by commercial uses) shall be modified, for #mixed buildings# that are #developed# or #enlarged# after [date of adoption], to permit #dwelling units# on the same #story# as a #commercial use#, provided no access exists between such #uses# at any level containing #dwelling units# and provided no #commercial uses# are located directly over any #dwelling units#. However, such #commercial uses# may be located over #dwelling units# by authorization of the City Planning Commission upon a finding that sufficient separation of #residential uses# from #commercial uses# exists within the #building#.

(b) Mixed Use Districts

In #Mixed Use Districts#, the provisions of paragraph (c)(2) of Section 123-31 (Provisions Regulating Location of Uses in Mixed Use Buildings) shall be modified to allow #commercial# and #manufacturing uses# to be located over #dwelling units# by authorization of the City Planning Commission upon a finding that sufficient separation of #residential uses# from such #uses# exists within the #building#.

139-142**Enclosure of uses**

In #Manufacturing Districts#, the underlying regulations of Section 42-40 (SUPPLEMENTARY USE REGULATIONS AND SPECIAL PROVISIONS APPLYING ALONG DISTRICT BOUNDARIES) shall apply except that all storage of materials or products shall be located within #completely enclosed buildings# regardless of distance from a #Residence District#.

139-15**Special Sign Regulations**

In the #Special Gowanus Mixed Use District#, the underlying #sign# regulations shall apply, except that:

- (a) in #Manufacturing Districts#, the #sign# regulations of a C6-1 District, as set forth in Section 32-60, shall apply;
- (b) any #accessory signs# that are provided adjacent to a #shore public walkway# shall be governed by the provisions of Section 139-55 (Special Signage Regulations).

139-16**Physical Culture Establishments**

In all districts, #physical culture or health establishments# shall be permitted as-of-right. For the purposes of applying the underlying regulations to such #use#, a #physical culture or health establishment# shall be considered a Use Group 9A #use#.

139-17**Transient Hotels**

In all districts, the #development# of a #transient hotel#; a change of #use# or #conversion# to a #transient hotel#, or an #enlargement#, containing a #transient hotel#, of a #building# that, as of [date of adoption], did not contain such #use#; or an #enlargement# or #extension# of a #transient hotel# that existed prior to [date of adoption] that increases the #floor area# of such #use# by 20 percent or more, shall be permitted only by special permit of the City Planning Commission pursuant to the provisions of this Section.

In order to permit such a #transient hotel#, the Commission shall find that such #transient hotel# is so located as not to impair the essential character of, or the future use or development of, the surrounding area.

Any #transient hotel# existing prior to [date of adoption] shall be considered a conforming #use# and may be continued, structurally altered, #extended# or #enlarged# subject to the limitations set forth in this Section, and subject to the applicable district #bulk# regulations. However, if for a continuous period of two years such #transient hotel# is discontinued, or the active operation of substantially all the #uses# in the #building or other structure# is discontinued, the space allocated to such #transient hotel# shall thereafter be used only for a conforming #use#, or may be #used# for a #transient hotel# only if the Commission grants a special permit for such #use# in accordance with the provisions of this Section. In addition, in the event a casualty damages or destroys a #transient hotel#, that was in such #use# as of [date of adoption], such #building# may be reconstructed and used as a #transient hotel# without obtaining a special permit. A #non-complying building# may be reconstructed pursuant to Section 54-40 (DAMAGE OR DESTRUCTION IN NON-COMPLYING BUILDINGS).

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

139-20

SPECIAL BULK REGULATIONS

In Subdistricts A, B, C and D, the #bulk# regulations of the applicable underlying districts shall be modified by the provisions of this Section, inclusive. In Subdistrict E, the underlying regulations shall apply.

In Subdistrict A, the provisions of Section 34-112 (Residential bulk regulations in other C1 or C2 Districts or in C3, C4, C5 or C6 Districts) and paragraph (b) of Section 35-23 (Residential Bulk Regulations in Other C1 or C2 Districts or in C3, C4, C5, or C6 Districts) shall be modified so that, in C4-4D Districts, the applicable #Residence District# shall be an R9A District, as modified by the provisions of this Chapter.

139-21

Floor Area Regulations

Basic #floor area# regulations are established in Section 139-211. Such regulations may be modified by the provisions of this Section, inclusive.

The basic maximum #floor area ratios# may be increased for certain #zoning lots# pursuant to Sections 139-212 (Gowanus mix) and 139-213 (Special floor area provisions for transit improvements).

Special regulations for #community facility floor area# on #zoning lots# containing #schools# are set forth in Section 139-214 (Special provisions for zoning lots containing schools).

Special regulations for certain #zoning lots# are set forth in Section 139-215 (Special floor area provisions for zoning lots containing comfort stations) and 139-216 (Special provisions for street improvements).

For the purposes of applying the provisions of Section 64-322, #primary street frontages# shall be the locations designated on Map 3 in the Appendix to this Chapter.

139-211

Basic floor area regulations

The maximum #floor area# regulations for each district in the #Special Gowanus Mixed Use District# shall be as set forth in the table in this Section.

Row A establishes the maximum #residential floor area ratio# for #MIH sites# where either #affordable floor area# is provided in accordance with the provisions of paragraphs (d)(3)(i) through (d)(3)(iv) or paragraph (d)(5) of Section 23-154 (Inclusionary Housing), or where a contribution to the #affordable housing fund# is made in accordance with paragraph (d)(3)(v) of such Section. For #zoning lots# subject to the provisions of paragraph (d)(4) of Section 23-154, the maximum #floor area ratio# shall be as set forth in Section 23-153 (For Quality Housing buildings).

Row B establishes a maximum #floor area ratio# for #community facility uses#, other than #select community facility uses#. Row C sets forth the maximum #floor area ratio# for #select community facility uses# only. In addition, special regulations for #schools# are set forth in Section 139-213.

Row D establishes a maximum #floor area ratio# for #Gowanus retail and entertainment uses# only.

Row E establishes a maximum #floor area ratio# for all #commercial uses#, inclusive of #Gowanus retail and entertainment uses#.

Row F sets forth the maximum #floor area ratio# for #manufacturing# uses.

Row G establishes the maximum #floor area ratio# permitted on the #zoning lot#.

MAXIMUM FLOOR AREA RATIO

		C4-4D	M1-4		M1-4 / R6B	M1-4 / R6A	M1-4 / R7A	M1-4 / R7-2	M1-4 / R7X
			Subarea B1	Subarea B2					
A	Maximum #FAR# for #residential uses# for #MIH Sites#	8.5	-	-	2.2	3.6	4.6	4.4	5.6
B	Maximum #FAR# for #community facility uses#	6.5	4.0	3.0	2.0	3.0	4.0	4.0	5.0
C	Maximum #FAR# for #select community facility uses#	6.5	4.8	4.8	2.0	3.0	4.0	4.0	5.0
D	Maximum #FAR# for #Gowanus retail and entertainment uses#	3.4	2.0	2.0	2.0	2.0	2.0	2.0	2.0
E	Maximum #FAR# for #commercial uses#	3.4	4.0	3.0	2.0	3.0	3.0	3.0	4.0
F	Maximum #FAR# for #manufacturing uses#	-	4.0	3.0	2.0	3.0	3.0	3.0	4.0
G	Maximum #FAR#	8.5	4.8	4.8	2.2	3.6	4.6	4.4	5.6

139-212
Gowanus mix

In M1 Districts paired with R7-2 or R7X Districts, the provisions of this Section may be utilized to increase the maximum #floor area ratio# set forth Section 139-211 (Basic floor area regulations).

PERMITTED INCREASE IN FLOOR AREA RATIO

		M1-4 / R7X	M1-4 / R7-2
A	Increase pursuant to paragraph (a)	0.2	0.3
B	Increase pursuant to paragraph (b)	0.2	0.3
C	Combined increase when utilizing paragraphs (a) and (b)	0.4	0.6

(a) Inclusion of non-residential uses

For #zoning lots# with #buildings# containing both #residential uses# and any non-#residential use#, the maximum #floor area ratio# may be increased by the amount listed in Row A of the table in this Section.

(b) Inclusion of #Gowanus mix uses#

For #zoning lots# with #buildings# containing both #residential uses# and #Gowanus mix uses#, the maximum #floor area ratio# may be increased by the amount listed in Row B of the table in this Section.

The provisions of both paragraphs (a) and (b) of this Section may be utilized, as applicable, so that the total maximum #floor area ratio# of the #zoning lot# is increased by the total amount listed in Row C of the table in this Section.

The amount of #floor area# allocated to such a #use# must be equal to or greater than the amount of #floor area# by which the maximum #floor area ratio# is being increased, and #floor area# provided to satisfy the requirements of one paragraph of this Section may not be utilized to satisfy the requirements of the other. However, #Gowanus mix uses# in excess of the #floor area ratio# listed in Row A may be used to satisfy the requirements of paragraph (a) above.

In addition, #floor area# provided to satisfy the requirements of Section 139-41 (Ground Floor Level Requirements) may not be utilized to satisfy the requirements of this Section.

139-213
Special floor area provisions for transit improvements

In #Commercial Districts#, the #floor area ratios# set forth in Section 139-211 (Basic floor area regulations) may be increased by up to 20 percent, pursuant to the provisions of Section 139-46 (Certification for transit improvements). Where the #residential floor area ratio# is increased, such additional #floor area# shall be exempt from the requirements of paragraph (d) of Section 23-154.

139-214
Special floor area provisions for zoning lots containing schools

The provisions of this Section shall apply to #zoning lots# with a #lot area# greater than 30,000 square feet, and which contain #schools# constructed in whole or in part pursuant to an agreement with the New York City School Construction Authority and subject to the jurisdiction of the New York City Department of Education.

On such #zoning lots#, up to 60,000 square feet of floor space within such #school# or, in Subarea D4 up to 100,000 square feet of floor space within such #school#, shall be exempt from the definition of #floor area#.

139-215
Special floor area provisions for zoning lots containing comfort stations

For #zoning lots# containing a comfort station provided in accordance with the provisions of paragraph (c)(2) of Section 139-51 (Area-Wide Modifications), an area equal to 200 percent of the floor space within such comfort station may be exempted from the definition of #floor area#.

139-216
Special floor area provisions for street improvements

In Subareas D4, D5, and D6, for #zoning lots# containing mapped #streets#, where such mapped #streets# will be improved and opened to the public, the provisions of this Section may apply.

(a) Street area

The #lot area# of a #zoning lot# adjacent to newly-improved #street# may be considered to be increased by an amount equal to the area contained within the bed of such #street#, as measured from the centerline of such #street# to the #street line# adjoining the #zoning lot#.

(b) Transfer of #floor area#

#Residential floor area# may be transferred from a granting site to a receiving site located directly across the newly-improved #street#, and may exceed the maximum #floor area ratio# permitted on the receiving site, provided that:

- (1) the owners of the granting site and the receiving site shall jointly notify the Department of City Planning, in writing, of their intent to transfer #residential floor area#. Such notification shall include a site plan showing the conditions and #floor area# calculations for the granting site and the receiving site, before and after the transfer;
- (2) no building permit shall be issued by the Department of Buildings for a #building# on a receiving site containing any such transferred #residential floor area# until the Chairperson of the City Planning Commission has certified to the Department of Buildings that plans submitted to the Department of City Planning comply with the requirements of this Section; and
- (3) no certificate of occupancy shall be issued by the Department of Buildings for any portion of a #building# utilizing the transferred #residential floor area# until the Chairperson of the City Planning Commission certifies to the Department of Buildings that such #building# has been constructed in accordance with the plan certified by the Chairperson pursuant to paragraph (b)(2) of this Section.

Notices of restrictions shall be filed by the owners of the granting site and the receiving site in the Office of the Register of the City of New York, indexed against the granting site and the receiving site(s), certified copies of which shall be submitted to the Department of City Planning. Notice by the Department of City Planning of its receipt of certified copies thereof shall be a condition to issuance of a building permit for a #building# on the receiving site containing any such transferred #residential floor area#.

The transfer of #residential floor area#, once completed, shall irrevocably reduce the maximum #residential floor area# permitted on the granting site. Any #building# on a receiving site that uses the #residential floor area# so transferred shall comply with all other applicable #bulk# regulations of this Chapter.

139-22
Special Yard Regulations

The underlying #yard# and #rear yard equivalent# regulations shall apply, as modified by the provisions of this Section, inclusive.

139-221
Permitted obstructions in required yards

In all #Commercial#, #Manufacturing#, and #Mixed Use Districts#, the permitted obstruction provisions of paragraph (b)(3) of Section 33-23 and paragraph (b)(1) of Section 43-23 shall be modified such that, in any #rear yard#, any #building# or portion of a #building# used for any permitted non-#residential use# (except any #building# portion containing rooms used for living or sleeping purposes) shall be a permitted obstruction, provided that the height of such #building#, or portion thereof, shall not exceed two #stories#, excluding #basements#, nor in any event 30 feet above #curb level#.

139-222
Rear yards and rear yard equivalents

In all #Manufacturing Districts#, the provisions of 43-26 (Minimum Required Rear Yards) and 43-261 (Beyond one hundred feet of a street line) shall not apply. In lieu thereof, a #rear yard# shall be provided at the minimum depth set forth in the table below for the applicable height above the #base plane#, at every #rear lot line# on any #zoning lot#.

REQUIRED DEPTH OF REAR YARD

Height above #base plane#	Required depth
Below 65 feet	10
Above 65 feet and below 125 feet	15
Above 125 feet	20

In addition, in all #Manufacturing# and #Mixed Use Districts#, the provisions of Section 43-28 (Special Provisions for Through Lots) shall be modified such that no #rear yard equivalent# shall be required on any #through lot# or #through lot# portion of a #zoning lot#.

139-223
Required yards along district boundaries

In #Manufacturing# and #Mixed Use Districts#, the provisions of Section 43-304 (Required front yards along district boundary located in a street) shall not apply.

In #Commercial#, #Manufacturing#, and #Mixed Use Districts#, the underlying yard requirements applying along district boundaries of Sections 33-292 (Required yards along district boundary coincident with rear lot lines of two adjoining zoning lots), 33-293 (Required yards along district boundary coincident with side lot line of zoning lot in a Commercial District), 43-302 (Required yards along district boundary coincident with rear lot lines of two adjoining zoning lots) and 43-303 (Required yards along district boundary coincident with side lot line of zoning lot in a Manufacturing District), shall be superceded by the provisions of this Section as follows:

- (a) When #side# or #rear lot lines# coincide with a #side lot line# of a #zoning lot# in an adjoining #Residence District#, an open area not higher than #curb level#, and at least eight feet in depth, shall be provided; and
- (b) Where #side# or #rear lot lines# coincide with the #rear lot line# of a #zoning lot# in an adjoining #Residence District#, an open area not higher than 30 feet above #base plane# and at least 20 feet in depth, shall be provided.

139-224

Waterfront yards

The provisions of Section 62-33 (Special Yard Regulations on Waterfront Blocks) shall be modified such that a #waterfront yard# shall be provided in accordance with the provisions of Section 62-332 (Rear yards and waterfront yards) on all #waterfront zoning lots#, as that term is defined in Section 62-11, regardless of #use#.

The depth of the #waterfront yard# shall be measured from the #zoning lot line# adjoining the Gowanus Canal, or where the provisions of paragraph (f) of Section 139-51 (Area-Wide Modifications) are utilized, from the bulkhead. The depth of the #waterfront yard# may be reduced as set forth in Section 62-332.

139-23

Special Height and Setback Regulations

The height and setback regulations of the applicable underlying districts are modified as follows:

- (a) In #Commercial Districts#, the height and setback regulations of Section 35-60 (MODIFICATION OF HEIGHT AND SETBACK REGULATIONS) shall apply to all #buildings#, as modified by the provisions of this Section, inclusive.
- (b) In #Mixed Use Districts#, the height and setback regulations of Section 123-60 (SPECIAL BULK REGULATIONS) shall apply, as modified by the provisions of this Section, inclusive.
- (c) In #Manufacturing Districts#, the underlying height and setback regulations of Sections 43-43 (Maximum Height of Front Wall and Required Front Setbacks), 43-44 (Alternate Front Setbacks), and 43-45 (Tower Regulations) shall not apply. In lieu thereof, minimum and maximum base heights and maximum heights for #buildings or other structures# shall be as set forth in this Section, inclusive. The other underlying regulations of Article IV, Chapter 3 (Bulk Regulations) shall apply, as modified by the provisions of this Section, inclusive.
- (d) The special #bulk# regulations applicable in the #waterfront area# of Section 62-30 (SPECIAL BULK REGULATIONS) shall not apply. In lieu thereof, the height and setback regulations of this Section, inclusive, shall control.

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

139-231

General provisions

For the purposes of applying the applicable #bulk# regulations, the boundaries of #waterfront public access areas#, as well as #lot lines# abutting #public parks#, shall be considered #narrow street lines#.

Where a continuous sidewalk widening is provided along the entire frontage of a #zoning lot#, the interior boundary of such widening shall be considered a #street line# for the purpose of applying the height and setback regulations of this Chapter, except that where a sidewalk widening is provided pursuant to Section 139-43 (Sidewalk Widening Requirements), any setback required by this Section may be reduced by one foot for each foot by which the sidewalk is widened, provided that no setback shall be less than seven feet in depth.

Where a provision of this Chapter allows a modification to the maximum #building# height, and multiple modifications apply to a #building#, such modifications shall be applied cumulatively.

139-232

Permitted obstructions

In all districts, the underlying permitted obstruction regulations shall be modified by this Section.

- (a) Solar energy systems

The underlying permitted obstruction regulations shall be modified to permit solar energy systems as a permitted obstruction up to a #lot coverage# of 100 percent of the #lot coverage# of the roof.

- (b) Balconies

Unenclosed balconies complying with the provisions of Section 23-132 (Balconies in R6 through R10 Districts) may encroach into any required open area on the #zoning lot#. However, balconies that encroach into #waterfront public access areas# shall be regulated by the provisions of paragraph (a)(1) Section 139-51 (Area-Wide Modifications).

- (c) Dormers

Above the maximum base height, dormers shall be permitted to encroach into a required setback area, except setback areas adjoining tower portions of #buildings# and setback areas facing #waterfront public access areas#, provided that:

- (1) The aggregate width of all dormers does not exceed 50 percent of the width of the #street wall# of the highest #story# entirely below the maximum base height;
- (2) The aggregate width of all dormers with a depth exceeding seven feet does not exceed 30 percent of the width of the #street wall# of the highest #story# entirely below the maximum base height.

Such dormers need not decrease in width as the height above the maximum base height increases.

139-233

Special height and setback regulations in Subdistrict A

In Subdistrict A, the underlying district regulations shall be modified by the provisions of this Section.

- (a) Street wall location

The #street wall# location requirements of paragraph (b) of Section 35-651 (Street wall location) shall apply to all #buildings#.

- (b) Base heights and setback requirements

The maximum height of #buildings or other structures# shall be as set forth in Sections 35-652 (Maximum height of buildings and setback regulations) or 35-654 (Modified height and setback regulations for certain Inclusionary Housing buildings or affordable independent residences for seniors), as applicable.

In addition, for all #non-residential buildings#, the provisions of paragraph (b)(1) of Section 35-652 shall be modified such that the minimum and maximum base height, maximum #building# height, and maximum number of #stories# for #Quality Housing buildings# with #qualifying ground floors# shall be as set forth in paragraph (b) of Section 23-664 (Modified height and setback regulations for certain Inclusionary Housing buildings or affordable independent residences for seniors).

139-234

Special height and setback regulations in Subdistrict B

In Subdistrict B, the underlying district regulations shall be modified by the provisions of this Section.

- (a) Street wall location

In #Manufacturing Districts#, 30 percent of the #street wall# shall be located within eight feet of the #street line# and shall extend to at least the minimum #base height# specified in paragraph (b) of this Section, or the height of the #building#, whichever is lower.

In #Mixed Use Districts#, at least 70 percent of the #aggregate width of street walls# shall be located within eight feet of the #street line# and extend to at least the minimum #base height# specified in paragraph (b) of this Section or the height of the #building#, whichever is lower. Up to 30 percent of the #aggregate width of street walls# may be recessed beyond eight feet of the #street line#, provided that any such recesses deeper than 10 feet along a #wide street# or 15 feet along a #narrow street# are located within an outer court.

- (b) Minimum and maximum base heights

In all districts, #street walls# shall rise without setback to a minimum base height set forth in this paragraph (b) or the height of the #building#, whichever is less, and may rise to a maximum base height as set forth in this paragraph (b). In #Manufacturing Districts#, minimum and maximum base heights and maximum heights of #buildings or other structures# shall be as set forth in Table 1 below. In #Mixed Use Districts#, such regulations shall be as set forth in Table 2.

Table 1

**MINIMUM BASE HEIGHT, MAXIMUM BASE HEIGHT, AND
MAXIMUM BUILDING HEIGHT – FOR M1-4 DISTRICTS**
(in feet)

	Minimum base height	Maximum base height	Maximum #building# height
in Subarea B1	15	95	115
in Subarea B2	15	65	85

Table 2

**MINIMUM BASE HEIGHT, MAXIMUM BASE HEIGHT, AND
MAXIMUM BUILDING HEIGHT – FOR MIXED USE DISTRICTS**
(in feet)

	Minimum base height	Maximum base height	Maximum #building# height
M1-4/R6B	30	45	55
M1-4/R6A	40	65	85
M1-4/R7A	40	75	95
M1-4/R7X	60	105	145

However, for #zoning lots# with a #lot area# greater than or equal to 20,000 square feet, and located in a #Manufacturing District#, a #building# containing non-residential uses# may exceed the maximum #building# heights established in Table 1 and 2, as applicable, by 30 feet.

(c) **Setback requirements**

At a height not lower than the minimum base height or higher than the maximum base height, a setback shall be provided which complies with the requirements of paragraph (c) of Section 23-662.

139-235

Special height and setback regulations in Subdistrict C

(a) **Street wall location**

At least 70 percent of the #aggregate width of street walls# shall be located within eight feet of the #street line# and shall extend to at least the minimum base height specified in paragraph (b) of this Section, or the height of the #building#, whichever is lower. Up to 30 percent of the #aggregate width of street walls# may be recessed beyond eight feet of the #street line#, provided that any such recesses deeper than 10 feet along a #wide street# or 15 feet along a #narrow street# are located within an outer court. However, no #street wall# location requirement shall apply to the #street walls# facing a #shore public walkway#.

(b) **Minimum and maximum base heights**

Except as otherwise specified in this paragraph (b), #street walls# shall rise without setback to a minimum base height of 40 feet or the height of the #building#, whichever is less, and may rise to a maximum base height as set forth in this paragraph (b). However, no minimum base height shall be required for #street walls# facing a #shore public walkway#.

- (1) Along Bond Street, the minimum base height shall be 30 feet, and the maximum base height shall be 55 feet. No portion of a #building# located within 65 feet of Bond Street may rise above a height of 65 feet.
- (2) Along Union Street, between Nevins Street and the Gowanus Canal, the maximum base height shall be 85 feet.
- (3) Along Degraw Street, between Nevins Street and the Gowanus Canal, the maximum base height shall be 85 feet.
- (4) Along all other #streets#, as well as along the Gowanus Canal, the maximum base height shall be 65 feet.

(c) **Setback requirements**

At a height not lower than the minimum base height or higher than the maximum base height, a setback with a minimum depth of 15 feet shall be provided. Such setback shall also comply with the requirements of paragraph (c) of Section 23-662.

(d) **Tower regulations**

(1) **Tower location**

Any portion of a #building# located above a height of 85 feet shall be considered a "tower". No portion of a tower may be located:

- within 30 feet of the #street line# of Nevins Street;
- within 65 feet of Bond Street; or
- within 30 feet of a #waterfront yard#. However, for #zoning lots# located south of Carroll Street, no portion of a tower shall be permitted within 10 feet of the #waterfront yard# adjoining the First Street Basin.

(2) **Tower width**

The #street wall# of any tower facing a #shore public walkway# shall not exceed 100 feet in width. Where multiple towers are provided, the combined #street wall# width of all such towers shall not exceed 130 feet.

However, for #zoning lots# located south of Carroll Street, the combined #street wall# width of all towers located west of the required #visual corridor# shall not exceed 150 feet.

(3) **Tower coverage**

Above a height of 175 feet, any tower shall set back such that it occupies a #lot coverage# no greater than 80 percent of the #story# located immediately below.

(4) **Tower height**

The maximum height of a tower shall be 225 feet.

(5) **Regulations for multiple towers**

Wherever two towers are provided on the same #zoning lot#, there shall be a difference in height between such towers of at least 50 feet. The taller of the two towers shall be located north of the mid-#block# line of the #block#.

However, for #zoning lots# located south of Carroll Street, the taller of the two towers shall be located west of the required #visual corridor#. The shorter of the two towers shall be located east of the required #visual corridor#, and no less than 65 feet from Carroll Street.

139-236

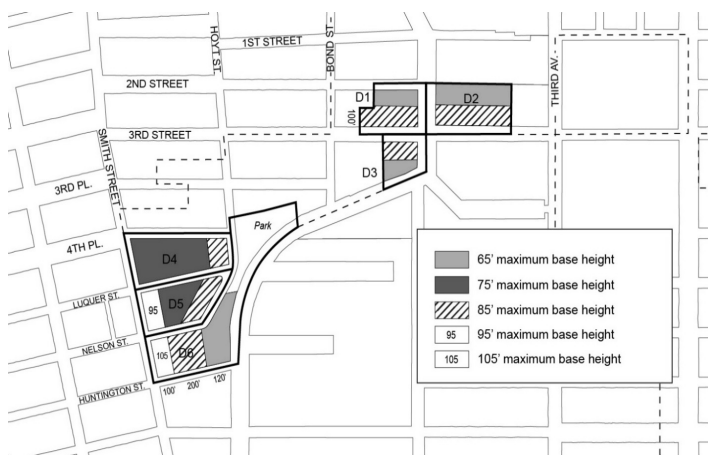
Special height and setback regulations in Subdistrict D

(a) **Street wall location**

At least 70 percent of the #aggregate width of street walls# shall be located within eight feet of the #street line# and extend to at least the minimum #base height# specified in paragraph (b) of this Section, or the height of the #building#, whichever is lower. Up to 30 percent of the #aggregate width of street walls# may be recessed beyond eight feet of the #street line#, provided that any such recesses deeper than 10 feet along a #wide street# or 15 feet along a #narrow street# are located within an outer court. However, no #street wall# location requirement shall apply to the #street walls# facing a #shore public walkway#.

(b) **Minimum and maximum base heights**

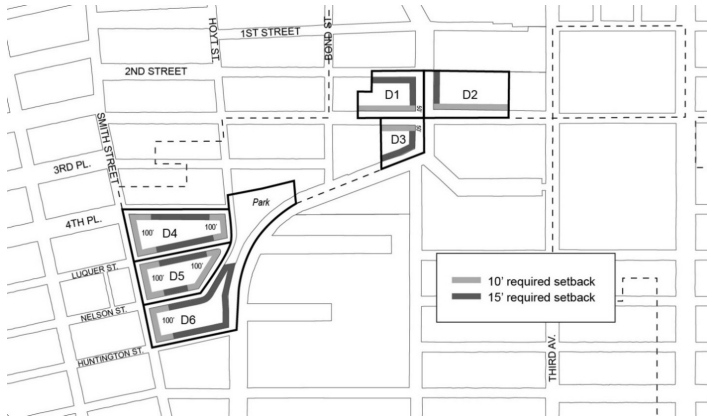
For #zoning lots# in Subareas D1 through D6, #street walls# shall rise without setback to a minimum base height of 40 feet or the height of the #building#, whichever is less, and may rise to a maximum base height as set forth in the map in this paragraph (b). However, this requirement shall not apply to the #aggregate width of street walls# facing a #shore public walkway#.



(c) **Setback requirements**

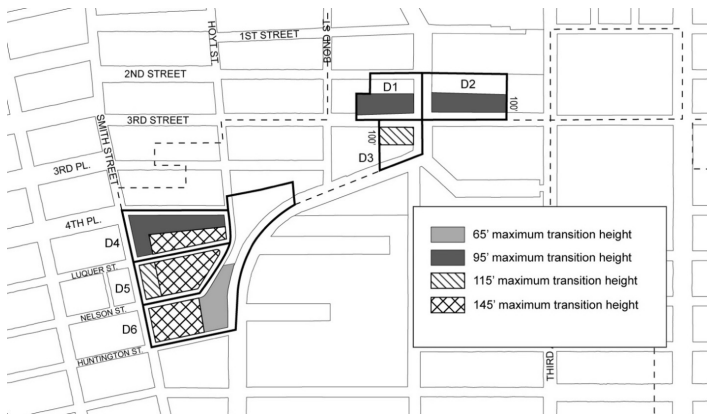
At a height not lower than the minimum base height or higher than the maximum base height, setbacks shall be provided with a minimum depth as set forth in the map in this paragraph (c).

Such setbacks shall also comply with the provisions of paragraph (c) of Section 23-662 (Maximum height of buildings and setback regulations).



(d) **Transition heights**

Any portion of a #building# located above the setback required by paragraph (c) of this Section shall be permitted to rise to a maximum "transition height" as set forth in this paragraph (d). Any portion of a #building# located above the maximum transition height shall be considered a "tower" and shall comply with the provisions of paragraph (e) of this Section. Except as otherwise set forth in the map in this paragraph (d), such maximum transition height shall be 85 feet.



(e) **Tower regulations**

(1) **Tower location**

Any portion of a #building# located above the maximum transition height set forth in paragraph (d) shall be considered a "tower". No portion of a tower may be located:

- (i) in Subarea D4, within 150 feet of Smith Street or within 150 feet of Hoyt Street;
- (ii) in Subarea D5, within 80 feet of Smith Street or within 200 feet of Smith Street north of the mid-#block# line; or
- (iii) within 30 feet of a #waterfront yard#.

(2) **Tower width**

The #street wall# of any tower facing a #shore public walkway# shall not exceed 100 feet in width. Where multiple towers are provided, the combined #street wall# width of all such towers shall not exceed 130 feet.

However, in Subarea D4, where multiple towers are provided, the combined #street wall# width of all such towers shall not exceed 170 feet.

(3) **Tower coverage**

In Subareas D1, D2, and D3, above a height of 175 feet, any tower shall set back such that it occupies a #lot coverage# no greater than 80 percent of the #story# located immediately below.

In Subareas D5 and D6, the portion of any tower containing the top four #stories# of such tower shall set

back such that it occupies a #lot coverage# no greater than 80 percent of the #story# located immediately below.

(4) **Tower height**

Except as otherwise specified in this paragraph (e)(4), the maximum height of a tower shall be 225 feet.

- (i) In Subarea D4, towers shall be permitted to rise to a height of 285 feet.
- (ii) In Subarea D5, towers shall be permitted to rise to a height of 245 feet.
- (iii) In Subarea D6, towers shall be permitted to rise to a height of 305 feet.

(5) **Regulations for multiple towers**

- (i) In Subareas D1 and D2, no more than two towers shall be permitted on a #zoning lot#.
- (ii) In Subareas D4 and D5, no more than two towers shall be permitted in each subarea.
- (iii) In Subareas D3 and D6, no more than one tower shall be permitted in the subarea.
- (iv) Wherever two towers are provided on the same #zoning lot#, there shall be a difference in height between such towers of at least 50 feet.

In addition, in Subarea D1, the taller of the two towers shall be located within 100 feet of Third Street.

139-237

Special street wall articulation requirements

In all subdistricts, for #street walls# with widths exceeding 200 feet, a minimum of 20 percent and no more than 50 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#. Any such recess or projection shall be considered a permitted obstruction into a required setback, and the depth of such recess or projection shall not exceed three feet.

In addition, in Subdistrict D, the underlying dormer provisions of paragraph (c) of Section 23-621 shall be modified for portions of #buildings# facing Third Street, so that above the maximum base height, dormers shall be permitted only within 75 feet of the intersection of two #streets#.

139-238

Special height regulations for zoning lots containing schools

In Subdistrict C, and in Subareas D1, D2, and D3, for #zoning lots# containing #schools# regulated by Section 139-213 (Special provisions for zoning lots containing schools), the maximum tower height specified by the regulations in this Section, inclusive, may be increased as-of-right by 40 feet. This allowance may be further modified by the provisions of Section 139-47 (Authorization for sites containing schools).

139-30

SPECIAL PARKING REGULATIONS

In Subdistricts A, B, C, and D, the underlying parking and loading regulations shall be modified by the provisions of this Section. On #waterfront blocks#, the provisions of Section 62-40 shall not apply. In Subdistrict E, the underlying regulations shall apply.

139-31

Special Accessory Off-Street Parking Regulations

139-311

Reduction of parking requirements for residences

In all districts, for the purposes of applying the provisions of Sections 36-33 and 123-72, the provisions of Section 25-23 shall be modified to require that #accessory# off-street parking spaces be provided for at least 20 percent of #residences# on a #zoning lot#.

For the purposes of applying waivers, the provisions of Section 25-26 shall be modified so that the maximum number of #accessory# off-street parking spaces for which requirements are waived is 20 spaces.

Notwithstanding the above, in Subarea D4, and in Subarea D5 north of the mid-#block# line, no #accessory# off-street parking spaces for #residences# shall be required.

139-312

Elimination of parking requirements for non-residential uses

In all districts, no #accessory# off-street parking spaces shall be required for #manufacturing#, #commercial#, or #community facility uses#.

139-313

Off-site parking facilities

For #residences# in #Commercial# and #Mixed Use Districts#, the provisions of Sections 25-51 and 36-42 (Off-site Spaces for Residences) shall be modified to allow the #zoning lot# containing required #accessory# off-street parking spaces for #residences# to be located in any zoning district, as well as anywhere within the #Special Gowanus Mixed Use District#.

139-314

Joint facilities

For #residences# in #Commercial# and #Mixed Use Districts#, the provisions of Sections 25-541 and 36-441 (Joint facilities) shall not apply. In lieu thereof, the provisions of this Section shall apply.

Required #accessory# off-street parking spaces may be provided in facilities designed to serve jointly two or more #buildings# or #zoning lots#, provided that the number of spaces in such joint facilities shall be not less than that required for the combined number of #dwelling units# in such #buildings# or #zoning lots#, and provided that the design and layout of such joint facilities meets the standards of adequacy set forth in regulations promulgated by the Commissioner of Buildings.

139-315

Use of parking facilities for car sharing vehicles

The underlying regulations regarding the occupation of #accessory# or required off-street parking spaces by #car sharing vehicles# shall be modified so that, in all districts, the number of spaces occupied by #car sharing vehicles# shall not exceed 20 percent of all spaces in a #group parking facility#.

139-316

Use of parking facilities for public parking

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

139-32

Special Permitted Off-Street Parking Regulations

For portions of an #automated parking facility#, as that term is defined in Section 13-02, each tray upon which a vehicle is stored shall be considered one parking space, regardless of its size. In addition, at a height in excess of 23 feet above #curb level# each parking tray shall be considered #floor area# in an amount of 153 square feet or the size of such lifted tray, whichever is greater.

139-33

Special Loading Regulations

In all districts, the loading regulations of an M1-5 District shall apply, and shall be further modified as follows:

- (a) the requirements of Section 44-50 (GENERAL PURPOSES), inclusive, shall not apply to changes of #uses#;
- (b) the provisions of Section 44-53 (Special Provisions for a Single Zoning Lot With Uses Subject to Different Loading Requirements), and Sections 36-64 and 44-54 (Wholesale, Manufacturing, or Storage Uses Combined With Other Uses), shall not apply; and
- (c) the minimum length requirements for loading berths #accessory# to #commercial uses#, other than funeral establishments, set forth in Section 44-581 (Size of required loading berths) shall be increased to 37 feet.

139-34

Special Curb Cut Regulations

For #zoning lots# existing on or after [date of adoption], with frontage along both a #primary street frontage# and a #secondary street frontage#, as set forth in Section 139-41 (Ground Floor Level Requirements), curb cuts accessing off-street parking spaces and loading berths shall not be permitted along the #primary street frontage#. In addition, no curb cut shall be permitted within 40 feet of a #waterfront public access area#.

Curb cuts prohibited by this Section may be authorized by the City Planning Commission provided the Commission finds that a curb cut at such a location:

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

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

139-40

DISTRICT PLAN ELEMENTS

In all Subdistricts, the provisions of this Section shall apply to all #zoning lots#, as specified below.

139-41

Ground Floor Level Requirements

For the purposes of applying the special #ground floor level# streetscape provisions set forth in Section 37-30 to this Chapter, the portion of a #ground floor level street# frontage considered a #primary street frontage# shall be as shown on Map 3 (Ground Floor Use Requirements) in Appendix A of this Chapter. A #ground floor level street# frontage along any other #street# shall be considered a #secondary street frontage#.

The provisions of this Section shall apply to #developments# or #ground floor level enlargements#.

- (a) Along #primary street frontages#

- (1) Type 1 #primary street frontages#

For #buildings#, or portions thereof, with Type 1 #primary street frontage#, #uses# on the #ground floor level#, to the minimum depth set forth in Section 37-32 (Ground Floor Depth Requirements for Certain Uses), shall be limited to #Gowanus retail and entertainment uses#, except for Type 1 lobbies and entrances and exits to #accessory# parking spaces provided in accordance with the applicable provisions of Section 37-33 (Maximum Width of Certain Uses). Group parking facilities located on the #ground floor level# shall be wrapped by #floor area# in accordance with the provisions of paragraph (a) of Section 37-35 (Parking Wrap and Screening Requirements). #Ground floor level street walls# shall be glazed in accordance with the provisions set forth in Section 37-34 (Minimum Transparency Requirements).

- (2) Type 2 #primary street frontages#

For #buildings#, or portions thereof, with Type 2 #primary street frontage#, #uses# on the #ground floor level#, to the minimum depth set forth in Section 37-32, shall be limited to non-residential uses#, except for Type 1 lobbies and entrances and exits to #accessory# parking spaces provided in accordance with the applicable provisions of Section 37-33. Group parking facilities located on the #ground floor level# shall be wrapped by #floor area# in accordance with the provisions of paragraph (a) of Section 37-35. #Ground floor level street walls# shall be glazed in accordance with the provisions set forth in Section 37-34.

- (b) Along #secondary street frontages#

For #buildings#, or portions thereof, with #secondary street frontage#, all #uses# permitted by the underlying district shall be permitted on the #ground floor level#, provided that any off-street parking spaces on the #ground floor level# shall be wrapped or screened in accordance with Section 37-35. Entrances and exits to accessory parking facilities shall be subject to the provisions of paragraph (b) of Section 37-33.

- (c) For blank walls

In all districts, any #street wall# width exceeding 50 feet with no transparent elements on the #ground floor level# shall provide visual mitigation elements in accordance with the provisions of Section 37-36 (Special Requirements for Blank Walls).

139-42

Street Tree Requirements

In all districts, all #developments#, or #enlargements# that increase the #floor area# on a #zoning lot# by 20 percent or more, shall provide #street# trees in accordance with Section 26-41 (Street Tree Planting).

In addition, for #zoning lots# with over 100 feet of street frontage, wherever two required #street# tree pits will be separated by less than 25 feet, such tree pits shall be combined and designed as a single continuous tree pit.

139-43

Sidewalk Widening Requirements

For #developments# along the portions of #streets# designated on Map 4 (Sidewalk Widening Lines) in Appendix A of this Chapter, a sidewalk widening shall be required, providing a total sidewalk width of:

- (a) 17 feet along Third Avenue;
- (b) 15 feet along Nevins Street; and
- (c) 13 feet along Fifth Street.

The total sidewalk width shall be measured perpendicular from the #street line#. Such sidewalk shall be improved to Department of Transportation standards and shall be provided at the same level as the adjoining public sidewalk and be accessible to the public at all times.

Awnings and canopies shall be considered permitted obstructions within a sidewalk widening provided that no structural posts or supports may be located within any portion of the sidewalk or such widening.

139-44

Bridge Connection Requirements

For all #zoning lots# abutting bridge structures supporting #streets# which cross the Gowanus Canal at Union Street, Carroll Street, and Third Street, and are subject to #waterfront public access area# requirements, such #waterfront public access area# shall be designed to provide pedestrian connection to the #street# adjacent to the terminus of the bridge structure.

The requirements of this Section may be waived where the New York City Department of Transportation determines that such a pedestrian connection to the #street# would result in a hazard to traffic safety.

139-45

Waterfront Public Access Area Requirements

For all #waterfront zoning lots#, the exemptions from #waterfront public access area# requirements listed in paragraph (a) of Section 62-52 shall not apply.

(a) Reduced requirement for certain manufacturing uses

For #zoning lots# with #developments#, #enlargements#, or #conversions# comprised of #predominantly# Use Group 18 #uses#, as listed in Section 42-15, the reduced design requirements of Section 62-58 (Requirements for Water-Dependent Uses and Other Developments) shall apply to #waterfront public access areas#.

(b) Authorization for incompatible uses

For #zoning lots# comprised #predominantly# of Use Group 16, 17, or 18 #uses#, the City Planning Commission may authorize the waiver of #waterfront public access area# requirements, provided the Commission finds that:

- (1) such #uses# produce objectionable effects on its surroundings such that the #uses# are incompatible with a waterfront public access requirement; or
- (2) such #uses# have demonstrable operational requirements which would be incompatible with waterfront public access requirements; and
- (3) such waiver is the least necessary to accommodate the proposed #uses#.

Such waivers shall be in effect for as long as the proposed #use# remains on the #zoning lot#. Upon #development# of the #zoning lot# following cessation of the #use# for a period of more than two years, full compliance with #waterfront public access area# requirements, as may be modified by future approvals, is required.

139-46

Transit Improvements

[Note: the provisions of Section 139-461 will be removed upon adoption of similar provisions in Elevate Transit – Zoning for Accessibility.]

139-461

Certification for transit easements

For all #developments#, or #enlargements# involving ground floor level construction, on a #zoning lot# with a #lot area# of 5,000 square feet or greater and wholly or partially located within 50 feet of a subway station, a transit easement volume may be needed on such #zoning lot# for public access between the #street# and the adjacent above- or below-grade subway station, pursuant to paragraph (a) of this Section.

(a) Transit easement volume certification

Prior to filing any application with the Department of Buildings for an excavation permit, foundation permit, new building permit or alteration permit for a #development# or #enlargement#, the owner of the #zoning lot# shall file an application with the Metropolitan Transportation Authority (MTA) and the Chairperson of the City Planning Commission requesting a certification as to whether or not a transit easement volume is needed on the #zoning lot#.

Within 60 days of receipt of such application, the MTA and the Chairperson shall jointly certify whether or not a transit easement volume is needed on the #zoning lot#. Failure to certify within the 60-day period will release the owner from any obligation to provide a transit easement volume on such #zoning lot#.

When the MTA and the Chairperson indicate that a transit easement volume is needed, the MTA shall, in consultation with the owner of the #zoning lot# and the Chairperson, determine the location and appropriate type of transit easement and

reasonable dimensions for such transit easement volume, as well as the mechanism for and the terms of the eventual conveyance.

The owner shall submit a site plan showing a proposed location of such transit easement volume that would provide access between the #street# and the adjacent subway station and be compatible with the proposed #development# or #enlargement# on the #zoning lot# for joint approval and final certification by the MTA and the Chairperson. The MTA and the Chairperson shall comment on such site plan within 45 days of its receipt and may, within such 45-day period or following its expiration, permit the granting of an excavation permit while the location and size of the transit easement volume is being finalized. Upon joint approval of a site plan by the MTA and the Chairperson, copies of such certification shall be forwarded by the Chairperson to the Department of Buildings.

Legally enforceable instruments, running with the land, creating a transit easement volume, and setting forth the obligations of either the MTA or the owner and developer, their successors and assigns, to design and construct the improvement, as well as other basic terms of the easement shall be executed and recorded in a form acceptable to the MTA and the Chairperson. The execution and recording of such instruments shall be a precondition to the issuance of any foundation permit, new building permit, or alteration permit by the Department of Buildings allowing such #development# or #enlargement#.

(b) Construction and maintenance

Where a transit easement volume is needed pursuant to this Section, transit access improvements within such volume shall be constructed and maintained either by the MTA or the owner of the #zoning lot# with the #development# or #enlargement#.

(1) Where such mass transit improvement is constructed and maintained by the owner of the #development# or #enlargement#

- (i) a transit access improvement shall be provided in accordance with standards set forth by the MTA;
- (ii) such improvement shall be accessible to the public at all times, except as otherwise approved by the MTA;
- (iii) such improvement shall include #signs# to announce accessibility to the public. Such #signs# shall be exempt from the maximum #surface area# of non-illuminated signs# permitted by Section 32-642 (Non-illuminated signs); and
- (iv) no temporary certificate of occupancy shall be granted by the Department of Buildings for the #building# until the Chairperson of the City Planning Commission, acting in consultation with the MTA, has certified that the improvement is substantially complete and usable by the public.

(2) Where such mass transit improvement is constructed and maintained by the MTA:

- (i) Where the construction of the improvement is not contemporaneous with the construction of the #development# or #enlargement#, any underground walls constructed along the #front lot line# adjacent to a below-grade subway station shall include a knockout panel, not less than 12 feet wide, below #curb level# down to the bottom of the easement. The actual location and size of such knockout panel shall be determined through consultation with the MTA.
- (ii) Temporary construction access shall be granted to the MTA on portions of the #zoning lot# outside of the transit easement volume, as necessary, to enable construction within and connection to the transit easement volume.
- (iii) In the event that the MTA has approved of obstructions associated with the #development# or #enlargement# within the transit easement volume, such as building columns or footings, such construction and maintenance shall exclude any such obstructions within the transit easement volume.

(c) Additional modifications

Where a transit easement volume is needed pursuant to paragraph (a) of this Section, the Chairperson of the City Planning Commission shall certify the following modifications in conjunction with such transit easement volume certification:

- (1) the edge of the transit easement volume facing the #street# shall be considered a #street wall# for the purposes of applying the #street wall# location provisions set forth in Section 139-23 (Special Height and Setback Regulations), inclusive, irrespective of whether such volume is incorporated into a #building#;

- (2) for #zoning lots# adjacent to a below-grade subway station, the maximum height for the #building# set forth in Section 139-23, inclusive, shall be increased by 10 feet;
- (3) the floor space contained within any transit easement volume needed pursuant to this Section shall be excluded from the definition of #floor area#; and
- (4) the street frontage of such transit easement volume shall be excluded for the purpose of applying the provisions of Section 139-41 (Ground Floor Level Requirements).

(d) Temporary use

Any easement volume needed on a #zoning lot# pursuant to paragraph (a) of this Section may be temporarily used for any permitted #commercial# or #community facility uses# until such time as needed by the MTA for transit access improvements. The floor space allocated to such temporary #uses# within the transit easement volume shall continue to be exempt from the definition of #floor area# and shall not be included for the purpose of calculating #accessory# off-street parking, bicycle parking, or loading berths.

Improvements or construction of a temporary nature within the easement volume for such temporary #uses# shall be removed by the owner of the #building# or portion of the #zoning lot# within which the easement volume is located prior to the time at which public #use# of the easement area is needed, except as otherwise specified by the MTA. A minimum notice of six months shall be given, in writing, by the MTA to the owner of the #building# or portion of the #zoning lot# to vacate the easement volume.

(e) Termination of an easement volume

In the event that the MTA and the City Planning Commission jointly notify the Department of Buildings and the owner in writing that a transit easement volume is not needed on a #zoning lot# in its final construction plans, the restrictions imposed on such #zoning lot# by the provisions of this Section shall lapse, following receipt of notification thereof by the owner, and the owner shall have the right to record an instrument reciting the consent of the MTA to the extinguishment of the easement volume.

On any #zoning lot# which has been #developed# or #enlarged# in accordance with the provisions of this Section and on which termination of transit easement has been certified, pursuant to this paragraph, any floor space in a previously needed transit easement volume shall continue to be exempt from the definition of #floor area# and shall not be included for the purpose of calculating requirements for #accessory# off-street parking, bicycle parking or loading berths. However, where such previously needed volume is located within a #building#, the ground floor space shall be subject to the provisions of Section 139-41 (Ground Floor Level Requirements).

139-462

Certification for transit improvements

In #Commercial Districts# with a residential equivalent of an R9 District, for #developments# on #zoning lots# that are located within 500 feet of the Union Street subway station, the Chairperson of the City Planning Commission may, by certification to the Commissioner of Buildings, allow a #development# to:

- (1) receive a #floor area# bonus not to exceed 20 percent of the maximum #floor area ratio# permitted by Section 139-211 (Basic floor area regulations); and
- (2) further modify additional height permitted pursuant to paragraph (c)(2) of Section 139-461, provided the total combined modification does not exceed 30 feet;

where a major improvement to the Union Street subway station consisting of one new off-street station entrance with an accessible route for persons with physical disabilities between two levels servicing the southbound platform is provided.

Prior to issuing such a certification, the Chairperson shall be provided with a letter and legal instrument as set forth in paragraph (e) of Section 139-463. The #development# shall also be subject to the recordation and completion procedures set forth in paragraph (f) of Section 139-463.

[Note: the provisions of Section 139-463 will be removed upon adoption of similar provisions in Elevate Transit – Zoning for Accessibility.]

139-463

Authorization for transit improvements

In #Commercial Districts# with a residential equivalent of an R9 District, for all #developments# or #enlargements# on a #zoning lot# that is wholly or partially located within 500 feet of a subway station, the City Planning Commission may authorize a #floor area# bonus not to exceed 20 percent of the basic maximum floor area ratio permitted

by Section 139-21 (Floor Area Regulations), and may modify the maximum #building height# permitted by Section 139-23 (Special Height and Setback Regulations), provided the modification does not exceed 30 feet, and street wall location requirements of Section 139-23 (Special Height and Setback Regulations) and the street wall continuity provisions of Section 139-41 (Ground Floor Level Requirements) where major improvements to adjacent subway stations are provided in accordance with the provisions of this Section.

The selection of subway station improvements shall be on a case-by-case basis and shall be subject to the approval of the Metropolitan Transportation Authority (MTA), and the City Planning Commission. All such improvements shall comply with all applicable design standards of the current station planning guidelines of MTA.

(a) Pre-application requirements

Prior to submitting an application for an authorization pursuant to this Section, the applicant shall submit a schematic or concept plan for the proposed improvement to the MTA and the Chairperson of the City Planning Commission.

(b) Requirements for application

An application for an authorization pursuant to this Section shall include a letter from MTA to the City Planning Commission containing conceptual approval of the improvement and a statement of any special considerations regarding MTA's future operation of the improvement. The applicant shall submit all information and justification sufficient to enable the City Planning Commission to:

- (1) evaluate the benefits to the City;
- (2) determine the appropriate amount of bonus #floor area#; and
- (3) where applicable, assess the advantages and disadvantages of waiving or modifying #street wall# continuity requirements.

(c) Conditions

- (1) The additional #floor area# authorized shall not exceed 20 percent of the basic maximum #floor area ratio# established in Row G of the table in Section 139-211 (Basic floor area regulations).
- (2) The amount of modification to the maximum #building height# established in Section 139-23 (Special Height and Setback Regulations) shall not exceed 20 percent of the maximum #building height#.

(d) Findings

- (1) In determining the amount of #floor area# bonus, the City Planning Commission shall consider the degree to which:
 - (i) the general accessibility and security of the subway station will be improved by the provision of new connections, additions to or reconfigurations of circulation space, including provision of escalators or elevators; and
 - (ii) significant improvements to the station's environment by increasing direct daylight access, or improvements to noise control, air quality, lighting or rider orientation and satisfactory integration of the #street# level entryway into the #development# or #enlargement# will occur.
- (2) In determining #bulk# modifications, the City Planning Commission shall find that such modifications would not unduly obstruct the light and air of neighboring properties.
- (3) In determining modifications to ground floor level requirements, the City Planning Commission shall find that the provisions of a subway improvement cannot be accommodated without modification to these requirements.
- (4) In determining modifications to #street wall# provisions, the Commission shall find that the modification will permit the proposed design to provide for access of daylight and air to the subway platform, mezzanine or concourse and that the advantages of such access outweigh the disadvantages incurred by the interruption of #street wall# and retail continuity.

(e) Procedural requirements

Prior to the granting of an authorization, the City Planning Commission shall be provided with the following:

- (1) a letter from MTA stating that the drawings and other documents submitted by the applicant have been determined by MTA to be of sufficient scope and detail to fix and describe the size and character of the subway improvement as to architectural, structural, mechanical and

electrical systems, materials, relationship to existing site conditions and such other conditions as may be appropriate, and that the construction of the subway improvement in accordance with such submission is feasible; and

- (2) a legally enforceable instrument, acceptable to the Department of City Planning, running with the land and signed by the applicant and all parties in interest, other than parties in interest who have waived and subordinated their interests, containing complete drawings of the improvement and setting forth the obligations of owner and developer, their successors and assigns, to construct and provide capital maintenance for the improvement, establish a construction schedule and provide a performance bond for completion of the improvement.

(f) **Recordation and completion procedures**

Any instrument creating a transit easement on the #zoning lot# pursuant to paragraph (e)(2) of Section 139-462 shall be recorded against the #zoning lot# receiving the #floor area# bonus in the Office of the Register of the City of New York and a certified copy of the instrument shall be submitted to the City Planning Commission and MTA. The applicant shall not apply for nor accept a temporary certificate of occupancy for the bonus #floor area#, and the Department of Buildings shall not issue such a temporary certificate of occupancy, until MTA has determined that the bonused subway improvement is substantially complete which shall, for this purpose, mean open to and usable by the public.

The applicant shall not apply for or accept a permanent certificate of occupancy for the #development# or #enlargement#, nor shall the Department of Buildings issue such permanent certificate of occupancy, until the bonused subway improvement has been completed in accordance with the approved plans and such completion has been certified by MTA.

The Commission may prescribe additional appropriate conditions and safeguards to enhance the character of the surrounding area.

139-47

Authorization for sites containing schools

For #zoning lots# containing #schools# regulated by the provisions of Section 139-214 (Special provisions for zoning lots containing schools), the City Planning Commission may authorize the modification of any #bulk# regulation, including the amount of floor space exempted from the definition of #floor area# by Section 139-214, in order to better accommodate a #school# upon such #zoning lot#.

(a) **Conditions**

- (1) No modification to the maximum #building# height shall exceed 30 feet; and
- (2) No modification to the amount of floor space exempted from the definition of #floor area# shall exceed an additional 60,000 square feet of floor space.

(b) **Findings**

In determining such modifications, the Commission shall find:

- (1) such modification is the least modification required to achieve the purpose for which it is granted;
- (2) the proposed modification does not impair the essential character of the surrounding area; and
- (3) the proposed modification will not have adverse effects upon light, air, and privacy of adjacent properties and of any existing #buildings# on the #zoning lot#.

Applications for authorizations shall be referred to the affected Community Board for a period of at least 30 days for comment. The Commission shall grant in whole or in part or deny the application within 60 days of the completion of the Community Board review period.

139-48

Authorization for Large Mixed-use Sites

In Subdistrict B, for #developments# on #zoning lots# located in a #Mixed-Use District#, on a #zoning lot# greater than 40,000 square feet in #lot area#, the City Planning Commission may authorize the modification of the regulations set forth in paragraph (a) of this Section to facilitate a #development# that will result in a mix of #predominantly# non-residential uses# on the #zoning lot#, provided that the findings set forth in paragraph (b) of this Section are met.

(a) **Modifications**

The Commission may modify the following regulations:

- (1) the #use# regulations of this Chapter, limited to ground floor #use# regulations and supplemental #use# regulations;
- (2) the #bulk# regulations of this Chapter, except #floor area ratio# regulations, provided that any modifications to height

and setback regulations do not exceed the heights permitted in an M1-4 District as set forth in Section 43-43; and

- (3) the parking regulations related to the number of required #accessory# off-street parking spaces and the location and spacing of curb cuts.

(b) **Findings**

In order to grant such authorization, the Commission shall find that:

- (1) where modifying #bulk# regulations, such modifications shall result in a superior configuration of non-residential uses# within the #building# than would be feasible by applying the #Special Gowanus Mixed Use District# regulations;
- (3) where modifying ground floor #use# regulations, the advantages of an off-street loading and access outweigh the disadvantages incurred by the interruption of retail continuity; and
- (4) where modifying supplemental #use# and parking regulations, that such modifications would present a limited interruption and would not create serious vehicular traffic congestion that would adversely affect the surrounding area.

Upon completion of the #development#, the #zoning lot# shall remain occupied by #predominantly# non-residential use#. Such requirements shall be reflected in a notice of restrictions recorded against all tax lots comprising such #zoning lot#, and a copy of such notice shall be provided to the Department of Buildings.

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

139-50

GOWANUS CANAL WATERFRONT ACCESS PLAN

The provisions of Article VI, Chapter 2 (Special Regulations Applying in the Waterfront Area), shall apply, except as superseded, supplemented or modified by the provisions of this Section, inclusive.

The boundaries of the area comprising the Gowanus Canal Waterfront Access Plan, and the location of certain features mandated or permitted by the Plan, are shown on the maps in Appendix B of this Chapter.

The waterfront access plan has been divided into Parcels as shown on Map 1 of Appendix B of this Chapter, consisting of tax #blocks# and lots existing on [date of referral], as follows:

Parcel 1:	Block 417, Lots 1, 10, 14, 21
Parcel 2:	Block 424, Lots 1, 20
Parcel 3:	Block 431, Lots 1, 2, 5, 6, 7, 12, 17, 43
Parcel 4:	Block 425, Lot 1
	Block 432, Lots 15, 25, 7501
Parcel 5:	Block 439, Lot 1
Parcel 6:	Block 438, Lots 1, 2, 3, 7
	Block 445, Lots 1, 7, 8, 11, 20, 50
Parcel 7:	Block 452, Lots 1, 5, 19
	Block 458, Lot 1
Parcel 8a:	Block 453, Lots 1, 21
Parcel 8b:	Block 453, Lot 26
Parcel 8c:	Block 453, Lots 30, 31, 32, 33, 35, 36, 38, 39, 41, 42, 43, 44, 44, 45, 46, 48, 49, 50, 51
Parcel 8d:	Block 453, Lot 54
Parcel 9:	Block 967, Lot 1
Parcel 10:	Block 967, Lot 24
Parcel 11:	Block 972, Lots 1, 43, 58
Parcel 12:	Block 462, Lots 1, 3, 4, 5, 6, 8, 9, 12, 14, 42, 44, 50, 51
Parcel 13:	Block 466, Lot 19
Parcel 14a:	Block 466, Lots 17, 60
Parcel 14b:	Block 466, Lot 1
Parcel 14c:	Block 466, Lot 46
Parcel 15a:	Block 471, Lot 125
Parcel 15b:	Block 471, Lot 104, 110, 114, 116
Parcel 16:	Block 471, Lots 1, 100
Parcel 17:	Block 471, Lot 200

For the purposes of this Section, inclusive, the definition of #development# shall be as set forth in Section 62-11 (Definitions).

139-51

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 Gowanus Canal Waterfront Access Plan by the provisions of this Section.

(a) All #waterfront public access areas#(1) Balconies

Balconies complying with the provisions of Section 23-132 (Balconies in R6 through R10 Districts) shall be permitted obstructions in #waterfront public access areas#, provided the depth of obstruction is limited to four feet, and provided they are located at or above the floor level of the third #story# above grade of the #building#.

(2) Sun control devices

Awnings and other sun control devices shall be permitted obstructions in #waterfront public access areas#. However, when located at a level higher than the first #story#, excluding a #basement#, all such devices:

- (i) shall be limited to a maximum projection from a #building# wall of 2 feet, 6 inches; and
- (ii) shall have solid surfaces that, in aggregate, cover an area no more than 30 percent of the area of the #building# wall (as viewed in elevation) from which they project.

(3) Kiosks

Where a #supplemental public access area# exceeds 15,000 square feet, a kiosk shall be a permitted obstruction in such #supplemental public access area# with an area up to 400 square feet, including roofed areas.

(b) #Shore public walkways#(1) Width of circulation paths

#Shore public walkways# shall provide a required circulation path with a minimum clear width of 10 feet. Secondary paths, where provided, shall have a minimum clear width of at least 4.5 feet.

(2) Level of circulation paths

At least 80 percent of a required circulation path shall be located at a level no less than six feet above the #shoreline#. However, up to 40 percent of such required circulation path may be provided below such level when providing access to a "get-down" located no more than two feet above the level of the #shoreline#.

(3) Access to circulation paths

The provisions of paragraph (a)(1) of Section 62-62 (Design Requirements for Shore Public Walkways and Supplemental Public Access Areas) shall apply, except that where a #shore public walkway# is on a #zoning lot# that is adjacent to a #zoning lot# which has not been improved with a #shore public walkway#, the portion of the circulation path that terminates at the common #zoning lot line# may be located within 40 feet of the shoreline.

In addition, for #zoning lots# adjoining #streets# containing bridge structures, the required connection of circulation paths to such a #street# may be waived by certification by the Department of Transportation, pursuant to Section 139-44 (Bridge Connection Requirements).

(4) Grading

The provisions of paragraph (d)(2) of Section 62-61 (General Provisions Applying to Waterfront Public Access Areas) shall be modified so that within five feet of the edge of any planting area, the grade level of such planting area shall be no more than 36 inches higher or lower than the adjoining level of the pedestrian circulation path.

(c) #Supplemental public access areas#(1) Lawns

The provisions of paragraph (c)(1) of Section 62-62 shall be modified such that a lawn shall only be required where a #supplemental public access area# is greater than 15,000 square feet. The Commission may authorize use of artificial turf within a lawn pursuant to Section 62-822 (Modification of waterfront public access area and visual corridor requirements).

Where required, a lawn may be substituted for a publicly accessible field of equivalent size, which may be unplanted, and shall be suitable for active recreational use.

(2) Comfort stations

Where a publicly-accessible comfort station is provided as part of a #development#, the amount of #supplemental public access area# may be reduced by an amount equal to the size of the comfort station, provided that:

- (i) the comfort station has an entrance fronting upon a #waterfront public access area#; and
- (ii) a restrictive declaration, acceptable to the Department of City Planning and Department of Parks and Recreation, shall be executed and recorded, binding the owners, successors and assigns to provide and maintain such comfort station for the life of the #development#.

(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 #Gowanus retail and entertainment use#. Where a screening buffer is so 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.

(e) #Street# treatment

For #streets#, or portions thereof, located within the Gowanus Canal Waterfront Access Plan, the portion of the #street# that is adjacent to a #shore public walkway# shall be improved as upland access, for a depth equivalent to the adjacent #shore public walkway#. This upland access area shall be designed to include, at a minimum, the following design elements:

- (1) a foot path with a minimum clear width of ten feet, providing a connection to both the sidewalk located in the #street# as well as to the adjacent #zoning lot#;
- (2) eight linear feet of seating complying with Section 62-652 (Seating) for every 30 feet of #shoreline# upon which the #street# fronts; and
- (3) planted areas, containing planting or trees complying with Section 62-655 (Planting and trees) and occupying no less than 25 percent of the continuation area.

The provisions of this paragraph (e) shall not apply to portions of #streets# which will be improved pursuant to a site plan approved prior to [date of adoption].

(f) Bulkheads

Wherever the United States Environmental Protection Agency requires the installation of a bulkhead in a location seaward of the #zoning lot line#, the area located between the #lot line# and bulkhead may be utilized for the purposes of satisfying the #waterfront public access area# requirements of the #zoning lot#. Where the provisions of this paragraph (f) are utilized, the location of the bulkhead shall be considered the #shoreline# for the purposes of providing the required #waterfront public access areas#.

139-52 Special Public Access Provisions

The provisions of Sections 62-50 (GENERAL REQUIREMENTS FOR VISUAL CORRIDORS AND WATERFRONT PUBLIC ACCESS AREAS) and 62-60 (DESIGN REQUIREMENTS FOR WATERFRONT PUBLIC ACCESS AREAS) are modified at the following designated locations which are shown on Map 1 in Appendix B of this Chapter.

139-521 Parcels 4, 5, 13, 14 and 15

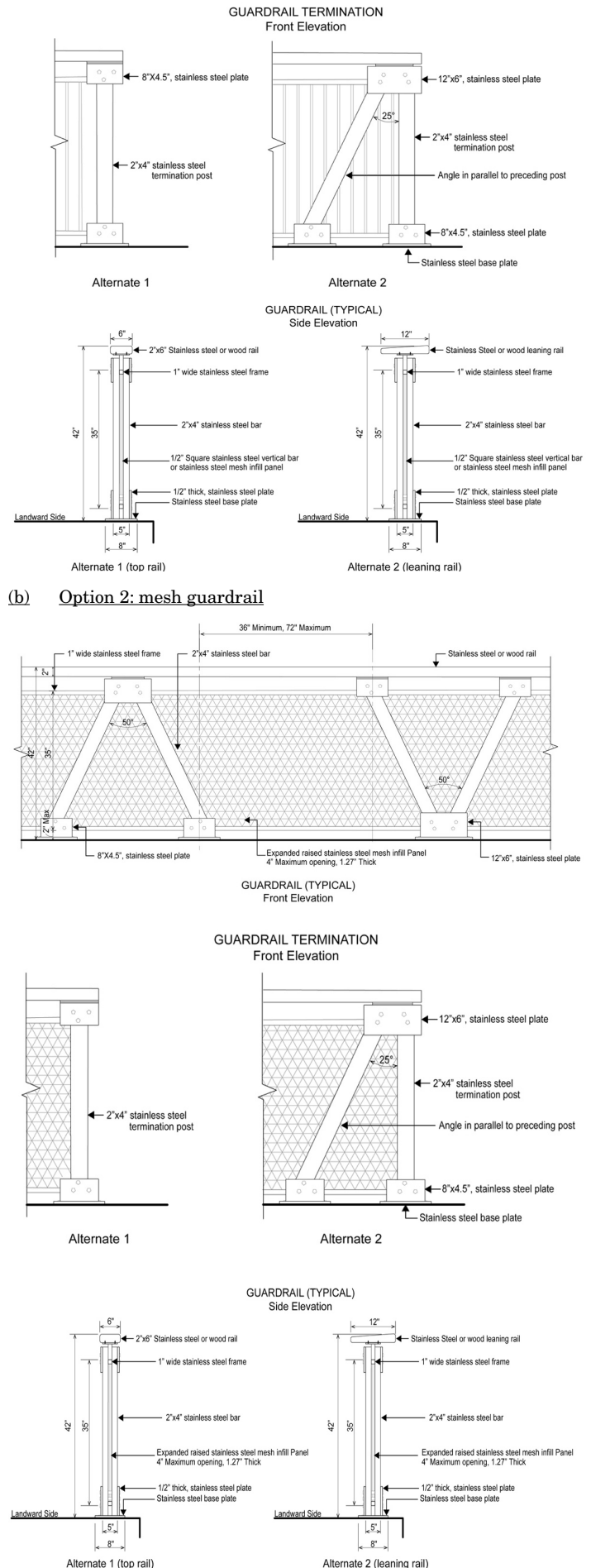
On Parcels 4, 5, 13, 14 and 15, where a #shore public walkway# is required, such #shore public walkway# shall have a minimum width of 30 feet. The required minimum depth of a #waterfront yard# shall be 30 feet.

139-522 Parcel 8

On Parcels 8a, 8b, and 8d, where a #shore public walkway# is required, such #shore public walkway# shall have a minimum width of 20 feet. The required minimum depth of a #waterfront yard# shall be 30 feet, except that for #waterfront yards# adjoining the First Street Basin, the minimum depth shall be 20 feet. An area equal to at least 25 percent of the area of the #shore public walkway# shall be planted, and one linear foot of seating shall be provided for every 125 feet of frontage along the Gowanus Canal.

139-523 Parcel 12

On Parcel 12, where a #supplemental public access area# adjoining an #upland connection# or #street# is provided, such #supplemental public access area# shall be permitted to be provided with a maximum width to depth ratio of 3:1, and the longest side shall be permitted to adjoin the #street#.



All guardrail components and hardware shall be in unpainted stainless steel and shall conform to any additional standards set forth by DPR.

139-542

Special design standards for seating

The design requirements of paragraph (b) of Section 62-62 (Design Requirements for Shore Public Walkways and Supplemental Public Access Areas) and the design reference standards of 62-652 (Seating) shall be modified as follows:

(a) Design feature seating

Planter ledges, seating walls, and seating steps may be provided, and shall be limited to 50 percent of the required seating. Walls and planter ledges shall be flat and smooth with at least one inch radius rounded edges.

(b) Seating depth

For all #waterfront public access areas#, the minimum seat depth requirement of paragraph (b) of Section 62-652 shall be modified to 16 inches.

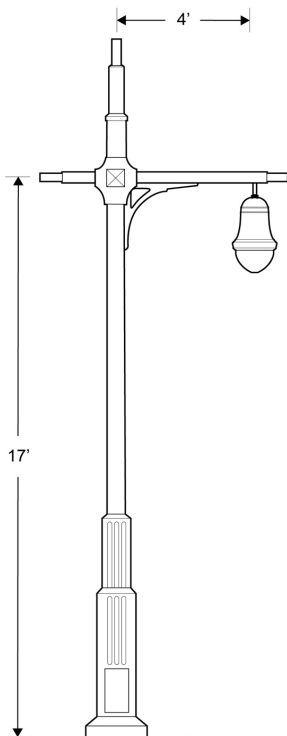
139-543

Special design standards for lighting

The lighting requirements of 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#.

In addition, fixtures providing the required lighting along any public access area shall comply with the lightpost illustration in this Section, or shall be of a comparable design which is the minimum modification needed. Where modification is sought, it shall be deemed suitable by the Chair of the City Planning Commission in consultation with the by the New York City Department of Transportation (DOT).

Fixtures providing supplemental lighting beyond the requirements of this Section need not comply with this illustration.



LIGHTPOST
Side Elevation

The lightpost shall conform to the street lighting standard drawings for a 17 foot "TBTA" short pole with "Tear Drop Luminare" set forth by the DOT.

139-544

Special design standards for planting

The design requirements of paragraph (c)(1) of Section 62-62(c)(1) (Design Requirements for Shore Public Walkways and Supplemental Public Access Areas) and the design reference standards of Section 62-655 (Planting and trees) shall be modified as follows:

(a) Reduction in planting requirement

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)
Picnic tables	22 square feet
Historic interpretation elements	20 square feet
Public art pieces	100 square feet
Fountains and water features	150 square feet

TABLE 2

Amenity	Ratio of reduction to size of feature (in square feet)
Active recreation courts	1:1
Tot-lots and playgrounds	1:1
Dog runs	1:1
Boat or kayak launches	1:1.5
Interactive water features	1:1.5

(b) Shade tree substitution

Where shade trees are required, no more than one required shade tree may be substituted by a shading element covering at least 450 square feet, when viewed in plan.

139-545

Special design standards for paving

The design reference standards of Section 62-656 (Paving) shall be modified as follows:

(a) #Upland connections#

Paving for driveways and pedestrian paths located within Type 2 #upland connections# shall be subject to the "shared street" standards of the New York City Department of Transportation for roadbeds and sidewalks.

In addition, where a Type 2 #upland connection# is provided with a vehicular turnaround, the paved area of the vehicular turnaround shall be designed with at least two different paving materials, or a single material with at least two different unit paver or slab sizes.

(b) Dimensional requirements

The maximum sizes for unit pavers or concrete slabs shall not apply.

139-55

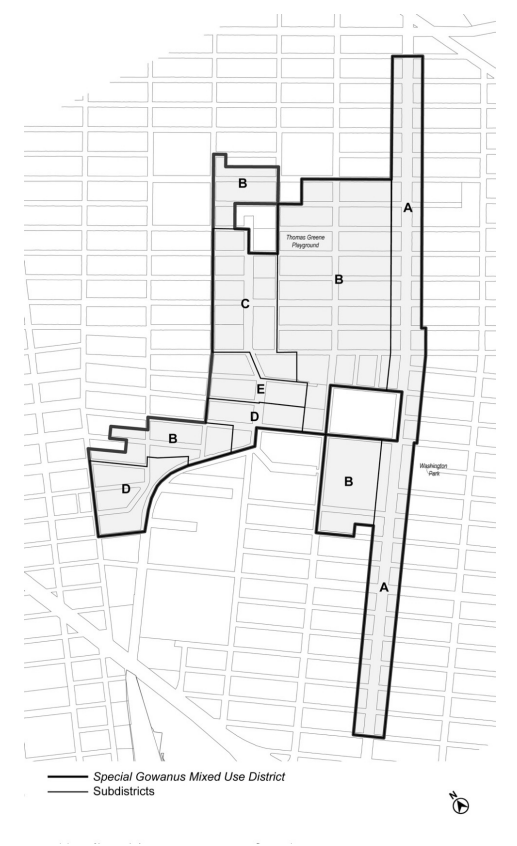
Special Signage Regulations

Any #accessory sign# that is provided adjacent to any #waterfront public access area# shall be limited to a single non-illuminated #sign#, indicating only the name or address of the #building# or commercial establishment to which it is #accessory#, not exceeding 16 inches in height.

APPENDIX A

Special Gowanus Mixed Use District Plan

Map 1: Subdistricts



Map 2: Subareas



Map 3: Ground Floor Use Requirements



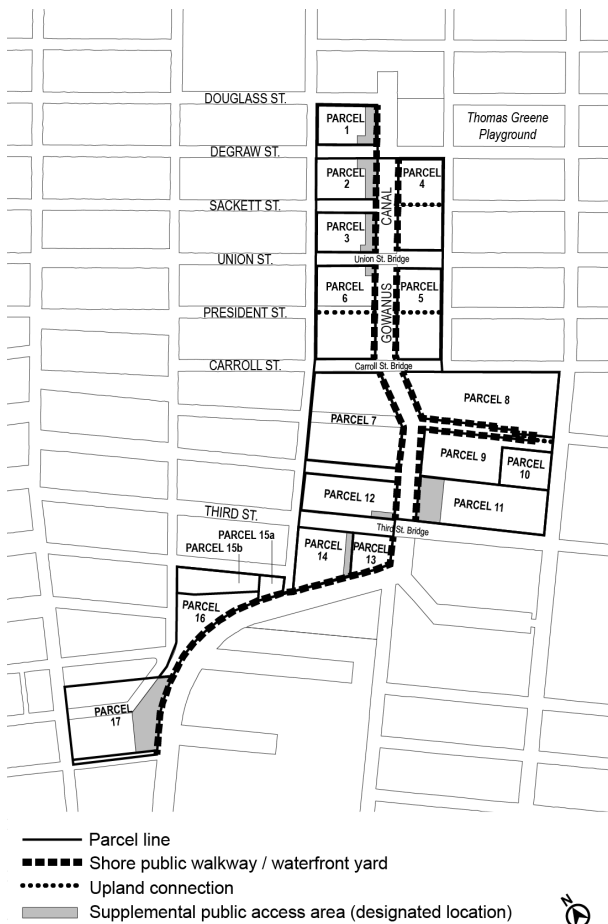
Map 4: Sidewalk Widening Lines



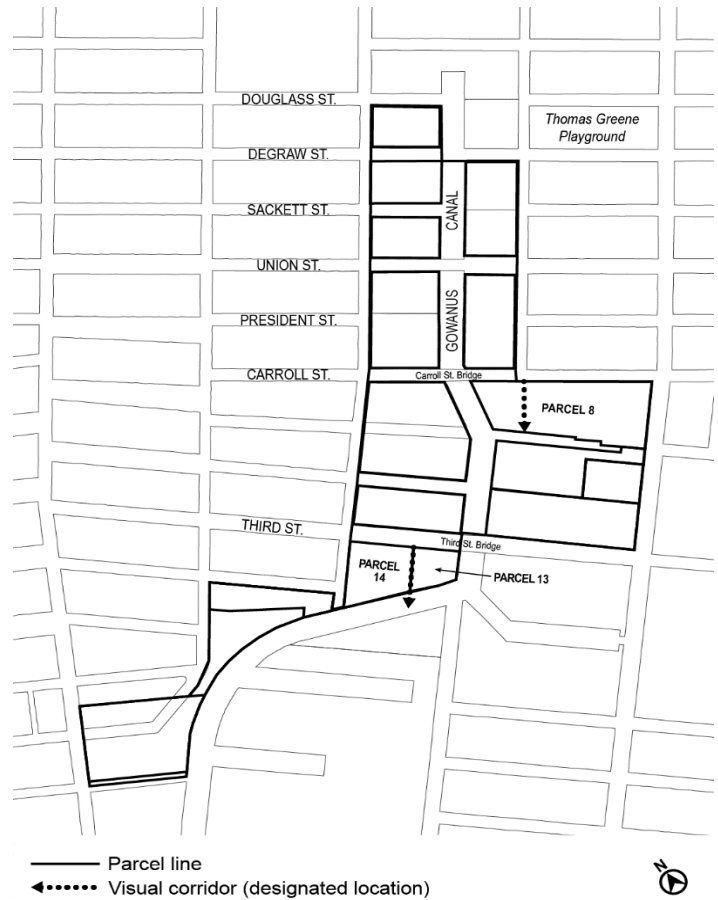
Map 1: Parcel Designation



Map 2: Public Access Elements



Map 3: Designated Visual Corridors



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APPENDIX F

Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas

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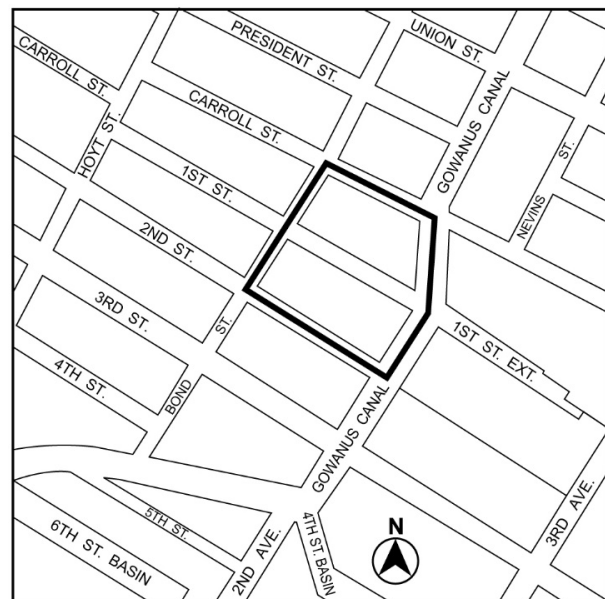
BROOKLYN

* * *

Brooklyn Community District 6

Map 1 - (3/11/09) [date of adoption]

[EXISTING MAP]



[PROPOSED MAP]



Portion of Community District 6, Brooklyn

* * *

No. 7

CD 6 **C 210179 MMK**
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 for an amendment to the City Map involving:

- 1) the establishment of Hoyt Street between 5th Street and Nelson Street;
- 2) the establishment of Luquer Street and Nelson Street between Smith Street and the Gowanus Canal;
- 3) the elimination of a 7th Street between Smith Street and The Gowanus Canal;
- 4) the elimination of Public Place;
- 5) the establishment of legal grades;
- 6) the adjustment of grades and block dimensions necessitated thereby;

including authorization for any acquisition or disposition of real property related thereto, in accordance with Map No. X-2754 dated December 7, 2020 and signed by the Borough President.

No. 8

CD 6 **C 210180 MMK**
IN THE MATTER OF an application submitted by the New York City Department of City Planning and the New York City Department of Parks and Recreation pursuant to Sections 197-c and 199 of the New York City Charter for an amendment to the City Map involving:

- 1) the establishment of Park within the area bounded by Huntington Street, Smith Street, Nelson Street, Hoyt Street, 4th Street, Bond Street and The Gowanus Canal;
- 2) the adjustment of grades and block dimensions necessitated thereby;

including authorization for any acquisition or disposition of real property related thereto, in accordance with Map Nos. X-2755 and X-2756 dated December 7, 2020 and signed by the Borough President

No. 9**C 210053 PPK**

CD 6
IN THE MATTER OF an application submitted by the New York City 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 at 276 4th Avenue (Block 456, Lot 29), pursuant to zoning.

No. 10**C 210052 HAK**

CD 6
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 5th Street and 431 Hoyt Street (Block 471, Lots 1 and 100) as an Urban Development Action Area; and

- b. 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 an affordable mixed-use development with approximately 950 units.

NOTICE

On Wednesday, July 28, 2021, a public hearing is being held by the City Planning Commission (CPC), accessible both 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), together with the Department of Housing Preservation and Development, the Department of Parks and Recreation, and the Department of Citywide Administrative Services is proposing a series of land use actions—including zoning map amendments, zoning text amendments, City Map amendments, and disposition of City-owned property (collectively, the “Proposed Actions”)—to implement land use and zoning recommendations in the Gowanus Rezoning and Related Actions. The area subject to the Proposed Actions (the “Project Area”) is generally bounded by Bond, Hoyt, and Smith Streets to the west; 3rd and 4th Avenues to the east; Huntington, 3rd, 7th, and 15th Streets to the south; and Warren, Baltic, and Pacific Streets to the north. The Proposed Actions would affect an approximately 81-block area of the Gowanus neighborhood of Brooklyn, Community Districts 2 and 6. Overall, the Proposed Actions are expected to result in a net increase of approximately 8,500 dwelling units (DU), 735,000 square feet (sf) of commercial space, 251,000 sf of community facility space, and approximately six acres of new open space, including over an acre of newly mapped parkland. The Proposed Actions would result in net decreases of approximately 132,000 sf of warehouse space, 125,000 sf of self-storage space, and 60,000 sf of other industrial space. On privately owned sites, the Proposed Actions could result in a net increase of approximately 7,500 DUs, including approximately 2,000 permanently affordable DUs for lower-income New Yorkers in accordance with the Mandatory Inclusionary Housing Program (MIH). On City-owned sites, the Proposed Actions would result in approximately 1,000 affordable DUs, designated to serve a wide range of incomes.

Written comments on the DEIS are requested and will be received and considered by the Lead Agency through Monday, August 9, 2021.

For instructions on how to submit comments and participate 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. 19DCP157K.

BOROUGH OF QUEENS

Nos. 11 & 12

62-04 ROOSEVELT AVENUE REZONING**No. 11****CD 2****C 200070 ZMQ**

IN THE MATTER OF an application submitted by Woodside 63

Management, LLC and Mare Nostrum Elements, Inc., pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 9d:

1. eliminating from an existing R6 District a C1-4 District bounded by Roosevelt Avenue, 63rd Street, a line 100 feet southerly of Roosevelt Avenue, and the northwesterly prolongation of the southwesterly street line of Trimble Road; and
2. changing from an existing R6 to a C4-4 District property bounded by Roosevelt Avenue, 63rd Street and its southerly prolongation, and the northwesterly prolongation of the southwesterly street line of Trimble Road;

as shown on a diagram (for illustrative purposes only) dated April 5, 2021, and subject to the conditions of CEQR Declaration of E-603.

No. 12

CD 2

N 200069 ZRQ

IN THE MATTER OF an application submitted by Woodside 63 Management, LLC and Mare Nostrum Elements, Inc., pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area.

Matter underlined is new, to be added;

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

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

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

* * *

APPENDIX F

Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas

* * *

QUEENS

* * *

Queens Community District 2

* * *

Map 5 – [date of adoption]



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

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

Portion of Community District 2, Queens

* * *

No. 13

48-18 VAN DAM TEAMSTERS REZONING

CD 2

C 190260 ZMQ

IN THE MATTER OF an application submitted by 48-18 Van Dam Property Holdings, LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 9b, by changing from an M2-1 District to an M1-5 District property bounded by 48th Avenue, Van Dam Street, Hunters Point Avenue, and 31st Place, as shown on a diagram (for illustrative purposes only) dated April 5, 2021, and subject to the conditions of CEQR Declaration E-608

BOROUGH OF MANHATTAN

Nos. 14, 15 & 16

495 ELEVENTH AVENUE

No. 14

CD 4

C 210324 ZMM

IN THE MATTER OF an application submitted by 495 11 Avenue Owner Realty LLC and New York City Economic Development Corporation pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 8d:

1. changing from an M1-5 District to a C6-4 District bounded by West 40th Street, Eleventh Avenue, West 39th Street, and a line 125 feet westerly of Eleventh Avenue, and
2. establishing a Special Hudson Yard District bounded by West 40th Street, Eleventh Avenue, West 39th Street, and a line 125 feet westerly of Eleventh Avenue.

as shown on a diagram (for illustrative purposes only) dated April 19, 2021, and subject to the conditions of CEQR Declaration E-610.

No. 15

CD 4

N 210325 ZRM

IN THE MATTER OF an application submitted by 495 11 Avenue Owner Realty LLC and the 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, modifying Article IX, Chapter 3 for the purpose establishing a new Subdistrict G within the Special Hudson Yards District, and modifying APPENDIX F, for the purpose of establishing a Mandatory Inclusionary Housing area.

Matter underlined is new, to be added;

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

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

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

ARTICLE IX

SPECIAL PURPOSE DISTRICTS

Chapter 3

Special Hudson Yards District (HY)

* * *

93-04

Subdistricts and Subareas

In order to carry out the provisions of this Chapter, six subdistricts are established, as follows:

Large-Scale Plan Subdistrict A

Farley Corridor Subdistrict B

34th Street Corridor Subdistrict C

Hell's Kitchen Subdistrict D

South of Port Authority Subdistrict E

Western Rail Yard Subdistrict F

Eleventh Avenue Subdistrict G

In each of these subdistricts, certain special regulations apply which do not apply within the remainder of the #Special Hudson Yards District#. Within certain subdistricts, subareas are established, as follows:

Within the Large-Scale Plan Subdistrict A:

Eastern Rail Yard Subarea A1

Four Corners Subarea A2

Subarea A3

Subarea A4

Subarea A5

Within Farley Corridor Subdistrict B:

Western Blocks Subarea B1

Central Blocks Subarea B2

Farley Post Office Subarea B3

Pennsylvania Station Subarea B4

Within Hell's Kitchen Subdistrict D:

Subarea D1

Subarea D2

Subarea D3

Subarea D4

Subarea D5

Within these subareas, certain special regulations apply which do not apply within the remainder of the subdistrict.

The subdistricts and subareas are outlined on Map 1 (Special Hudson

Yards District, Subdistricts and Subareas) in Appendix A of this Chapter. Additional requirements for specific subdistricts, or portions thereof, are outlined in Appendix B of this Chapter.

* * *

93-052

Applicability of Article I, Chapter 3

#Public parking lots# authorized prior to January 19, 2005, and #accessory# off-street parking facilities for which a special permit has been granted prior to January 19, 2005, may be renewed subject to the terms of such authorization or special permit.

The provisions of Article I, Chapter 3, in their entirety shall be applied to Subdistricts F and G.

The following provisions of Article I, Chapter 3, governing #automated parking facilities#, as defined in Section 13-02, automobile rental establishments, commercial vehicle parking, and off-street loading berths shall apply to Subdistricts A, B, C, D and E, as applicable:

(a) for #automated parking facilities#, the provisions of Section 13-101 (Calculating parking spaces in automated parking facilities), paragraph (b) of Section 13-25 (Reservoir Spaces), and paragraph (b) of Section 13-27 (Minimum and Maximum Size of Parking Facilities);

(b) for automobile rental establishments, the provisions of Section 13-15 (Permitted Parking for automobile Rental Establishments), paragraph (b) of Section 13-221 (Enclosure and screening requirements), Section 13-241 (Location of curb cuts), paragraph (b) of Section 13-242 (Maximum width of curb cuts), paragraph (c) of Section 13-25, and paragraph (c) of Section 13-27;

(c) for commercial vehicle parking, the provisions of Section 13-16 (Permitted Parking for Car Sharing Vehicles and Commercial Vehicles); and (d) for off-street loading berths, the provisions of Section 13-30, inclusive.

Additional provisions of Article I, Chapter 3, shall be applicable as specified in Section 93-80, inclusive.

* * *

93-10

USE REGULATIONS

The #use# regulations of the underlying districts are modified as set forth in this Section, inclusive.

The only permitted change of #use# for the #High Line# shall be to provide publicly accessible open space in accordance with the provisions of Sections 93-71 (Public Access Areas in the Eastern Rail Yard Subarea A1) and 93-75 (Publicly Accessible Open Spaces in Subdistrict F).

* * *

93-13

Special Office Commercial Use Regulations

93-131

Certification for office use

The provisions of this Section shall apply to all #developments# or #enlargements# in the #Hudson Yards Redevelopment Area#, with the exception of Subdistricts F and G.

* * *

93-132

Authorization for office use

The provisions of this Section shall apply to all #developments# or #enlargements# in the #Hudson Yards Redevelopment Area#, with the exception of Subdistricts F and G.

Where the amount of Use Group 6B office #floor area# in a #development# or #enlargement# will result in over 25 million square feet of such #use developed# or #enlarged# after January 19, 2005, within the #Hudson Yards Redevelopment Area#, and such #development# or #enlargement# utilizes increased #floor area# pursuant to Sections 23-154 (Inclusionary Housing), 93-30 (SPECIAL FLOOR AREA REGULATIONS), inclusive, or 96-25 (Floor Area Bonus for New Theater Use), such #development# or #enlargement# shall be permitted only upon authorization of the City Planning Commission that:

(a) such #development# or #enlargement# will not require any significant additions to the supporting services of the neighborhood or that provisions for adequate supporting services have been made;

(b) the #streets# providing access to the #development# or #enlargement# are adequate to handle the traffic generated thereby or provisions have been made to handle such traffic; and

(c) such #development# or #enlargement# is consistent with the goals of the applicable special district.

93-133

Vehicle storage establishments

Within Subdistrict G, Use Group 16C commercial or public utility vehicle storage, open or enclosed, including #accessory# motor fuel pumps shall be permitted as-of-right. The #floor area# of a #building# shall not include floor space used for public utility vehicle storage provided in any #story# located not more than 56 feet above #curb level#.

* * *

93-14

Ground Floor Level Requirements

The following provisions relating to retail continuity and transparency requirements shall apply to all subdistricts in the #Special Hudson Yards District#, except that the provisions of this Section shall not apply in Subdistrict G and along the northern #street# frontage of West 35th through West 39th Streets within 100 feet of Eleventh Avenue, as shown on Map 2 (Mandatory Ground Floor Retail) in Appendix A of this Chapter. However, any #zoning lot# fronting on such #streets# and partially within 100 feet of Eleventh Avenue may, as an alternative, apply the provisions of this Section to the entire West 35th, West 36th, West 37th, West 38th or West 39th Street frontage of the #zoning lot#.

* * *

93-19

Physical Culture or Health Establishments

Within Subdistrict G, #physical culture or health establishments# shall be permitted as-of-right. For the purposes of applying the underlying regulations to such #use#, a #physical culture or health establishment# shall be considered a Use Group 9 #use#.

93-20

FLOOR AREA REGULATIONS

The #floor area# regulations of this Section, inclusive, shall apply to #zoning lots#.

* * *

93-22

Floor Area Regulations in Subdistricts B, C, D, E, and F and G

* * *

(b) Subdistrict F

In Subdistrict F, the #floor area ratio# provisions of Section 93-225 (Floor area regulations in Subdistrict F) shall apply.

(c) Subdistrict G

In Subdistrict G, the #floor area ratio# provisions of Section 93-226 (Floor area regulations in Subdistrict G) shall apply.

* * *

93-226

Floor area regulations in Subdistrict G

In Subdistrict G, the basic maximum permitted #floor area ratio# for #residential#, #community facility#, and #commercial# #uses# on a #zoning lot# shall be as follows:

- the maximum #floor area ratio# for #residential uses# shall be 12.0, pursuant to Section 23-154 (Inclusionary Housing);
- the maximum #floor area ratio# for #community facility uses# shall be 12.0;
- the maximum #floor area ratio# for #commercial# #uses# shall be 12.0; and
- the total maximum #floor area ratio# shall be 24.0.

* * *

93-40**HEIGHT AND SETBACK REGULATIONS**

In the #Special Hudson Yards District#, height and setback regulations shall be as set forth in this Section, inclusive.

93-41**Rooftop Regulations**

(a) Subdistricts A, B, C, D, and E and G

The provisions of Section 33-42 (Permitted Obstructions) shall apply to all #buildings# within Subdistricts A through E and G, except that dormers may penetrate a maximum base height in accordance with the provisions of paragraph (c)(1) of Section 23-621 (Permitted obstructions in certain districts).

(b) Subdistrict F

In Subdistrict F, the provisions of paragraph (f) of Section 33-42 shall apply, except that for towers above a height of 350 feet, rooftop mechanical structures shall comply with the tower top articulation provisions set forth in Section 93-569.

93-42**Height and Setback in Subdistricts A, B, C, D, E, and F and G**

In Subareas D4 and D5 of the Hell's Kitchen Subdistrict D, the underlying height and setback regulations shall apply as set forth in Section 93-542, as modified by Section 93-41 (Rooftop Regulations).

In Subdistricts A, B and C, Subareas D1, D2 and D3 of the Hell's Kitchen Subdistrict D, and Subdistrict E, the underlying height and setback regulations shall not apply. In lieu thereof, the provisions of Section 93-41 and paragraphs (a) through (d) of this Section shall apply. These regulations are further modified in certain locations as set forth in Section 93-50 (SPECIAL HEIGHT, AND SETBACK AND YARD REGULATIONS). The height of all #buildings# or other structures# shall be measured from #curb level#.

In Subdistrict F, the underlying height and setback regulations shall not apply. In lieu thereof, the provisions of Section 93-41 and Section 93-56 (Special Height and Setback Regulations in Subdistrict F) shall apply.

In Subdistrict G, the underlying height and setback regulations and paragraphs (b) through (d) of this Section shall not apply. In lieu thereof, Section 93-57 (Special Height and Setback Regulations in Subdistrict G) shall apply.

* * *

93-50**SPECIAL HEIGHT, AND SETBACK AND YARD REGULATIONS**

In Subdistricts A, B and C, and Subareas D1, D2 and D3 of the Hell's Kitchen Subdistrict D, and Subdistrict E, the height and setback regulations set forth in paragraphs (a) through (d) of Section 93-42 (Height and Setback in Subdistricts A, B, C, D, E, and F and G) shall apply, except that such regulations are modified in certain locations as set forth in this Section. Such modifications include the establishment of #street wall# location regulations, and minimum and maximum base heights, as shown on Map 3 (Mandatory Street Wall Requirements) of Appendix A of this Chapter. Such modifications also include depths of required setbacks, maximum length of #building# walls for towers, and tower #lot coverage#. Special provisions for recesses and sidewalk widenings are as follows:

* * *

In Subdistrict F, the provisions of Section 93-41 (Rooftop Regulations) and Section 93-56 (Special Height and Setback Regulations in Subdistrict F) shall apply.

In Subdistrict G, the provisions of Sections 93-57 (Special Height and Setback Regulations in Subdistrict G) and 93-58 (Special Permit for Modification of Height and Setback Regulations) shall apply.

* * *

93-57**Special Height and Setback Regulations in Subdistrict G**

(a) Required setbacks

The required minimum setback for portions of #buildings# or other structures# that exceed the maximum base height specified in paragraph (a) of Section 93-42 shall be 10 feet from a #wide street# and 15 feet from a #narrow street#. However, the required minimum setback along West 39th Street shall be five feet.

(b) Tower #lot coverage#

The portion of any #building# or #buildings# located above a height of 150 feet shall be considered a "tower."

(1) Towers shall occupy a minimum of 20 percent of the #lot area# of the #zoning lot#, except that this requirement shall not apply to the highest 40 feet of such tower or towers.

(2) Towers containing #residences# shall occupy a maximum of 40 percent of the #lot area#.

(3) The aggregate #lot area# of all towers, including #residential# and non-#residential# towers, shall not exceed 65 percent of the #lot area#.

93-578**Special Permit for Modification of Height and Setback Regulations**

Within the #Special Hudson Yards District#, except within C1-7A Districts or C2-5 Districts mapped within R8A Districts, for #developments# or #enlargements# on #zoning lots# with at least 20,000 square feet of #lot area# or #developments# or #enlargements# on any size #zoning lot# that occupy the entire #block# front along a #wide street#, the City Planning Commission may modify the regulations set forth in Sections 93-40 (HEIGHT AND SETBACK REGULATIONS), inclusive, and 93-50 (SPECIAL HEIGHT, SETBACK AND YARD REGULATIONS), inclusive, provided the Commission finds that:

(a) such modifications will result in a better distribution of #bulk# on the #zoning lot# and will not adversely affect access to light and air for surrounding public access areas, #streets# and properties;

(b) where the #development# or #enlargement# is subject to the requirements of Sections 93-60 (MANDATORY IMPROVEMENTS), inclusive, or 93-70 (PUBLIC ACCESS REQUIREMENTS FOR SPECIAL SITES), inclusive, such modifications will not impair the quality of such public access areas on the #zoning lot#;

(c) such modifications are consistent with the goal of the special district to provide flexibility of architectural design and encourage more attractive building forms; and

(d) such modifications will result in a #development# or #enlargement# that enhances the streetscape and will be compatible with development in the surrounding area.

The Commission may prescribe additional conditions and safeguards to minimize adverse effects of the #development# or #enlargement# on the character of the surrounding area.

93-59**Special Yard Regulations in Subdistrict G**

No rear yard equivalent shall be required in Subdistrict G.

93-60**MANDATORY IMPROVEMENTS**

* * *

93-63**Pedestrian Circulation Space**

In C2-8 and C6-4 Districts, except within Subdistrict G, all #developments# or #enlargements# on #zoning lots# of 5,000 square feet or larger with more than 70,000 square feet of new #floor area# shall provide pedestrian circulation space in accordance with the provisions of Section 37-50. In addition, for #developments# or #enlargements# that provide subway entranceways constructed after December 21, 2005, one and one-half times the area of such entranceway accessible to the public at #street# level may qualify as pedestrian circulation space, up to a maximum amount of 3,000 square feet.

* * *

93-80**OFF-STREET PARKING REGULATIONS**

In Subdistricts A, B, C, D and E, the regulations governing permitted #accessory# off-street parking spaces of Article I, Chapter 3 (Comprehensive Off-street Parking and Loading Regulations in the Manhattan Core), and Article II, Chapter 5; Article III, Chapter 6; and Article IV, Chapter 4 (Accessory Off-street Parking and Loading Regulations) shall not apply, except as set forth in this Section. In lieu thereof, the provisions of this Section, inclusive, shall apply.

In Subdistricts F and G, the regulations of Article I, Chapter 3, shall apply.

* * *

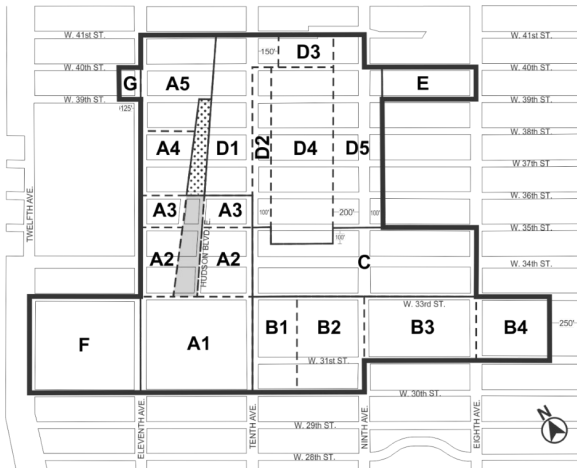
APPENDIX A**Special Hudson Yards District**

Map 1 – Special Hudson Yards District, Subdistricts and Subareas

[EXISTING MAP]



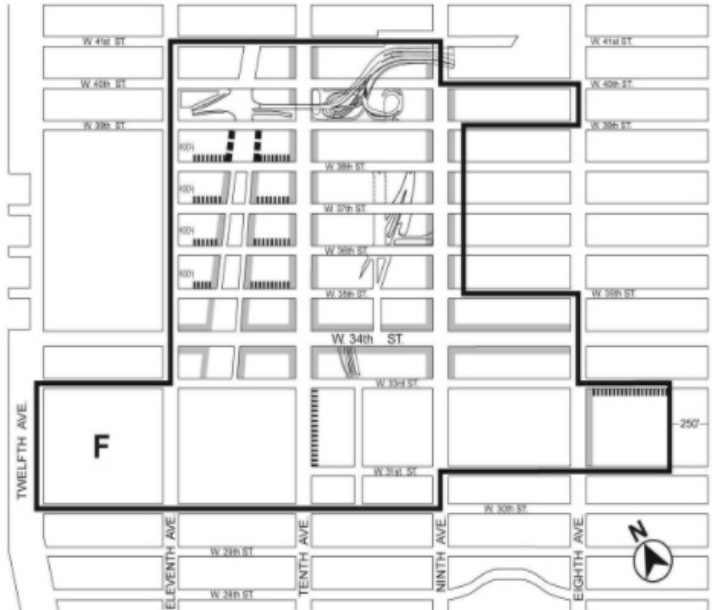
[PROPOSED MAP]



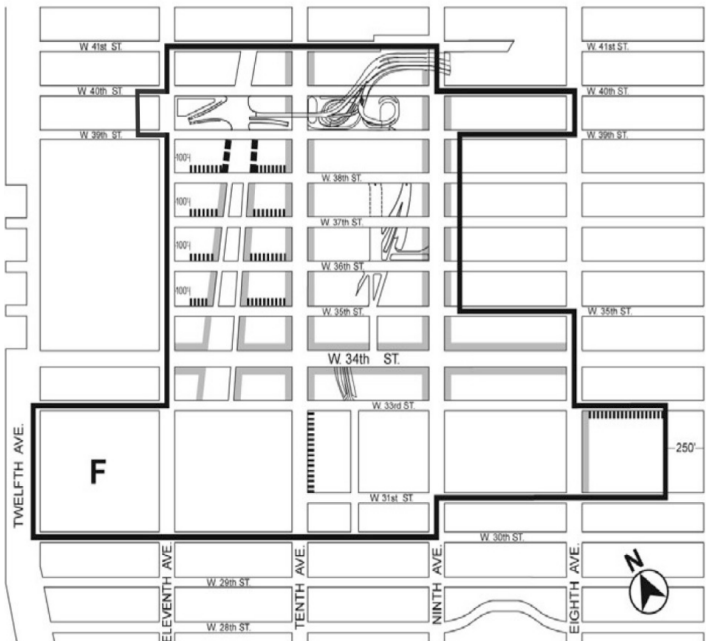
- Special Hudson Yards District
 - Subdistricts
 - Subareas within subdistricts
 - Phase 1 Hudson Boulevard and Park
 - Phase 2 Hudson Boulevard and Park
- Large-Scale Plan Subdistrict A
 Eastern Rail Yard Subarea A1
 Four Corners Subarea A2
 Subareas A3 through A5
- Farley Corridor Subdistrict B
 Western Blocks Subarea B1
 Central Blocks Subarea B2
 Farley Post Office Subarea B3
 Pennsylvania Station Subarea B4
- 34th Street Corridor Subdistrict C
- Hell's Kitchen Subdistrict D
 Subareas D1 through D5
- South of Port Authority Subdistrict E
- Western Rail Yard Subdistrict F
- Eleventh Avenue Subdistrict G

Map 2 – Mandatory Ground Floor Retail

[EXISTING MAP]



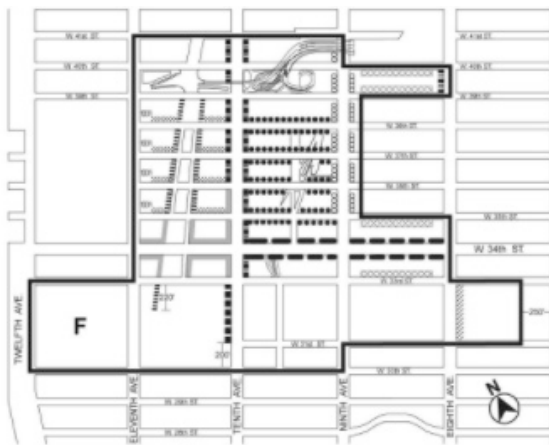
[PROPOSED MAP]



- Special Hudson Yards District
 - 100% Retail and Glazing Requirement
 - 50% Retail and Glazing Requirement
 - Glazing Requirement Only
- F Subdistrict F (See Map 9 for Mandatory Ground Floor requirements)

Map 3 – Mandatory Street Wall Requirements

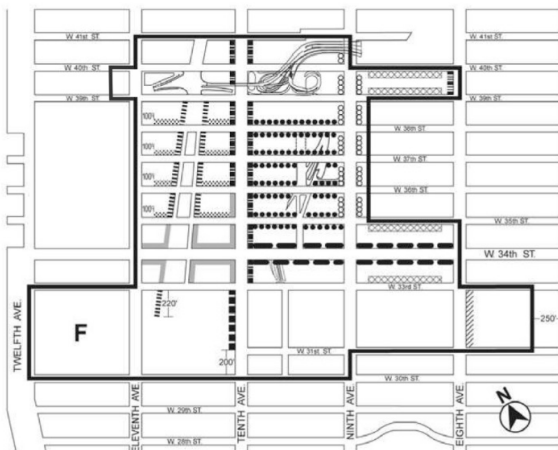
[EXISTING MAP]



Special Hudson Yards District

	Minimum Base Height	Maximum Base Height	Percentage of zoning lot street frontage that must be occupied by a street wall
-----	60'	85'	100%
-----	60'	85'	None
-----	60'	120'	50%
-----	80'	90'	100%
-----	90'	120'	70%
-----	60'	150'	70%
-----	90'	120'	100%
-----	90'	150'	100%
-----	90'	150'	70%
-----	90'	150'	35%
-----	120'	150'	100%

[PROPOSED MAP]



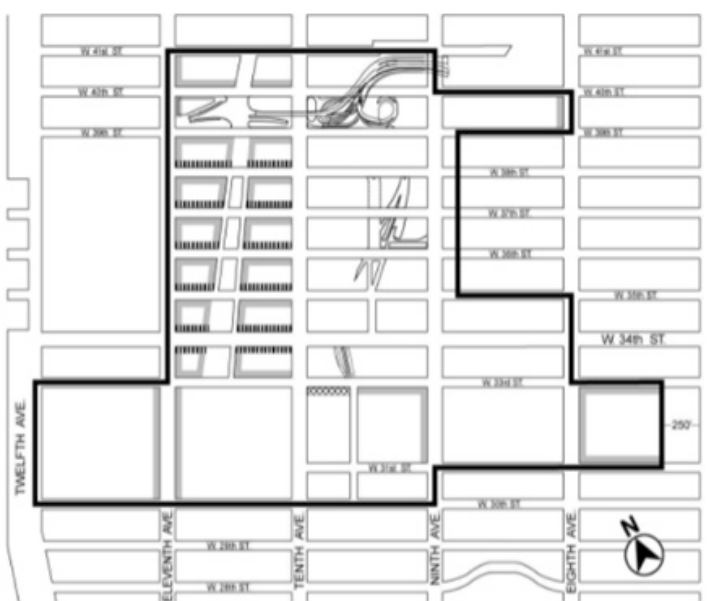
Special Hudson Yards District

	Minimum Base Height	Maximum Base Height	Percentage of zoning lot street frontage that must be occupied by a street wall
-----	60'	85'	100%
-----	60'	85'	None
-----	60'	120'	50%
-----	80'	90'	100%
-----	90'	120'	70%
-----	60'	150'	70%
-----	90'	120'	100%
-----	90'	150'	100%
-----	90'	150'	70%
-----	90'	150'	35%
-----	120'	150'	100%

F Subdistrict F (See Map 10 for Street Wall requirements)

Map 4 – Mandatory Sidewalk Widening

[EXISTING MAP]



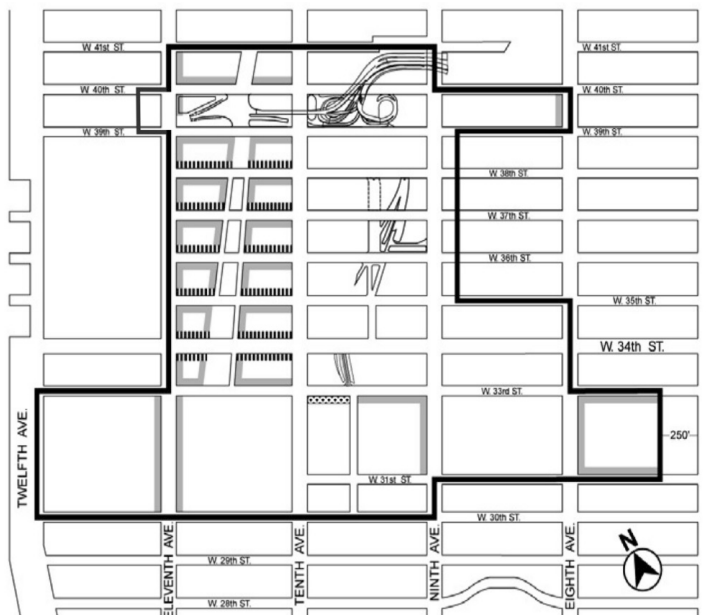
Special Hudson Yards District

10' Sidewalk widening

5' Sidewalk widening

5' Sidewalk widening required if more than 75% of the total floor area existing on the zoning lot on January 19, 2005 is demolished

[PROPOSED MAP]



Special Hudson Yards District

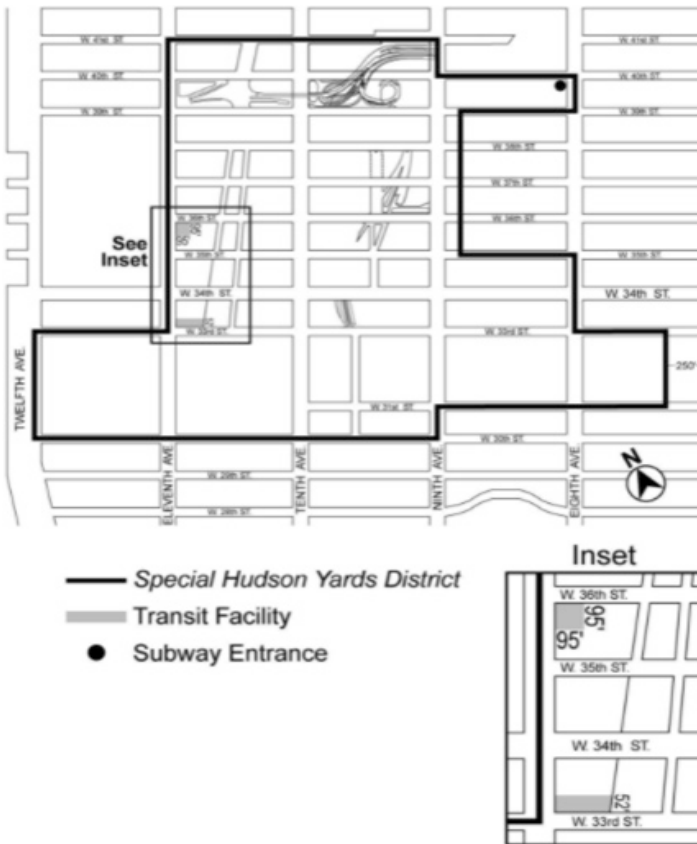
10' Sidewalk widening

5' Sidewalk widening

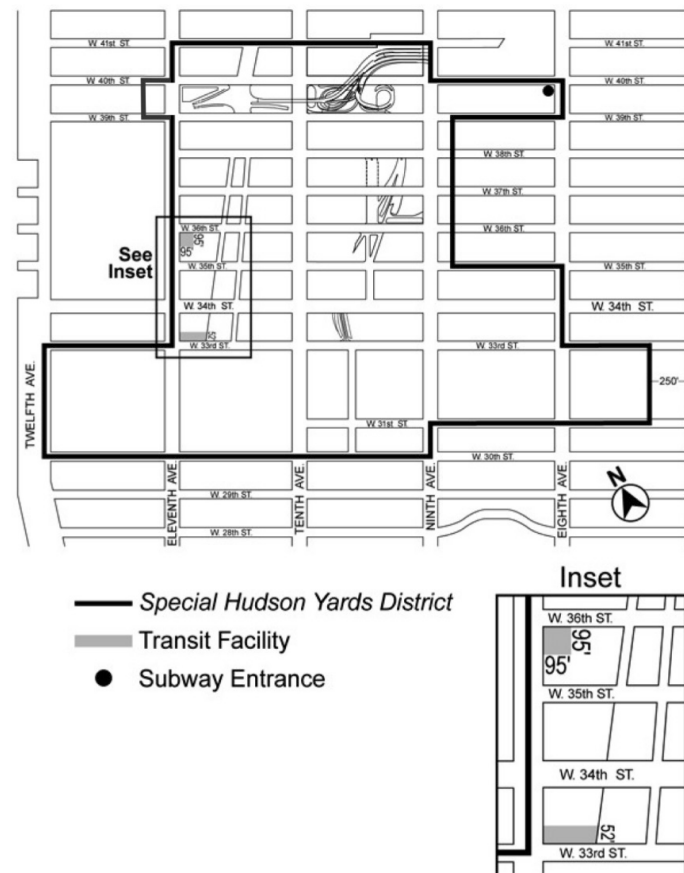
5' Sidewalk widening required if more than 75% of the total floor area existing on the zoning lot on January 19, 2005 is demolished

Map 5 – Transit Facilities

[EXISTING MAP]



[PROPOSED MAP]



Map 6 – Sites Where Special Parking Regulations Apply

[EXISTING MAP]



[PROPOSED MAP]



APPENDIX F

Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas

* * *

MANHATTAN

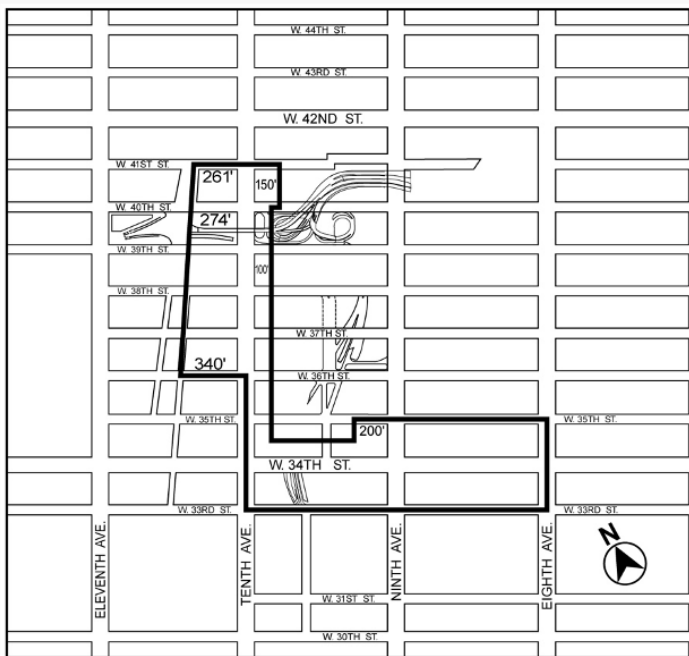
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Manhattan Community District 4

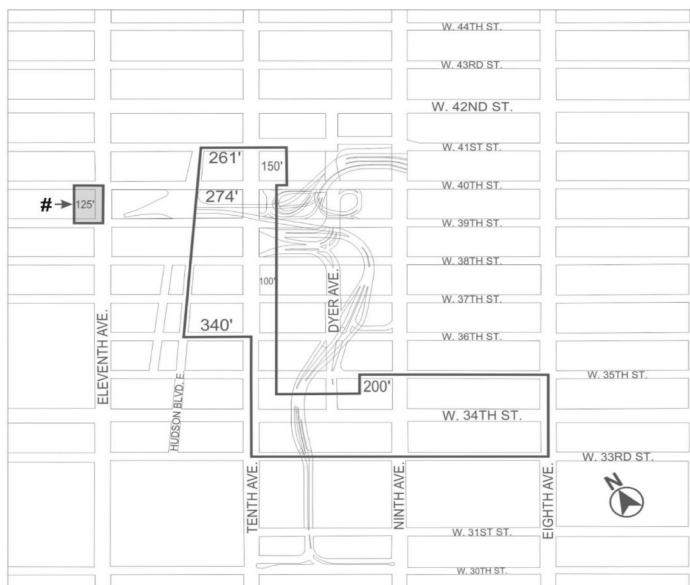
* * *

Map 4 – (12/21/09) [date of adoption]

[EXISTING MAP]



[PROPOSED MAP]



- Inclusionary Housing designated area
 Mandatory Inclusionary Housing Area (see Section 23-154(d)(3))
 Area # — [date of adoption] — MIH Program Option 1 and Option 2

Portion of Community District 4, Manhattan

* * *

No. 16

CD 4 **C 210326 PCM**
IN THE MATTER OF an application submitted by New York City Police Department (NYPD) and the Department of Citywide Administrative Services (DCAS), pursuant to Section 197-c of the New York City Charter, for a site selection and acquisition of property located at 495 Eleventh Avenue (Block 685, Lot 38) for use as an NYPD vehicle storage facility.

NOTICE

On Wednesday, July 28, 2021, a public hearing is being held by the City Planning Commission (CPC), accessible both 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 495 11 Avenue Owner Realty LLC and the New York City Economic Development Corporation (NYCEDC) (The "Applicant"). The

Applicant is seeking a series of discretionary approvals, including a zoning map and zoning text amendments to rezone the Project Site, to establish a new subdistrict to the Special Hudson Yards District (SHYD), to designate the site as a Mandatory Inclusionary Housing ("MIH") area, and to facilitate the redevelopment of a site located at 495 Eleventh Avenue (Block 685, Lot 38) in Manhattan Community District (CD) 4. The NYC Police Department (NYPD) is the applicant and the NYC Department of Citywide Administrative Services (DCAS) is the Co-applicant for the acquisition and site selection actions to facilitate the siting of an NYPD Strategic Response Group (SRG) and Manhattan South Operations Unit parking facility within this proposed development. These discretionary actions are collectively referred to as the "Proposed Actions." Specifically, the redevelopment would result in an up to approximately 703,529 gross square feet (gsf) (581,601 zoning square feet (zsf)), mixed-use development comprised of residential dwelling units (DUs), community facility space comprised of supportive housing DUs, commercial office and retail supermarket spaces, a hotel, a restaurant, amenities, and vehicle and equipment storage. The New York City Office of the Deputy Mayor for Housing and Economic Development (ODMHD) is the lead agency for this environmental review.

Written comments on the DEIS are requested and will be received and considered by the Lead Agency through Monday, August 9, 2021.

For instructions on how to submit comments and participate in the remote hearing, 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. 18DME001M.

No. 17

DORRANCE BROOKS SQUARE STREET HISTORIC DISTRICT **CD 10** **N 210498 HKM**

IN THE MATTER OF a communication dated June 25, 2021, from the Executive Director of the Landmarks Preservation Commission regarding the Dorrance Brooks Square Street Historic District designation, designated by the Landmarks Preservation Commission on June 15, 2021 (Designation List No. 524). The Dorrance Brooks Square Historic District consists of approximately 325 buildings within two sections on either side of Fredrick Douglass Boulevard, generally bounded by St. Nicholas Avenue to the west, West 140th Street to the north, West 136th Street to the south, and Adam Clayton Powell Boulevard to the east.

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



jj15-29

HOUSING AUTHORITY

■ MEETING

REVISED NOTICE

The Board Meeting of the New York City Housing Authority, scheduled for Wednesday, July 28, 2021, at 10:00 A.M., will be held in-person in the Ceremonial Room on the 5th Floor, of 90 Church Street, New York, NY, and will be streamed live on NYCHA's YouTube Channel, <http://nyc.gov/nycha>, and NYCHA's Website, on.nyc.gov/boardmeetings.

Because of capacity limitations, the Board Meeting may also be accessed via Zoom by calling (646) 558-8656 using Webinar ID: 848 6573 9121 and Passcode: 4624786748.

For those wishing to provide public comment, either in-person or via Zoom, pre-registration is required via email, to corporate.secretary@nycha.nyc.gov, or by contacting (212) 306-6088, no later than 5:00 P.M., on the day prior to the Board Meeting. No in-person registration will be conducted. When pre-registering, please provide your name, development, or organization name, contact information and item you wish to comment on. You will then be contacted with instructions for providing comment. Comments are limited to the items on the Calendar.

Speaking time will be limited to three (3) minutes. Speakers will provide comment in the order in which the requests to comment are received. The public comment period will conclude upon all speakers being heard or at the expiration of thirty (30) minutes allotted for public comment, whichever occurs first.

Copies of the Calendar are available on this web page, no earlier than 24 hours before the upcoming Board Meeting. Copies of the Minutes

are available on this web page, no earlier than 3:00 P.M., on the Thursday following the Board Meeting.

Any changes to the schedule will be posted here on this web page and via social media to the extent practicable at a reasonable time before the meeting. Any person requiring a reasonable accommodation to participate in the Board Meeting, should contact the Office of the Corporate Secretary, by phone at (212) 306-6088, or by email, at corporate.secretary@nycha.nyc.gov, no later than Wednesday, July 21, 2021, at 5:00 P.M.

This meeting is open to the public.

- Members of the public attending the Board Meeting are required to wear a face covering when entering and when travelling through the public spaces (lobbies, elevators) of 90 Church Street. Once inside the meeting venue, unvaccinated persons will be required to maintain a face covering and practice physical distancing for the duration of the meeting.

For additional information regarding the Board Meeting, please contact the Office of the Corporate Secretary, by phone at (212) 306-6088, or by email, at corporate.secretary@nycha.nyc.gov.

jl15-28

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 3, 2021 at 9:30 A.M., a public hearing will be held at 1 Centre Street, 9th Floor, Borough of Manhattan with respect to the following properties and then followed by a public meeting.

The final order and estimated times for each application will be posted on the Landmarks Preservation Commission website, the Friday before the hearing. Please note that the order and estimated times are subject to change. Any person requiring reasonable accommodation in order to participate in the hearing or attend the meeting should contact the Landmarks Commission no later than five (5) business days before the hearing or meeting. **Finally, please be aware:** COVID-19 safety protocols are in effect at the location; all members of the public and applicants and their teams must wear a proper face covering.

50-02 39th Avenue, aka Phipps Playground - Sunnyside Gardens Historic District

LPC-21-00012 - Block 129 - Lot 30 - **Zoning:** R4

ADVISORY REPORT

A quarter-acre fenced-in playground, with a shed and pavilion. Application is to refurbish the playground.

291 St. Paul's Avenue - St. Paul's Avenue-Stapleton Heights Historic District

LPC-21-06249 - Block 517 - Lot 49 - **Zoning:** R3X

CERTIFICATE OF APPROPRIATENESS

A Neo-Colonial style freestanding house, designed by Otto Loeffler and built in 1917. Application is to construct a rear deck.

49-51 Chambers Street - African Burial Ground & The Commons Historic District

LPC-21-10492 - Block 153 - Lot 7501 - **Zoning:** C6-4

MISCELLANEOUS - AMENDMENT

A Beaux-Arts style skyscraper and interior banking hall, designed by Raymond F. Almirall and built in 1909-12. Application is to amend a proposal approved at the Public Meeting of July 21, 2020 for alterations to the banking hall, to include the installation of partitions, desk and cabinetry.

408-410 Broadway - SoHo-Cast Iron Historic District

LPC-21-08147 - Block 196 - Lot 5 - **Zoning:** M1-5

CERTIFICATE OF APPROPRIATENESS

An Italianate style store and loft building, designed by Henry Engelbert and built c. 1866-1868. Application is to modify openings, replace infill and install signage.

140 West Broadway (aka 140-142 West Broadway and 82 Thomas Street) - Tribeca West Historic District

LPC-21-04082 - Block 144 - Lot 26 - **Zoning:** C6-2A

CERTIFICATE OF APPROPRIATENESS

An Italianate/Neo-Grec style store and loft building, designed by Carl Pfeiffer and built in 1866. Application is to remove and relocate vault lights and replace the sidewalk and loading dock.

495 Broadway - SoHo-Cast Iron Historic District

LPC-21-06057 - Block 484 - Lot 24 - **Zoning:**

CERTIFICATE OF APPROPRIATENESS

A Beaux-Arts style store and loft building, designed by Alfred Zucker and built in 1892-1893. Application is to construct rooftop additions.

13 Crosby Street - SoHo-Cast Iron Historic District Extension

LPC-21-10606 - Block 233 - Lot 4 - **Zoning:** M1-5B

CERTIFICATE OF APPROPRIATENESS

A Renaissance Revival style store and loft building, designed by Charles Abbott French and built in 1901. Application is to enlarge a rooftop bulkhead and extend a chimney.

36 Walker Street - Tribeca East Historic District

LPC-21-01775 - Block 194 - Lot 14 - **Zoning:** C6-2A

CERTIFICATE OF APPROPRIATENESS

An Italianate style store and loft building, built in 1859-60. Application is to construct bulkheads and a pergola, remove steps, replace storefront infill, and install a cornice.

400 West 57th Street - The Windmere

LPC-22-00009 - Block 1066 - Lot 32 - **Zoning:** C1-8/R8/C1-5

CERTIFICATE OF APPROPRIATENESS

An Eclectic style apartment complex, designed by Theophilus G. Smith and built in 1880-81. Application is to construct rooftop and rear yard additions, install rooftop mechanical equipment, alter the areaways and install a barrier-free access lift.

451-455 Madison Avenue, aka 29 1/2 East 50th Street - Individual Landmark

LPC-21-06662 - Block 1286 - Lot 21 - **Zoning:** C5-3, C5-2.5

CERTIFICATE OF APPROPRIATENESS

A complex of Italian Renaissance-style townhouses, designed by McKim, Meade, and White and built in 1882-85. Application is to establish a restoration master plan for the use of substitute materials.

118 East 62nd Street - Upper East Side Historic District

LPC-21-04098 - Block 1396 - Lot 65 - **Zoning:** R8B

CERTIFICATE OF APPROPRIATENESS

A rowhouse, designed by Robert Mook and built in 1869-70 and altered in a late Beaux Arts style by Carrere & Hastings in 1909. Application is to replace areaway ironwork.

jl20-a3

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, July 27, 2021, at 9:30 A.M., a public hearing will be held at 1 Centre Street, 9th Floor, Borough of Manhattan with respect to the following properties and then followed by a public meeting.

The final order and estimated times for each application will be posted on the Landmarks Preservation Commission website, the Friday before the hearing. Please note that the order and estimated times are subject to change. Any person requiring reasonable accommodation in order to participate in the hearing or attend the meeting should contact the Landmarks Commission no later than five (5) business days before the hearing or meeting. **Finally, please be aware:** COVID-19 safety protocols are in effect at the location; all members of the public and applicants and their teams must wear a proper face covering.

174 Bergen Street - Boerum Hill Historic District

LPC-21-03796 - Block 386 - Lot 26 - **Zoning:** R6B

CERTIFICATE OF APPROPRIATENESS

A modified Italianate style rowhouse, built in 1873-74. Application is to replace windows.

267 Cumberland Street - Fort Greene Historic District

LPC-21-06055 - Block 2102 - Lot 2 - **Zoning:** R6B

CERTIFICATE OF APPROPRIATENESS

A rowhouse, built in 1863. Application is to construct a rear yard addition.

347 President Street - Carroll Gardens Historic District

LPC-21-05095 - Block 436 - Lot 46 - **Zoning:** R6B

CERTIFICATE OF APPROPRIATENESS

A Neo-Grec style rowhouse, built in 1878. Application is to construct a rear yard addition.

29 Center Drive - Douglaston Historic District

LPC-21-00717 - Block 8064 - Lot 76 - **Zoning:** R1-2

CERTIFICATE OF APPROPRIATENESS

A Greek Revival/Italianate style freestanding house with attached garage, built c. 1848-1850. Application is to construct additions, modify the garage, porch, steps and retaining wall, and reconstruct a cupola.

100 Prospect Avenue - Douglaston Historic District

LPC-21-04351 - Block 8095 - Lot 42 - **Zoning:** R1-2

CERTIFICATE OF APPROPRIATENESS

An Arts and Craft/Shingle style house, built in 1910. Application is to construct a retaining wall and fencing, at the rear yard and widen the driveway.

145 Hudson Street - Tribeca West Historic District

LPC-21-06618 - Block 214 - Lot 7502 - **Zoning:** C6-2A

CERTIFICATE OF APPROPRIATENESS

A 1920s Industrial style factory, with Art Deco style elements, designed by Renwick, Aspinwall & Guard and, built in 1929. Application is to alter the entrance.

53 West 9th Street - Greenwich Village Historic District**LPC-21-07882** - Block 573 - Lot 71 - **Zoning:** R6**CERTIFICATE OF APPROPRIATENESS**

An Anglo-Italianate style house, with English and Italianate style elements, built in 1854. Application is to install shutters.

547 West 26th Street - West Chelsea Historic District**LPC-21-08999** - Block 698 - Lot 10 - **Zoning:** M1-5**CERTIFICATE OF APPROPRIATENESS**

A utilitarian garage, designed by Charles H. Caldwell and, built in 1912-14. Application is to install and alter canopies and install signage.

333 Central Park West - Upper West Side/Central Park West Historic District**LPC-21-05268** - Block 1207 - Lot 29 - **Zoning:** R10A R7-2**CERTIFICATE OF APPROPRIATENESS**

A Neo-Renaissance style apartment building, designed by Albert Joseph Bodker and, built in 1909-1910. Application is to install a rooftop pergola.

1083 Fifth Avenue - Expanded Carnegie Hill Historic District**LPC-21-01604** - Block 1501 - Lot 4 - **Zoning:** R10, P1**CERTIFICATE OF APPROPRIATENESS**

A Beaux-Arts style townhouse, designed by Turner & Kilian and, built in 1901-02, with significant alterations by Ogden Codman in 1913-15. Application is to enlarge a rooftop bulkhead.

15 East 91st Street - Expanded Carnegie Hill Historic District**LPC-21-05725** - Block 1503 - Lot 14 - **Zoning:** R10 R8B**CERTIFICATE OF APPROPRIATENESS**

A Modern style apartment building, designed by Leonard Schultze & Associates and, built in 1946-47. Application is to remove a balcony enclosure.

1047 Amsterdam Avenue - Individual Landmark**LPC-21-09853** - Block 1865 - Lot 1 - **Zoning:** R7-2**CERTIFICATE OF APPROPRIATENESS**

An ecclesiastical complex set in landscaped grounds comprising seven religious and institutional buildings, designed in varied styles, by Ithiel Town, Heins & LaFarge, Cram, Goodhue & Ferguson, Hoyle, Doran & Berry, Cook & Welch, Ralph Adams Cram, and C. Grant LaFarge and built over the course of the 19th and 20th Century. Application is to remove a retaining wall, regrade, and install fencing and light fixtures.

120 East 106th Street - Individual Landmark**LPC-21-09366** - Block 1633 - Lot 61 - **Zoning:** R7-2**CERTIFICATE OF APPROPRIATENESS**

A Romanesque Revival style church building, designed by Napoleon Le Brun & Sons and, built in 1883-1887. Application is to install a barrier-free access lift.

jy13-26

OFFICE OF THE MAYOR**MEETING**

NOTICE IS HEREBY GIVEN that the Report and Advisory Board Review Commission will hold a public meeting, on Wednesday, July 28, 2021, at 253 Broadway, RFK Conference Room, 8th Floor, from 2:00 P.M. - 3:00 P.M. During the coming months, the commission will be reviewing reports and advisory boards that are required by local law, and will be making recommendations as to which should be removed, improved, or otherwise streamlined to improve efficiency and transparency.

Accessibility questions: Fiona Peach, (212) 748-0307, fpeach@cityhall.nyc.gov, by: Monday, July 26, 2021, 5:00 P.M.



jy19-28

PROPERTY DISPOSITION**CITYWIDE ADMINISTRATIVE SERVICES****SALE**

The City of New York in partnership with PropertyRoom.com posts vehicle and heavy machinery auctions online every week, at:

<https://www.propertyroom.com/s/nyc+fleet>

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

Vehicles can be viewed in person, at:

Kenben Industries Ltd., 1908 Shore Parkway, Brooklyn, NY 11214
Phone: (718) 802-0022

No previous arrangements or phone calls are needed to preview.

Hours are Monday and Tuesday from 10:00 A.M. - 2:00 P.M.

f23-a4

HOUSING PRESERVATION AND DEVELOPMENT**PUBLIC HEARINGS**

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

j4-d30

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

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

Important information about the new method

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

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

Participating NYC Agencies

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

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

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

AGING**■ AWARD**

Human Services/Client Services

FY22-23 RENEWAL - 12522TRAN106 DFTA BASELINE FUNDS FOR TRANSPORTATION SERVICES FOR OLDER ADULTS

- Renewal - PIN# 12517P0212001R002 - AMT: \$1,058,256.00 - TO: Mid- Bronx Senior Citizens Council Inc., 900 Grand Concourse, New York, NY 10451-2746.

☛ jy23

CITY UNIVERSITY**OFFICE OF THE UNIVERSITY CONTROLLER****■ SOLICITATION**

Services (other than human services)

FOOD TRUCK SERVICES AT SELECTED CUNY CAMPUSES -

Request for Information - PIN# UCO833 - Due 8-12-21 at 2:00 P.M.

The City University of New York, is currently seeking Request for Expressions of Interest ("RFEI"), to identify food truck providers that may be interested in providing limited food services at certain CUNY campuses outlined in this document, for the upcoming Fall 2021 and Spring 2022 academic calendar year. This is not a Request for Proposals. It may be anticipated, but is not guaranteed, that CUNY will use the information received from this RFEI, to develop a future procurement for a comprehensive food truck service offering.

The RFEI document provides all the information with regards to this request.

The sole point of contact for this RFEI is listed below. Any questions you may have with regards to this posting and the RFEI document, please forward to the point of contact.

Caron Christian: Caron.Christian@cuny.edu

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.

City University, 230 West 41st Street, 5th Floor, New York, NY 10036.
 Caron Christian (646) 664-3062; caron.christian@cuny.edu

jy19-23

CITYWIDE ADMINISTRATIVE SERVICES**■ AWARD**

Goods

SHELF STABLE FOOD FOR DOC. - Competitive Sealed Bids - PIN#85721B0050005 - AMT: \$1,180,166.00 - TO: H. Schrier & Co., Inc., 4901 Glenwood Road, Brooklyn, NY 11234.

☛ jy23

ACS SHELF STABLE - Competitive Sealed Bids - PIN#85721B00106001 - AMT: \$40,947.28 - TO: Zarman Surgical Supply Inc., 36-03 Greenpoint Avenue, Long Island City, NY 11101.

☛ jy23

ACS SHELF STABLE - Competitive Sealed Bids - PIN#85721B00106002 - AMT: \$27,956.50 - TO: Jay Bee Distributors Inc., 175 Central Avenue South, Bethpage, NY 11714.

☛ jy23

ACS SHELF STABLE - Competitive Sealed Bids - PIN#85721B00106003 - AMT: \$90,859.15 - TO: Universal Coffee Corporation, P.O. Box 187, Brooklyn, NY 11232.

☛ jy23

ACS SHELF STABLE - Competitive Sealed Bids - PIN#85721B00106004 - AMT: \$78,287.40 - TO: Mivila Corp., dba Mivila Foods, 226 Getty Avenue, Paterson, NJ 07503.

☛ jy23

CORPORATION STOPS AND QUARTER BENDS (TAPS)

- Competitive Sealed Bids - PIN#85721B0074001 - AMT: \$1,281,825.00 - TO: T Mina Supply Inc., 44-41 Douglaston Parkway, Douglaston, NY 11363.

☛ jy23

SHELF STABLE FOOD FOR DOC. - Competitive Sealed Bids - PIN#85721B0050004 - AMT: \$79,021.25 - TO: Mivila Corp, dba Mivila Foods, 226 Getty Avenue, Paterson, NJ 07503.

☛ jy23

SHELF STABLE FOOD FOR DOC - Competitive Sealed Bids - PIN#85721B0050001 - AMT: \$1,451,435.79 - TO: Atlantic Beverage Company LLC, 3775 Park Avenue, Unit 12, Edison, NJ 08820.

☛ jy23

SHELF STABLE FOOD FOR DOC. - Competitive Sealed Bids - PIN#85721B0050003 - AMT: \$156,433.00 - TO: Universal Coffee Corporation, 123-47th Street, Brooklyn, NY 11232.

☛ jy23

SHELF STABLE FOOD FOR DOC. - Competitive Sealed Bids - PIN#85721B0050006 - AMT: \$27,408.00 - TO: Jamac Frozen Food Corp., 570 Grand Street, Jersey City, NJ 07302-4115.

☛ jy23

SHELF STABLE FOOD FOR DOC - Competitive Sealed Bids - PIN#85721B0050002 - AMT: \$511,270.00 - TO: Robin Sales Company Inc., 95 Froehlich Farm Boulevard, Woodbury, NY 11797.

☛ jy23

COMPTROLLER**INFORMATION TECHNOLOGY****■ INTENT TO AWARD**

Goods

RENEWAL OF TEAMMATE SOFTWARE LICENSES - Sole Source - Available only from a single source - PIN# 01522BIST52290 - Due 8-3-21 at 5:00 P.M.

The New York City Comptroller's Office, intends to enter into a Sole Source procurement, in accordance with Section 3-05 of the New York City Procurement Policy Board Rules with Wolters Kluwer Financial Services Inc. for Teammate Software Licenses. The term of the license coverage will be from October 1, 2021 to September 30, 2022. Wolters Kluwer Financial Services Inc. is the sole provider of the proprietary software package "TeamMate".

Any qualified vendor that wishes to express interest in providing such product and believes that, at present or in the future it can also provide these software licenses, is invited to do so by submitting an expression of interest which must be received, no later than August 3, 2021, at 5:00 P.M. to Caroline Wisniewski, Manager Administration, Contracts and Procurement, at cwisnie@comptroller.nyc.gov.

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

Comptroller, 1 Centre Street, Room 1200, New York, NY 10007. Caroline Wisniewski (212) 669-8218; cwisnie@comptroller.nyc.gov

☛ jy23-29

DESIGN AND CONSTRUCTION

SOLICITATION

Construction / Construction Services

85021B0144-EC-SEKN22 RECONSTRUCTION OF EXISTING SEWERS, NORTH BROOKLYN - Competitive Sealed Bids - PIN#85021B0144 - Due 8-18-21 at 11:00 A.M.

EC-SEKN22 Reconstruction of Existing Sewers, North Brooklyn

Community Board: 1,2,3,4,5,6,7,8,9,10,16

Project #: EC-SEKN22/ EPIN: 85021B0144

Late Bids will not be accepted.

There will be an optional Pre-Bid Conference. Details will be provided in the PASSPort procurement.

This contract is subject to Special Experience Requirements.

This project is subject to HireNYC

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://www1.nyc.gov/site/mocs/systems/about-go-to-passport.page> and click on the "Search Funding Opportunities in PASSPort" blue box. This will take you, to the Public Portal of all procurements in the PASSPort system. To quickly locate the CSB, insert the EPIN (85021B0144) into the Keywords search field.

Pre-Bid Conference location -Virtual Pre-Bid Conference, at Zoom Link: <https://us02web.zoom.us/j/88113062889?pwd=RlF2M3R5VHA3STQ3T3JBQkZTU2ZFdz09> Meeting ID: 881 1306 2889 NY Passcode: 04878 Mandatory: no Date/Time - 2021-07-19 10:00

☛ jy23

DISTRICT ATTORNEY - NEW YORK COUNTY

INTENT TO AWARD

Goods

LAW BOOKS/LOOSELEAF LAW PUBLICATIONS INC - EDITIONS - Sole Source - Available only from a single source - PIN#20220707 - Due 8-3-21 at 5:00 P.M.

THE FOLLOWING LAW BOOKS ARE ONLY AVAILABLE THROUGH LOOSELEAF LAW PUBLICATIONS INC (PUBLISHER).

LOOSELEAF LAW PUBLICATIONS INC EDITIONS:

ITEM	QTY
Civil Practice Law & Rules	25
Juvenile Offender Handbook	1
Narcotics Trial Supplement NYS	42
NYS Criminal Reference	765
NYPD Parol Guide-S-July 2021	2
NYPD Patrol Guide CD-Multi July 2021	500
NYPD Patrol Guide -S-Jan 2022	2
NYPD Patrol Guide CD-Multi Jan 2022	500
NYS YTL/NYC Traffic Rules	30
Freight	1

PBB Rules Section 3-01 (d) - Sole Source is a Special Case and is exempt from Competitive Sealed Bids.

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.

District Attorney - New York County, kayeb@dany.nyc.gov. Barbara Kaye (212) 335-9816; kayeb@dany.nyc.gov

jy19-23

PROCUREMENT AND CONTRACT MANAGEMENT

SOLICITATION

Goods and Services

AUCTION SERVICES - Request for Proposals - PIN#20211500005AUCTION - Due 8-23-21 at 3:00 P.M.

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

District Attorney - New York County, One Hogan Place, New York, NY 10013. Tracey Robinson (212) 335-3910; robinsontr@dany.nyc.gov

☛ jy23-29

BOARD OF ELECTIONS

AWARD

Goods and Services

CABLE FIBER OPTICAL SERVICE - Negotiated Acquisition - Available only from a single source - AMT: \$64,800.00 - TO: Zayo Group LLC, 1821 30th Street, Unit A, Boulder, CO 80301.

☛ jy23

ENVIRONMENTAL PROTECTION

WASTEWATER TREATMENT

SOLICITATION

Services (other than human services)

82621B0063-BWT-1536-CFT-SERVICE AND REPAIR OF THE CITY-WIDE COLLECTION FACILITIES INTEGRATED SCADA SYSTEM - Competitive Sealed Bids - PIN#82621B0063 - Due 8-17-21 at 10:00 A.M.

1536-CFT: Service and Repair of the Citywide Collection Facilities Integrated SCADA System. This Competitive Sealed Bid ("RFx"), is being released through PASSPort, New York City's online procurement portal. Responses to this RFx should be submitted via PASSPort. To access the solicitation, vendors should visit the PASSPort Public Portal, at <https://www1.nyc.gov/site/mocs/systems/about-go-to-passport.page> and click on the "Search Funding Opportunities in PASSPort" blue box. This will take you, to the Public Portal of all procurements in the PASSPort system. To quickly locate the RFx, insert the EPIN 82621B0063 into the Keywords search field. If you need assistance submitting a response, please contact help@mocs.nyc.gov. On the Response Due Date, at 10:00 A.M., please be advised that you will be required to submit a PAPER copy of the Bid Submission Form and the Bid Security to NYC Department of Environmental Protection, 96-05 Horace Harding Expressway, 1st Floor Low Rise, Flushing, NY 11373.

Pre-Bid Conference location -Microsoft Teams-call in (audio only) +1 347-921-5612,238460078# 59-17 Junction Boulevard, Flushing, NY 11373 Mandatory: no Date/Time - 2021-07-30 10:00

☛ jy23

HEALTH AND MENTAL HYGIENE

AWARD

Human Services / Client Services

GOODWILL INDUSTRIES OF GREATER NY&NORTHERN NJ INC RENEWAL #2 - Renewal - PIN# 81615R0245001R002 - AMT: \$1,612,488.00 - TO: Goodwill Industries of Greater NY & Northern NJ, 25 Elm Place, 3rd Floor, Brooklyn, NY 11201.

FY22 Renewal – 16AZ007201R2X00. The vendor has provided and will continue to provide during this renewal term, supported employment services for adults with serious mental illness.

☛ jy23

SUPPORTIVE EMPLOYMENT SERVICES - Required Method (including Preferred Source) - PIN# 81621M0038001 - AMT: \$2,622,888.00 - TO: Catholic Charities Neighborhood Services Inc., 191 Joralemon Street, 3rd and 14th Floor, Brooklyn, NY 11201-4306.

PIN: 22AZ006801R0X00. Catholic Charities has extensive experience providing supported employment services to adults with serious mental illness. The program will increase the participants' capacity to manage their health and wellness, live a self-directed life, and reach their fullest potential by providing person-centered, recovery-oriented services. The program will offer direct and indirect services pertaining to mental health and co-occurring disorders

☛ jy23

FY22 NEW CONTRACT/816-2230-0062.A01 - Required Method (including Preferred Source) - PIN# 81621M0019001 - AMT: \$4,899,906.00 - TO: Baltic Street AEH, Inc., 9201 4th Avenue, 5th Floor, Brooklyn, NY 11209.

PIN: 22AZ004601R0X00. Community Links will service adults with SMI providing support for those who wish to start formal education, including TASC preparation, and post-secondary education – including vocational training and higher education (college) – and also for those currently enrolled in an education program wanting additional support. The program's services will assist students in overcoming barriers commonly faced by students with psychiatric disabilities including stigma from students or instructors, educating faculty and staff about mental health conditions and barriers, information and advocacy accessing necessary accommodations, collaboration with treatment providers to support pursuit of post-secondary education goals, and negotiating the benefits and risks of disclosure. The program will address these obstacles through advocacy, outreach, goal planning, academic skill building, resource attainment and promoting the value of education goals as part of the recovery process.

☛ jy23

FY22 NEW CONTRACT/816-2230-0067.A01 - Required Method (including Preferred Source) - PIN# 81621M0010001 - AMT: \$5,074,335.00 - TO: Community Access Inc, 17 Battery Place, 13th Floor, Suite 1326, New York, NY 10004-3412.

PIN: 22AZ004801R0X00. In response to a lack of supports to help people with serious mental illness (SMI) get admitted to and graduate from formal education programs in order to pursue a career goal, Blueprint (Recovery Center) began to offer education support services in May, 2015. Many of the individuals who can benefit from Blueprint's services have faced considerable barriers to academic goal attainment which are compounded with correlated economic consequences. Individuals living with serious mental illness often experience a disruption in their education process, creating additional employment obstacles and leading individuals to accept low-paying jobs with few of the necessary benefits to maintain long-term wellness. Blueprint's education support services will address both systemic and personal barriers to education with a focus on skill development to improve future vocational and career outcomes. The Blueprint team is mobile and offers services in the community, including local campuses, to meet participant needs.

☛ jy23

FY22 NEW CONTRACT/816-2230-0165.A01 - Required Method (including Preferred Source) - PIN# 81621M0009001 - AMT: \$2,448,873.00 - TO: Jewish Board of Family and Children's Services Inc, 135 West 50th Street, Floor 6, New York, NY 10020-1201.

PIN: 22AZ004201R0X00. Provide access to services such as behavioral health care, physical health care, substance abuse treatment in addition to coordination with other child serving systems (Department of Education, Child Welfare, Juvenile Justice, etc.).

☛ jy23

FY22 NEW CONTRACT/816-2230-0819.A01 - Required Method (including Preferred Source) - PIN# 81621M0008001 - AMT: \$3,513,780.00 - TO: The Bridge Inc., 290 Lenox Avenue, 3rd Floor, New York, NY 10027.

PIN: 22AZ006001R0X00. The primary goal of Behavioral Health Care Coordination, is to provide recovery-oriented care coordination which is widely available, accessible, flexible, personally tailored and responsive to individual need, creating a more cohesive and better coordinated system of care for persons with serious mental illnesses. The hallmarks of BHCC are (1) demonstration of positive outcomes for recipients (e.g. reductions in hospitalizations/ homelessness/incarcerations, increases in paid employment, educational achievement, and satisfaction with quality of life; (2) utilization of best practices (e.g., Motivational Interviewing, Family Psycho-education, Wellness Recovery Action Plan/ WRAP) for providing coordination of care to individuals with serious psychiatric disabilities with the ultimate goal of improving the quality and effectiveness of those services; (3) coordination of services and programs which will deliver a balanced array of medical, self-help,

social, supportive and rehabilitative, and clinical mental health services under one roof; and, (4) improved engagement and retention of consumers resulting in reduced numbers of missing individuals and/or those refusing needed services.

☛ jy23

FY22 NEW CONTRACT/816-2230-0824.A01 - Required Method (including Preferred Source) - PIN# 81621M0015001 - AMT: \$3,768,120.00 - TO: Visiting Nurse Service of New York Homecare II, 220 East 42nd Street, New York, NY 10017.

PIN: 22AZ006601R0X00 The primary goal of BHCC is to provide recovery-oriented care coordination which is widely available, accessible, flexible, personally tailored and responsive to individual need, creating a more cohesive and better coordinated system of care for persons with SMI.

☛ jy23

PHIPPS NEIGHBORHOODS INC RENEWAL #1 - Renewal - PIN# 81619P8224KXLR001 - AMT: \$3,528,000.00 - TO: Phipps Neighborhoods Inc., 902 Broadway, 13th Floor, New York, NY 10010-6033.

FY22 Renewal – 08PO076379R1X00. The vender has provided and will continue to provide during this renewal term, congregate supportive housing for homeless individuals and families recovering from mental illnesses.

☛ jy23

HOMELESS SERVICES

■ INTENT TO AWARD

Human Services/Client Services

NAE TO EXTEND FAMILY SHELTER SERVICES AT HUNTINGTON HOUSE - Negotiated Acquisition - Other - PIN# 07121N0013 - Due 7-26-21 at 2:00 P.M.

Contract Term 7/1/2021 - 6/30/2022 Contract Amount \$1,765,361

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.
Homeless Services, 150 Greenwich Street, 37th Floor, New York, NY 10007. Jacques Frazier (929) 669-4460; Frazierjac@dss.nyc.gov

jy19-23

HOUSING PRESERVATION AND DEVELOPMENT

EMERGENCY OPERATIONS

■ VENDOR LIST

Construction/Construction Services

PREQUALIFIED CONTRACTOR LISTS: EMERGENCY REPAIR PROGRAM (ERP) TENANT INTERIM LEASE PROGRAM AND ALTERNATIVE ENFORCEMENT PROGRAM (TIL/AEP) (GENERAL CONSTRUCTION TRADES ONLY- CONTRACTORS MUST MEET NYC CERTIFIED M/WBE CRITERIA LISTED BELOW) DEMOLITION

Prequalification Applications and information for inclusion on Pre-Qualified Bidders Lists may be obtained: in person, Monday through Friday between the hours of 10:00 A.M. -12:00 NOON and 2:00 P.M. - 4:00 P.M.; by writing to HPD, Emergency Operations Division, Contractor Compliance Unit, 100 Gold Street, Room 6J, New York, NY 10038, or by visiting HPD's website, at www.nyc.gov/hpd, and downloading the application(s).

Prequalified Bidders Lists: The Contractor Compliance Unit in the Emergency Operations Division requests applications from contractors who are qualified to perform emergency and non-emergency repairs, maintenance, demolition, and construction related work in residential and commercial buildings in all boroughs of New York City.

The Prequalified Bidders Lists will be used to solicit invitations to bid on a high volume of maintenance, repair and construction related Open Market Orders (OMOs) valued up to \$100,000. Demolition work may have a value greater than \$100,000. As part of the approval process, vendors will be afforded the option to participate in providing services on a 24-hour emergency basis. Contractors with integrity, financial capacity, knowledge and experience, a record of compliance with all Federal, State, and Local laws, rules, licensing requirements, where applicable, and executive orders, including but not limited to compliance with existing labor standards, and a commitment to working with Minority and Women-Owned Business Enterprises are encouraged to apply for inclusion on lists that include but are not limited, to the following trades:

ASBESTOS RELATED SERVICES (ERP PQL)

- Analysis
- Third Party Monitoring
- Abatement-Investigation

BOILER REPAIRS (ERP PQL)

- Boiler Rental
- Boiler Installation
- Emergency Gas Restoration
- Emergency Gas and Oil Heat/Hot Water Restoration

DEMOLITION (DEMO PQL)

- Demolition of structures and/or secondary structures and/or land clearing of development sites

DRAIN CLEANING-STOPPAGE (ERP PQL) ELECTRICAL REPAIRS (ERP PQL)

- Repairs/Removal of Electrical Violations

ELEVATOR REPAIR AND MAINTENANCE (ERP PQL)**EXTERMINATION SERVICES- PEST CONTROL (ERP PQL)****FIREGUARD SERVICES (ERP PQL) GENERAL CONSTRUCTION (ERP PQL and TIL/AEP PQL)**

- Concrete
- Masonry
- Carpentry
- Roofs (New installation and/or Repair)
- Seal-up Services
- Sidewalk Sheds/Scaffolding(Steel Pole, Permanent and Rental)
- Windows and Window Guards
- Doors
- Fencing Scrape, Plaster and Paint

IRON WORK (ERP PQL and TIL/AEP PQL)

- Fire Escape Repair/Replacement
- Stairwell Repair/Replacement
- Welding

LEAD BASED PAINT ANALYSIS AND ABATEMENT (ERP PQL)

- Abatement
- Analysis (Dust Wipe/Paint Chip/Soil)
- XRF Testing

MOLD REMEDIATION SERVICES (ERP PQL) MILDEW REMOVAL SERVICES (ERP PQL and TIL/AEP) PLUMBING REPAIRS (ERP PQL)

- Plumbing Repairs
- Water Mains
- Sewer Mains
- Water Towers
- Sprinkler Systems
- Septic Systems
- Sewer Stoppage

RUBBISH AND TRADE WASTE (ERP PQL)

- Clean Outs
- Roll-Off Containers

ERP PQL: All Contractors applying for the ERP PQL must be appropriately licensed and/or certified to perform their designated trades to include Asbestos, Lead and Mold certifications as necessary. Contractors will also be required, to provide proof of safety training and/or trade specific training certifications as applicable.

TIL/AEP PQL: All Contractors applying for the TIL/AEP PQL must have all applicable trade licenses and/or certifications. Contractors must be appropriately licensed to perform their designated trades; general construction applicants must have a Home Improvement Contractors license from the NYC Department of Consumer Affairs. The submitting entity must be: a Minority and Women-Owned Business Enterprise certified by the NYC Department of Small Business Services (NYC-certified M/WBE), or a registered joint venture that includes a NYC-certified M/WBE, or willing to sub-contract, at least fifty percent(50 percent)if every awarded job to a NYC-certified M/WBE.

Other Legally Mandated Information DEMOLITION (DEMO) PQL: All Contractors applying for the Demolition Services PQL must provide applicable trade licenses and/or certifications, including being Demolition Endorsed by NYC Department of Buildings. Where component work of demolition jobs require other license; Contractor must either hold such license or subcontract to approved vendors which hold the license. Such certifications may be acceptable by joint venture or subcontracting. Use the following address unless otherwise specified in notice, to secure, examine or submit bid/proposal documents, vendor prequalification and other forms; specification/blueprints; other information; and for opening and reading of bids, at date and time specified above. Housing Preservation and Development, 100 Gold Street, Room 6J, New York, NY 10038. Michael Vayser (212) 863-7734, vayserm@hpd.nyc.gov.

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

Housing Preservation and Development, 100 Gold Street, Room 6J, New York, NY 10038. Michael Vayser (212) 863-7734; Vayserm@hpd.nyc.gov

jy19-23

HUMAN RESOURCES ADMINISTRATION**■ AWARD**

Human Services/Client Services

EMERGENCY RENTAL ASSISTANCE PROGRAM (ERAP) OUTREACH, EDUCATION AND APPLICATION ASSISTANCE - PROJECT HOSPITALITY - Emergency Purchase - PIN#09621E0023001 - AMT: \$1,100,000.00 - TO: Project Hospitality Inc, 100 Park Avenue, Staten Island, NY 10302-1440.

Contract Term from 5/7/2021 to 9/30/2022

jy23

PERMANENT CONGREGATE SUPPORTIVE HOUSING FOR PLWAS - Renewal - PIN# 06917P9567KXLR001 - AMT: \$12,074,391.00 - TO: Center for Urban Community Services Inc., 198 East 121st Street 6th Floor, New York, NY 10035.

jy23

■ INTENT TO AWARD

Human Services/Client Services

06921R0309-REQ. 6/28/2021 HUNGER FREE AMERICA SNAP OUTREACH - Required/Authorized Source - PIN#06921R0309 - Due 7-27-21 at 2:00 P.M.

Hunger Free America will increase SNAP participation among low-income NYC residents by maximizing accessibility to SNAP Outreach Services and case mediation.

jy20-26

NYC HEALTH + HOSPITALS**METROPLUS HEALTH PLAN****■ SOLICITATION**

Services (other than human services)

MEDICAL REBATES - Request for Proposals - PIN# MHP-1048 - Due 8-20-21 at 3:00 P.M.

If you require any of the documents in Word or Excel please email nolank@metroplus.org

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, 7th Floor, New York, NY 10014. Kathleen Nolan (212) 908-8730; nolank@metroplus.org

jy23

PARKS AND RECREATION**REVENUE AND CONCESSIONS****■ SOLICITATION**

Services (other than human services)

REQUEST FOR PROPOSALS TO MANAGE THE SEASONAL ICE SKATING RINK IN BRYANT PARK, MANHATTAN - Competitive Sealed Proposals - Judgment required in evaluating proposals - PIN# 2021-M8-IS - Due 8-6-21 at 5:00 P.M.

The Bryant Park Corporation ("BPCC"), is issuing, as of the date of this notice, a Request for Proposals (RFP) to manage the season ice skating rink in Bryant Park, Manhattan.

All proposals submitted in response to this RFP must be submitted no later than Friday, August 6, 2021, at 5:00 P.M.

The RFP is available for download, commencing on Monday, July 12, 2021, on BPC's website. To download the RFP, please visit <https://bryantpark.org/about-us#job-openings> and click on the Ice Rink Management Section.

For more information, prospective proposers may contact Rachel Zurier, Director of Operations, at the Bryant Park Corporation, at (917) 438-5134, or rzurier@urbanmgt.com.

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

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

Parks and Recreation, 5 Bryant Park, Suite 2400 New York, NY 10018. Rachel Zurier (917) 438-5134; rzurier@urbanmgt.com

July 16-29

FOR THE RENOVATION, OPERATION, AND MAINTENANCE OF A CAFÉ AT HUNTER'S POINT SOUTH PARK, QUEENS

- Competitive Sealed Proposals - Judgment required in evaluating proposals - PIN# Q471-SB-2021 - Due 8-27-21 at 3:00 P.M.

In accordance with Section 1-13 of the Concession Rules of the City of New York, the New York City Department of Parks and Recreation ("Parks"), is issuing, as of the date of this notice, a significant Request for Proposals (RFP) for the Renovation, Operation, and Maintenance of a café at Hunter's Point South Park, Queens.

There will be a recommended remote proposer meeting on Friday, July 23, 2021, at 2:00 P.M. If you are considering responding to this RFP, please make every effort to attend this recommended remote proposer meeting.

The Cisco WebEx link for the remote proposer meeting is as follows:

<https://nycparks.webex.com/nycparks/j.php?MTID=m48dc96701c6ea9809ceca4fd0125bd9>

Meeting number: 179 427 5972

Password: Parks123

You may also join the remote proposer meeting by phone using the following information:

+1-646-992-2010 OR +1-408-418-9388

Access code: 179 427 5972

Subject to availability and by appointment only, we may set up a meeting at the proposed concession site, which is located in Hunter's Point South Park, Long Island City, NY.

All proposals submitted in response to this RFP must be submitted no later than Friday, August 27, 2021, at 3:00 P.M.

Hard copies of the RFP can be obtained at no cost, commencing Friday, July 16, 2021 through Friday, August 27, 2021, by contacting Andrew Coppola, Senior Project Manager, at (212) 360-3454, or at Andrew.Coppola@parks.nyc.gov.

The RFP is also available for download, on Friday, July 16, 2021, through Friday, August 27, 2021, on Parks' website. To download the RFP, visit, <http://www.nyc.gov/parks/businessopportunities>, and click on the "Concessions Opportunities at Parks" link. Once you have logged in, click on the "download" link that appears adjacent to the RFP's description.

For more information or if you cannot attend the remote proposer meeting, prospective proposers may contact Andrew Coppola, Senior Project Manager, at (212) 360-3454, or at Andrew.Coppola@parks.nyc.gov.

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

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

Parks and Recreation, The Arsenal, 830 Fifth. Andrew Coppola (212) 360-3454; andrew.coppola@parks.nyc.gov

July 16-29

FOR THE OPERATION AND MAINTENANCE OF FOOD CONCESSIONS AT RANDALL'S ISLAND PARK, MANHATTAN

- Competitive Sealed Proposals - Judgment required in evaluating proposals - PIN# M104-SB-2021 - Due 8-27-21 at 3:00 P.M.

In accordance with Section 1-13 of the Concession Rules of the City of New York, the New York City Department of Parks and Recreation ("Parks"), is issuing, as of the date of this notice, a non-significant Request for Proposals ("RFP") for the operation and maintenance of one (1) interior food concession at Icahn Stadium, the operation and maintenance of three (3) seasonal cafes, and the operation and maintenance of up to four (4) mobile food units at Randall's Island Park, Manhattan.

There will be a recommended remote proposer meeting on Thursday, July 22, 2021, at 2:00 P.M. If you are considering responding to this RFP, please make every effort to attend this recommended remote proposer meeting.

The Cisco WebEx link for the remote proposer meeting is as follows:

<https://nycparks.webex.com/nycparks/j.php?MTID=m960da9c5e99332ef01fa12ee8a21974>

Meeting number: 179 644 1388

Password: Parks123

You may also join the remote proposer meeting by phone using the following information:

+1-646-992-2010 OR +1-408-418-9388

Access code: 179 644 1388

Subject to availability and by appointment only, we may set up a meeting at the proposed concession site, which is located at Icahn Stadium, 10 Central Road, New York, NY 10035.

All proposals submitted in response to this RFP must be submitted no later than Friday, August 27, 2021 at 3:00 P.M.

Hard copies of the RFP can be obtained at no cost, commencing Friday, July 16, 2021 through Friday, August 27, 2021, by contacting Andrew Coppola, Senior Project Manager at (212) 360-3454, or at Andrew.Coppola@parks.nyc.gov.

The RFP is also available for download, on Friday, July 16, 2021, through Friday, August 27, 2021, on Parks' website. To download the RFP, visit <http://www.nyc.gov/parks/businessopportunities>, and click on the "Concessions Opportunities at Parks" link. Once you have logged in, click on the "download" link that appears adjacent to the RFP's description.

For more information or if you cannot attend the remote proposer meeting, prospective proposers may contact Andrew Coppola, Senior Project Manager, at (212) 360-3454, or at Andrew.Coppola@parks.nyc.gov.

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

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

Parks and Recreation, The Arsenal, 830 Fifth. Andrew Coppola (212) 360-3454; andrew.coppola@parks.nyc.gov

July 16-29

FOR THE RENOVATION, OPERATION AND MAINTENANCE OF AN OUTDOOR CAFÉ AT MINERAL SPRINGS, CENTRAL PARK, MANHATTAN

- Competitive Sealed Proposals - Judgment required in evaluating proposals - PIN# M10-33-SB-2021 - Due 9-3-21 at 3:00 P.M.

In accordance with Section 1-13 of the Concession Rules of the City of New York, the New York City Department of Parks and Recreation ("Parks") is issuing, as of the date of this notice a significant Request for Proposals ("RFP") proposals for the renovation, operation, and maintenance of an outdoor café at Mineral Springs, Central Park, Manhattan.

There will be a recommended remote proposer meeting on Wednesday, August 4, 2021, at 2:00 P.M. If you are considering responding to this RFP, please make every effort to attend this recommended remote proposer meeting.

The Cisco WebEx link for the remote proposer meeting is as follows: <https://nycparks.webex.com/nycparks/j.php?MTID=mb39364b67f573e3248c9e533703e599f>

Meeting Number: 179 020 4930 Password: Parks123

You may also join the remote proposer meeting by phone using the following information:

+1-646-992-2010 OR +1-408-418-9388

Access code: 179 020 4930

Subject to availability and by appointment only, we may set up a meeting at the proposed concession site (Block #1111 & Lot #1), which is located between 69th and 70th Streets and between Terrace Drive and Sheep Meadow in Central Park, Manhattan.

All proposals submitted in response to this RFP must be submitted no later than Friday, September 3, 2021, at 3:00 P.M.

Hard copies of the RFP can be obtained at no cost, commencing Friday, July 23, 2021 through Friday, September 3, 2021, by contacting Eric Weiss, Senior Project Manager, at (212) 360-3483 or at Eric.Weiss@parks.nyc.gov.

The RFP is also available for download, on Friday, July 23, 2021 through Friday, September 3, 2021, on Parks' website. To download the RFP, visit <http://www.nyc.gov/parks/businessopportunities> and click on the "Concessions Opportunities at Parks" link. Once you have logged in, click on the "download" link that appears adjacent to the RFP's description.

For more information or if you cannot attend the remote proposer meeting, prospective proposers may contact Eric Weiss, Senior Project Manager at (212) 360-3483 or at Eric.Weiss@parks.nyc.gov.

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

Use the following address unless otherwise specified in notice, to secure, examine or submit bid/proposal documents, vendor pre-qualification and other forms; specifications/blueprints; other information; and for opening and reading of bids at date and time specified above.
Parks and Recreation, The Arsenal, Central Park, 830 Fifth Avenue, Room 407, New York, NY 10065. Eric Weiss (212) 360-3483; eric.weiss@parks.nyc.gov

☛ jy23-a5

SCHOOL CONSTRUCTION AUTHORITY

CONTRACT SERVICES

■ SOLICITATION

Construction/Construction Services

CONSTRUCTION MANAGEMENT SERVICES - JOB ORDER CONTRACTING PROGRAM: THE SCA'S JOB ORDER CONTRACTING (JOC) PROGRAM ENABLES THE SCA TO RAPIDLY ENGAGE CONTRACTORS TO PERFORM CONSTRUCTION AND CONSTRUCTION RELATED SERVICES. - Request for Proposals - PIN# 22-000XXRJ - Due 7-30-21 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, 30-30 Thomson Avenue, First Floor, Long Island City, NY 11101. June Thompson (718) 752-5862; jthompson@nyscca.org

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TRANSPORTATION

FERRY

■ SOLICITATION

Construction/Construction Services

84121B0030-84121SISI442 - ST. GEORGE TERMINAL DIESEL EXHAUST FLUID STORAGE AND DISTRIBUTION SYSTEM - Competitive Sealed Bids - PIN# 84121B0030 - Due 9-8-21 at 2:00 P.M.

The New York City Department of Department of Transportation (NYC DOT), is issuing a solicitation to obtain bids for St. George Terminal Diesel Exhaust Fluid. Please see the solicitation documents for additional details. Please submit your proposals by both acknowledging the receipt of the RFx in the Acknowledgement tab and completing your response in the Manage Responses tab. Vendor resources and materials can be found at the link below under the Finding and Responding to RFx heading. If you need additional assistance with PASSPort, please contact the MOCS Service Desk, at Help@mocs.nyc.gov. Link: <https://www1.nyc.gov/site/mocs/systems/passport-user-materials.page>

Bid opening Location - Bids will be opened virtually via Zoom Webinar only. 55 Water Street, Ground Floor - Bid Room New York, NY 10041. Pre-Bid Conference location - Pre-Bid Conference Via ZOOM Contact jdestra-louis@dot.nyc.gov (3 days prior to conference for meeting Invite) New York, NY 10041. Mandatory: no Date/Time - 2021-08-09 10:00

☛ jy23

CONTRACT AWARD HEARINGS

NOTE: LOCATION(S) ARE ACCESSIBLE TO INDIVIDUALS USING WHEELCHAIRS OR OTHER MOBILITY DEVICES. FOR FURTHER INFORMATION ON ACCESSIBILITY OR TO MAKE A REQUEST FOR ACCOMMODATIONS, SUCH AS SIGN LANGUAGE INTERPRETATION SERVICES, PLEASE CONTACT THE MAYOR'S OFFICE OF CONTRACT SERVICES (MOCS) VIA EMAIL, AT DISABILITYAFFAIRS@MOCS.NYC.GOV OR VIA PHONE, AT (212) 788-0010. 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.



ADMINISTRATION FOR CHILDREN'S SERVICES

■ PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN that a Public Hearing will be held on Thursday, August 2, 2021 commencing at 10:00 A.M. on the following contract:

IN THE MATTER OF one (1) proposed contract between the Administration for Children's Services and Partners in Safety, Inc. located at 800 Route 17M, Middletown, NY 10940, EPIN: 06822W0002001, in the amount of \$291,666.00. The proposed contract is for Drug and Alcohol Screening Services with a term of September 1, 2021 to August 31, 2022. The proposed contractor has been selected by means of the M/WBE small Purchase procurement method, pursuant to Section 3-08 (c)(1)(iv) of the Procurement Policy Board Rules.

In order to access the Public Hearing or to testify, please join the public hearing WebEx call by calling 1-646-992-2010 (New York), 1-408-418-9388 (outside of NY), Meeting ID: 179 121 7207, no later than 9:50 am on the date of the hearing. If you require further accommodations, please contact Fred Simmons at freddie.simmons@acs.nyc.gov, no later than three business days before the hearing date.

☛ jy23

ENVIRONMENTAL PROTECTION

■ PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN that a Public Hearing will be held at the Department of Environmental Protection Offices via conference call, on August 5, 2021 commencing at 10:00 A.M. on the following:

IN THE MATTER OF a proposed contract between the Department of Environmental Protection and Hazen & Sawyer DPC, 498 Seventh Avenue, New York, NY 10018 for DEL-444: Technical Support, Training and Knowledge Transfer and Development for DEP Operations Support Tool (OST). The Contract term shall be 1095 consecutive calendar days with an option to renew for 730 consecutive calendar days from the date of the written notice to proceed. The Contract amount shall be \$2,765,639.00 Location: Upstate NY: EPIN: 82621S0006.

This contract was selected by Sole Source pursuant to Section 3-05 of the PPB Rules

IN THE MATTER OF a proposed contract between the Department of Environmental Protection and Dewberry Engineers, Inc., 132 W. 31 Street, Suite 301, New York, New York 10001 for DEL-424 CM2: Construction Management Services for the Decommissioning & Reconstruction of Honk Falls Dam. The Contract term shall be 1,264 consecutive calendar days from the date of the written notice to proceed. The Contract amount shall be \$4,771,103.72—Location: Ulster County: EPIN: 82621P0003.

This contract was selected by Competitive Sealed Proposal pursuant to Section 3-03 of the PPB Rules.

In order to access the Public Hearing and testify, please call 1-347-921-5612, Access Code: 938 837 061 no later than 9:55 AM. If you need further accommodations, please let us know at least five business days in advance of the Public Hearing via e-mail at jschreiber@dep.nyc.gov.

☛ jy23

SPECIAL MATERIALS

CITY PLANNING

■ NOTICE

POSITIVE DECLARATION

Project Identification
Wakefield Village

Lead Agency
City Planning Commission

CEQR No. 22DCP008X
ULURP Nos. Pending
SEQRA Classification: Type I

120 Broadway, 31st Floor
New York, NY 10271
Contact: Olga Abinader
(212) 720-3493

Name, Description and Location of Proposal:

Wakefield Village

Webster Leasing LLC (the "Applicant") is requesting discretionary approvals from the City Planning Commission (the "CPC"), including zoning map and text amendments, special permits, disposition of City-owned property, and public financing, described in greater detail below, to facilitate the redevelopment of an approximately 4.65-acre site located on Block 5064, Lots 10 (p/o), 78, and 85 (the "Project Site") in Bronx Community District 12 (CD 12). The Proposed Actions, listed and described below, would facilitate an approximately 1,172,760 gross square feet (gsf) mixed-use transit-oriented development (the "Proposed Project") on the Project Site, comprised of six buildings including approximately 1,075,684 gsf of residential uses with approximately 1,262 affordable dwelling units (DUs), approximately 27,746 gsf of retail space, approximately 55,846 gsf of community facility space, approximately 55,846 gsf of accessory space including common areas, and approximately 130,097 square feet (sf) of publicly-accessible open space.

Specifically, the Proposed Actions before the CPC include:

- A Zoning Map Amendment to rezone the Project Site from the existing M1-1 zoning district to R7-1 with C2-4 commercial overlay
- A Zoning Text Amendment to Appendix F (Inclusionary Housing and Mandatory Inclusionary Housing (MI) Areas) of the Zoning Resolution (ZR) to designate the Project Site as an MIH area.
- A Large Scale General Development (LSGD) Special Permit pursuant to ZR §74-743(a)(2) to allow variations to height, setback, and side yard regulations (ZR §§23-661, 23-664, 35-24).
- A LSGD Special Permit pursuant to ZR §74-512 to allow permitted parking above 200 spaces.

Additionally, a disposition of the portion of Metropolitan Transportation Authority- (MTA-) owned Lot 10, generally located between the Applicant-owned Lot 78 and Lot 85, will be required, and the Applicant would seek public funding and/or financing through the New York City Department of Housing Preservation and Development, and potentially other City and New York State sources related to affordable housing development.

The Build Year for the Proposed Actions is 2033.

Statement of Significant Effect:

On behalf of the CPC, the Environmental Assessment and Review Division has determined, pursuant to 6 NYCRR Part 617.7, that the proposed actions may have a significant effect on the quality of the environment as detailed in the following environmental impacts, and that an environmental impact statement will be required: land use, zoning and public policy; socioeconomic conditions; community facilities; open space; shadows; historic and cultural resources; urban design and visual resources; natural resources; hazardous materials; water and sewer infrastructure; transportation; air quality; greenhouse gas emissions; noise; public health; neighborhood character; and construction.

The proposed actions would not have significant adverse impacts related to solid waste and sanitation services; and energy

Supporting Statement:

The above determination is based on an Environmental Assessment Statement prepared for the action which finds that:

1. Land Use, Zoning and Public Policy – The Proposed Actions would result in new land uses and a change in zoning. The Project Site is within the Coastal Zone boundary and will require a consistency assessment with the NYC Waterfront Revitalization Program (WRP).
2. Socioeconomic Conditions – The Proposed Actions would introduce more than 200 DUs, at the Project Site, and could result in indirect residential displacement.
3. Community Facilities – The Proposed Actions would introduce new residential dwelling units would increase demand at public schools, publicly funded child care facilities, and libraries.
4. Open Space – The Proposed Actions would introduce new residential and worker populations that could increase demand for use of publicly accessible spaces.
5. Shadows – The Proposed Actions would introduce new buildings that would be greater than 50 feet in height in the vicinity of nearby sunlight sensitive resources, including the Bronx River.
6. Historic and Cultural Resources – The Proposed Actions could result in new construction within close proximity to known architectural and archaeological resources.

7. Urban Design and Visual Resources – The Proposed Actions could result in physical changes to the Project Site beyond the bulk and form currently permitted as-of-right. These proposed changes could affect a pedestrian's experience of public space.
8. Natural Resources – The Proposed Actions would result in construction on a site near the Bronx River.
9. Hazardous Materials – The Proposed Actions could result in new construction and in-ground disturbance within the affected area, which has a documented history of hazardous materials conditions.
10. Water and Sewer Infrastructure – The Proposed Actions would result in an incremental increase of over 400 residential DUs in a combined sewer area in the Bronx, and a specific drainage area adjacent to the Bronx River.
11. Solid Waste and Sanitation Services – The Proposed Actions would not have the potential to generate 50 tons or more of solid waste per week and would not involve a reduction of capacity at a solid waste management facility.
12. Energy – The Proposed Actions would not affect the transmission or generation of energy.
13. Transportation – The Proposed Actions would generate vehicular traffic and increase demand for parking, pedestrian traffic and subway and bus riders.
14. Air Quality – The Proposed Actions would have the potential to create new mobile and stationary sources of pollutants and introduce new emissions stacks so that changes in the dispersion of emissions from the stacks may affect surrounding uses.
15. Greenhouse Gas Emissions – The Proposed Actions could generate greenhouse gas emissions.
16. Noise – The Proposed Actions would result in additional vehicle trips and would introduce new noise-sensitive receptors in an area near heavily trafficked roadways and active Metro North rail lines. The Proposed Actions would not introduce any unenclosed mechanical building equipment, and is not located in an area with existing high ambient noise levels due to existing future or stationary noise sources, and a stationary noise source analysis is not warranted.
17. Public Health – The Proposed Actions could result in effects related to air quality, hazardous materials or noise, and consequently public health may be affected.
18. Neighborhood Character – The Proposed Actions could affect socioeconomic conditions, urban design and visual resources, historic and cultural resources, transportation and noise; consequently, the affected area's neighborhood character may be affected.
19. Construction – The Proposed Actions would result in the phased development of multiple large, mixed-use buildings over an extended period of time, and would involve activities that could result in construction impacts.

Public Scoping:

The CEQR lead agency hereby requests that the applicant prepare or have prepared, at their option, a Draft Environmental Impact Statement (DEIS) in accordance with 6 NYCRR 617.9(b) and Sections 6-08 and 6-12 of Executive Order No. 91 of 1977 as amended (City Environmental Quality Review).

A public scoping meeting has been scheduled for Monday,

August 23, 2021, at 2:00 P.M. In light of the Governor's announcement on June 24, 2021 of the end of the State-declared state of emergency, and in support of the City's continued efforts to contain the spread of COVID-19, the public scoping meeting will be accessible both in person and remotely. The public scoping meeting will be held in person in the NYC City Planning Commission Hearing Room, Lower Concourse, 120 Broadway, New York, NY on August 23, 2021, at 2:00 PM. Per the allowable occupancy of the NYC City Planning Commission Hearing Room, no more than thirty-four members of the general public will be permitted in the space at any given time. All meeting attendees will be required to practice physical distancing and all attendees over the age of two who are medically able to tolerate a face covering will be required to wear a face covering, regardless of vaccination status.

Please do not attend this meeting in person if:

- You have experienced any symptoms of COVID-19 within the past 10 days (a fever of 100.0 degrees Fahrenheit or greater, a new cough, new loss of taste or smell, or shortness of breath).
- You have tested positive for COVID-19 within the past 10 days.
- You have been in close contact (within 6 feet for at least 10 minutes over a 24-hour period) with anyone while they had COVID-19 within

the past 10 days and are required to quarantine under existing CDC guidance (you have not had COVID-19 within the past 3 months, and you are not fully vaccinated).

To join the meeting remotely and comment, please visit NYC Engage (<https://www1.nyc.gov/site/nycengage/events/index.page>). Written

comments will be accepted by the lead agency through Thursday, September 2, 2021.

This determination has been prepared in accordance with Article 8 of the Environmental Conservation Law.

Should you have any questions pertaining to this Positive Declaration, you may contact Annabelle Meunier, at (212) 720-3426

✶ jy23

CITYWIDE ADMINISTRATIVE SERVICES

■ NOTICE

OFFICIAL FUEL PRICE (\$) SCHEDULE NO. 8792 FUEL OIL AND KEROSENE

CONTR. NO.	ITEM NO.	FUEL/OIL TYPE	DELIVERY	VENDOR	CHANGE (\$)	PRICE (\$) EFF. 7/19/2021
4087216	1.3	#2DULS	CITYWIDE BY TW	SPRAGUE	.0111 GAL.	2.3470 GAL.
4087216	2.3	#2DULS	PICK-UP	SPRAGUE	.0111 GAL.	2.2423 GAL.
4087216	3.3	#2DULS WINTERIZED	CITYWIDE BY TW	SPRAGUE	.0111 GAL.	2.5453 GAL.
4087216	4.3	#2DULS WINTERIZED	PICK-UP	SPRAGUE	.0111 GAL.	2.4405 GAL.
4087216	5.3	#1DULS	CITYWIDE BY TW	SPRAGUE	.0110 GAL.	2.6635 GAL.
4087216	6.3	#1DULS	PICK-UP	SPRAGUE	.0110 GAL.	2.5587 GAL.
4087216	7.3	#2DULS >=80%	CITYWIDE BY TW	SPRAGUE	.0111 GAL.	2.3748 GAL.
4087216	8.3	#2DULS WINTERIZED	CITYWIDE BY TW	SPRAGUE	.0111 GAL.	2.6658 GAL.
4087216	9.3	B100 B100<=20%	CITYWIDE BY TW	SPRAGUE	.0055 GAL.	4.1451 GAL.
4087216	10.3	#2DULS >=80%	PICK-UP	SPRAGUE	.0111 GAL.	2.2700 GAL.
4087216	11.3	#2DULS WINTERIZED	PICK-UP	SPRAGUE	.0111 GAL.	2.5610 GAL.
4087216	12.3	B100 B100 <=20%	PICK-UP	SPRAGUE	.0055 GAL.	4.0403 GAL.
4087216	13.3	#1DULS >=80%	CITYWIDE BY TW	SPRAGUE	.0110 GAL.	2.6731 GAL.
4087216	14.3	B100 B100 <=20%	CITYWIDE BY TW	SPRAGUE	.0055 GAL.	4.1540 GAL.
4087216	15.3	#1DULS >=80%	PICK-UP	SPRAGUE	.0110 GAL.	2.5683 GAL.
4087216	16.3	B100 B100 <=20%	PICK-UP	SPRAGUE	.0055 GAL.	4.0492 GAL.
4087216	17.3	#2DULS	BARGE MTF III & ST. WI	SPRAGUE	.0111 GAL.	2.3076 GAL.
3687192	1.0	JET	FLOYD BENNETT	SPRAGUE	.0187 GAL.	2.8122 GAL.
3587289	2.0	#4B5	MANHATTAN	UNITED METRO	.0134 GAL.	2.4179 GAL.
3587289	5.0	#4B5	BRONX	UNITED METRO	.0134 GAL.	2.4167 GAL.
3587289	8.0	#4B5	BROOKLYN	UNITED METRO	.0134 GAL.	2.4109 GAL.
3587289	11.0	#4B5	QUEENS	UNITED METRO	.0134 GAL.	2.4162 GAL.
3587289	14.0	#4B5	RICHMOND	UNITED METRO	.0134 GAL.	2.5016 GAL.
4187014	1.0	#2B5	MANHATTAN	SPRAGUE	.0108 GAL.	2.4985 GAL.
4187014	3.0	#2B5	BRONX	SPRAGUE	.0108 GAL.	2.4505 GAL.
4187014	5.0	#2B5	BROOKLYN	SPRAGUE	.0108 GAL.	2.4635 GAL.
4187014	7.0	#2B5	QUEENS	SPRAGUE	.0108 GAL.	2.4715 GAL.
4187014	9.0	#2B5	STATEN ISLAND	SPRAGUE	.0108 GAL.	2.5505 GAL.
4187014	11.0	#2B10	CITYWIDE BY TW	SPRAGUE	.0105 GAL.	2.5581 GAL.
4187014	12.0	#2B20	CITYWIDE BY TW	SPRAGUE	.0100 GAL.	2.7314 GAL.
4187015	2.0(H)	#2B5	MANHATTAN, (RACK PICK-UP)	APPROVED OIL COMPANY	.0108 GAL.	2.2638 GAL.
4187015	4.0(I)	#2B5	BRONX, (RACK PICK-UP)	APPROVED OIL COMPANY	.0108 GAL.	2.2638 GAL.
4187015	6.0(L)	#2B5	BROOKLYN, (RACK PICK-UP)	APPROVED OIL COMPANY	.0108 GAL.	2.2638 GAL.
4187015	8.0(M)	#2B5	QUEENS, (RACK PICK-UP)	APPROVED OIL COMPANY	.0108 GAL.	2.2638 GAL.
4187015	10.0(N)	#2B5	STATEN ISLAND, (RACK PICK-UP)	APPROVED OIL COMPANY	.0108 GAL.	2.2638 GAL.

4087216	#2DULSB5	95% ITEM 7.3 & 5% ITEM 9.3	CITYWIDE BY TW	SPRAGUE	.0108 GAL.	2.4633 GAL.(a)
4087216	#2DULSB10	90% ITEM 7.3 & 10% ITEM 9.3	CITYWIDE BY TW	SPRAGUE	.0105 GAL.	2.5518 GAL.(b)
4087216	#2DULSB20	80% ITEM 7.3 & 20% ITEM 9.3	CITYWIDE BY TW	SPRAGUE	.0100 GAL.	2.7289 GAL.(c)
4087216	#2DULSB5	95% ITEM 10.3 & 5% ITEM 12.3	PICK-UP	SPRAGUE	.0108 GAL.	2.3585 GAL.(d)
4087216	#2DULSB10	90% ITEM 10.3 & 10% ITEM 12.3	PICK-UP	SPRAGUE	.0105 GAL.	2.4470 GAL.(e)
4087216	#2DULSB20	80% ITEM 10.3 & 20% ITEM 12.3	PICK-UP	SPRAGUE	.0100 GAL.	2.6241 GAL.(f)
4087216	#1DULSB20	80% ITEM 13.3 & 20% ITEM 14.3	CITYWIDE BY TW	SPRAGUE	.0099 GAL.	2.9693 GAL.
4087216	#1DULSB20	80% ITEM 15.3 & 20% ITEM 16.3	PICK-UP	SPRAGUE	.0099 GAL.	2.8645 GAL.

**OFFICIAL FUEL PRICE (\$) SCHEDULE NO. 8793
FUEL OIL, PRIME AND START**

CONTR. NO.	ITEM NO.	FUEL/OIL TYPE	DELIVERY	VENDOR	CHANGE (\$)	PRICE (\$) EFF. 7/19/2021
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**OFFICIAL FUEL PRICE (\$) SCHEDULE NO. 8794
FUEL OIL AND REPAIRS**

CONTR. NO.	ITEM NO.	FUEL/OIL TYPE	DELIVERY	VENDOR	CHANGE (\$)	PRICE (\$) EFF. 7/19/2021
20211200451	#2B5		ALL BOROUGHES (PICKUP UNDER DELIVERY)	APPROVED OIL	.0108 GAL.	2.6779 GAL.(J)
20211200451	#4B5		ALL BOROUGHES (PICKUP UNDER DELIVERY)	APPROVED OIL	.0134 GAL.	2.5512 GAL.(K)

**OFFICIAL FUEL PRICE (\$) SCHEDULE NO. 8795
GASOLINE**

CONTR. NO.	ITEM NO.	FUEL/OIL TYPE	DELIVERY	VENDOR	CHANGE (\$)	PRICE (\$) EFF. 7/19/2021
3787120	1.0	REG UL	CITYWIDE BY TW	GLOBAL MONTELLO	.0192 GAL	2.4041 GAL.
3787120	2.0	PREM UL	CITYWIDE BY TW	GLOBAL MONTELLO	.0183 GAL	2.5262 GAL.
3787120	3.0	REG UL	PICK-UP	GLOBAL MONTELLO	.0192 GAL	2.3391 GAL.
3787120	4.0	PREM UL	PICK-UP	GLOBAL MONTELLO	.0183 GAL	2.4612 GAL.
3787121	5.0	E85 (SUMMER)	CITYWIDE BY DELIVERY	UNITED METRO	-.0366 GAL	2.6588 GAL.(G)

NOTE:

- (A), (B) and (C) Contract 4087216, item 7.3 replaced item 8.3 (Winter Version) effective April 1, 2021**
- As of February 9, 2018, the Bio-Diesel Blender Tax Credit was retroactively reinstated for calendar year 2017. Should the tax credit be further extended, contractors will resume deducting the tax credit as a separate line item on invoices.
- Federal excise taxes are imposed on taxable fuels, (i.e., gasoline, kerosene, and diesel), when removed from a taxable fuel terminal. This fuel excise tax does not include Leaking Underground Storage Tank (LUST) tax. LUST tax applies to motor fuels for both diesel and gasoline invoices. Going forward, LUST Tax will appear as an additional fee at the rate of \$0.001 per gallon and will be shown as a separate line item on your invoice.
- The National Oil Heat Research Alliance (NORA) has been extended until February 6, 2029. A related assessment of \$.002 per gallon has been added to the posted weekly fuel prices and will appear as a separate line item on invoices. This fee applies to heating oil only and since 2015 has included #4 heating oil. All other terms and conditions remain unchanged.
- Contract #4087216, effective June 1, 2020, replaces former items (1.2-17.2) on Contract #3987206
- Due to RIN price adjustments Biomass-based Diesel (2020) is replaced by Biomass-based Diesel (2021) commencing 1/1/2021.
- Metro Environmental Services, LLC Requirement Contract #: 20201201516/4087084 for Fuel Site Maintenance Services, Citywide has been registered and Contract is available on DCAS / OCP's "Requirements Contract" website for citywide use as of January 27, 2020. Link to Fuel Site Maintenance Services, Citywide contract via OCP website: <https://mspwv-w-dcsoep.dcas.nycnet/nycprocurement/dmss/asp/RCDetails.asp?vContract=20201201516>
- (D), (E) and (F) Contract 4087216, item 10.3 replaced item 11.3 (Winter Version) effective April 1, 2021**
- (G) Contract 3787121, item 5.0 replaced item 6.0 (Winter Blend) effective April 1, 2021**
- NYC Agencies are reminded to fill their fuel tanks as the end of the fiscal year approaches (June 30th).

11. (J) and (K) Effective October 1, 2020 contract #20211200451 **PICKUP (ALL BOROUGHES) under DELIVERY** by Approved Oil.
12. (H), (I), (L), (M) and (N) Items 2.0(Manhattan), 4.0(Bronx), 6.0(Brooklyn), 8.0(Queens) and 10.0(Staten Island) are for **RACK PICKUP ONLY**.
13. **NYC Agencies are reminded to begin preparing Purchase Orders for the New Fiscal Year (FY22) as the end of the current fiscal year approaches (June 30th) where need and encouraged to continue utilizing Direct Order system for your fuel ordering, where it's in place**

REMINDER FOR ALL AGENCIES:

All entities utilizing DCAS fuel contracts are reminded to pay their invoices **on time** to avoid interruption of service. Please send inspection copy of receiving report for all gasoline (E70, UL & PREM) delivered by tank wagon to OCP/Bureau of Quality Assurance (BQA), 1 Centre Street, 18th Floor, New York, NY 10007.

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OFFICE OF LABOR RELATIONS

■ NOTICE

Local 621, S.E.I.U,

2017-2021 Supervisor of Mechanics (M.E.) et al. Agreement

AGREEMENT entered into this 4th day of April, 2021 by and between the **City of New York** and related public employers pursuant to and limited to their respective elections or statutory requirement to be covered by the New York City Collective Bargaining Law and their respective authorizations to the City to bargain on their behalf (hereinafter referred to jointly as the "**Employer**"), and **Local 621, Service Employees International Union** (hereinafter referred to as the "**Union**"), for the forty-three months period from **March 13, 2017 to October 12, 2020** for all titles listed below in Article I Section 1 except for the Deputy Director of Motor Equipment Maintenance (Sanitation) where the forty-three months period from **October 31, 2017 to May 30, 2021** shall apply.

WITNESSETH:

WHEREAS, the parties hereto have entered into collective bargaining and desire to reduce the results thereof to writing,

NOW, THEREFORE, it is mutually agreed as follows:

ARTICLE I - UNION RECOGNITION AND UNIT DESIGNATION

Section 1.

The **Employer** recognizes the **Union** as the sole and exclusive collective bargaining representative for the bargaining unit set forth below, consisting of employees of the **Employer**, wherever employed, whether full-time, part-time per annum, hourly or per diem, in the below listed title(s), and in any successor title(s) that may be certified by the **Board of Certification of the Office of Collective Bargaining** to be part of the unit herein for which the **Union** is the exclusive collective bargaining representative the duties of which are or shall be equated by the City Personnel Director and the Director of the Budget for salary purposes to any of the below listed title(s):

Supervisor of Mechanics (Mechanical Equipment)
 Supervisor of Ironwork
 Deputy Director of Motor Equipment Maintenance (Sanitation)
 Administrative Director of Fleet Maintenance*
 Director of Motor Transport (Police Department)
 Director of Motor Equipment Maintenance (Sanitation)
 (Non-Managerial)
 Executive Director of Fleet Operations (Fire Department)**

* For present incumbents only

**Certified pursuant to OCB decision no. 13 OCB2d 14 (BOC 2020)

Section 2.

The terms "**employee**" and "**employees**" as used in this **Agreement** shall mean only those persons in the unit described in Section 1 of this Article except that Articles VII and VIII shall not apply to **employees** assigned and paid an assignment differential as Assistant Supervising Supervisor Class I or Class II or Supervising Supervisor. Further, employees serving in the title of Deputy Director of Motor Equipment Maintenance, Administrative Director of Fleet Maintenance, Director of Motor Transport, Director of Motor Equipment Maintenance, and employees serving at Level II of the title of Supervisor of Mechanic (Mechanical Equipment), shall be excluded from the aforementioned Articles VII and VIII.

ARTICLE II - DUES CHECKOFF

Section 1.

- a. The **Union** shall have the exclusive right to the checkoff and transmittal of dues on behalf of each **employee** in accordance with the Mayor's Executive Order No. 98, dated May 15, 1969, entitled "**Regulations Relating to the Checkoff of Union**

Dues" and in accordance with the Mayor's Executive Order No. 107, dated December 29, 1986, entitled "**Procedures for Orderly Payroll Check-Off of Union Dues and Agency Shop Fees.**"

- b. Any **employee** may consent in writing to the authorization of the deduction of dues from the **employee's** wages and to the designation of the **Union** as the recipient thereof. Such consent, if given, shall be in a proper form acceptable to the City, which bears the signature of the **employee**.

Section 2.

The parties agree to an agency shop to the extent permitted by applicable law, as described in a supplemental agreement hereby incorporated by reference into this **Agreement**.

ARTICLE III - UNION ACTIVITY

Section 1.

Time spent by **Union** officials and representatives in the conduct of labor relations shall be governed by the terms of **Executive Order No. 75**, as amended, dated March 22, 1973, entitled "**Time Spent on the Conduct of Labor Relations between the City and its employees and on Union Activity**" or any other applicable Executive Order. No **employee** shall otherwise engage in **Union** activities while assigned to regular duties.

Section 2.

The **Employer** agrees not to discriminate in any way against any **employee** for **Union** activity, but such activity shall not be carried on during working hours or in working areas.

Section 3.

The **Union** shall be entitled to designate one (1) **shop steward** for each **Agency** except in the case of the **Department of Sanitation** where the **Union** shall be entitled to designate one (1) **shop steward** for each borough of **New York City**.

Section 4.

The **Union** shall certify in writing to the **Employer** the names of its **stewards** and any changes in personnel serving in that capacity. No **shop stewards** may leave their regularly assigned work locations in order to investigate a grievance without first obtaining the approval of their **supervisor**.

Section 5.

There shall be no **Union** activity on **Employer** time other than that which is specifically permitted by the terms of this **Agreement**.

ARTICLE IV - WAGES AND SUPPLEMENTS

Section 1.

General Provisions

- A. This Article IV is subject to the provisions, terms and conditions of the **Alternative Career and Salary Pay Plan Regulations**, dated March 15, 1967 as amended, except that the specific terms and conditions of this Article shall supersede any provisions of such **Regulations** inconsistent with this **Agreement** subject to the limitations of applicable provisions of law.
- B. Unless otherwise specified, all salary provisions of this **Agreement**, including general increases and any other salary adjustments, are based upon a normal work week of 40 hours. An **employee** who works on a part-time per annum basis and who is eligible for any salary adjustments provided in this **Agreement** shall receive the appropriate pro-rata portion of such salary adjustment computed on the relationship between the number of hours regularly worked each week by such **employee** and the number of hours in the said normal work week, unless otherwise specified.

- C. **Employees** who work on a per diem or hourly basis and who are eligible for any salary adjustment provided in this **Agreement** shall receive the appropriate pro-rata portion of such salary adjustment computed as follows, unless otherwise specified:

Per diem rate - 1/261 of the appropriate minimum basic salary.
Hourly Rate - 40 hour week basis - 1/2088 of the appropriate minimum basic salary.
 35 hour week basis - 1/1827 of the appropriate minimum basic salary.

Section 2 Wage Increases

A. General Wage Increases

- a. For Employees other than Deputy Directors:
 - i. Effective March 13, 2017, Employees shall receive a general increase of 2.00%.
 - ii. Effective March 13, 2018, Employees shall receive a general increase of 2.25% compounded.
 - iii. Effective April 13, 2019, Employees shall receive a general increase of 3.00% compounded.
- b. For Deputy Directors:
 - i. Effective October 31, 2017, Employees shall receive a general increase of 2.00%.
 - ii. Effective October 31, 2018, Employees shall receive a general increase of 2.25% compounded.
 - iii. Effective November 30, 2019, Employees shall receive a general increase of 3.00% compounded.
- c. Part-time per annum, per session, hourly paid and part-time per diem Employees (including seasonal appointees) and Employees whose normal work year is less than a full calendar year shall receive the increases provided in Section 2a and 2b on the basis of computations heretofore utilized by the parties for all such Employees.
- d. The general increases provided for in Section 2(a) and 2(b) above shall be based upon the base rates (including salary or incremental salary schedules) of the applicable titles in effect on the day prior to the general increase, e.g. the general increase provided for in Section 2 (a)(i) shall be based on the base rates (including salary or incremental salary schedules) of the applicable titles in effect on March 12, 2017.
- e. The general increases shall be applied to the base rates, incremental salary levels and the minimum "hiring rates", minimum "incumbent rates" and maximum rates (including levels) if any, fixed for the applicable titles, and to assignment differentials.

Section 3. Salary Rates

Employees in the titles covered by this agreement, except those promoted into the bargaining unit after April 13, 2019 or subject to the new hire rates set forth in subsection 7, shall be subject to the following salaries during the term of this agreement:

Effective 3/13/17

(10/31/17 for Deputy Directors)

	Incumbent Min.	Max.
Supervisor of Mechanics (Mechanical Equipment) Level 1	\$115,077	Flat Rate
Supervisor of Mechanics (Mechanical Equipment) Level 2	\$140,719	\$156,246
Supervisor of Ironwork	\$118,832	Flat Rate
Administrative Director of Fleet Maintenance*	\$145,205	\$156,246
Deputy Director of Motor Equipment Maintenance (Sanitation)	\$145,205	\$156,246
Director of Motor Equipment Maintenance (Sanitation)	\$148,002	\$170,639
Director of Motor Transport (Police Department)	\$144,941	\$159,796

Effective 3/13/18

(10/31/18 for Deputy Directors)

	Incumbent Min.	Max.
Supervisor of Mechanics (Mechanical Equipment) Level 1	\$117,666	Flat Rate
Supervisor of Mechanics (Mechanical Equipment) Level 2	\$143,885	\$159,762
Supervisor of Ironwork	\$121,506	Flat Rate
Administrative Director of Fleet Maintenance*	\$148,472	\$159,762
Deputy Director of Motor Equipment Maintenance (Sanitation)	\$148,472	\$159,762
Director of Motor Equipment Maintenance (Sanitation)	\$151,332	\$174,478
Director of Motor Transport (Police Department)	\$148,202	\$163,391

Effective 4/13/19

(11/30/19 for Deputy Directors)

	Incumbent Min.	Max.
Supervisor of Mechanics (Mechanical Equipment) Level 1	\$121,196	Flat Rate
Supervisor of Mechanics (Mechanical Equipment) Level 2	\$148,202	\$164,555
Supervisor of Ironwork	\$125,151	Flat Rate
Administrative Director of Fleet Maintenance*	\$152,926	\$164,555
Deputy Director of Motor Equipment Maintenance (Sanitation)	\$152,926	\$164,555
Director of Motor Equipment Maintenance (Sanitation)	\$155,872	\$179,712
Director of Motor Transport (Police Department)	\$152,648	\$168,293

* For present incumbents only

Section 4. Assignment Differentials

For the period March 13, 2017 to October 12, 2020, **SMME's** Level I's serving in one of the three higher **SMME** assignments shall receive an assignment differential above the base salary rate set forth this Article IV:

	Assistant Supervising Supervisor	Assistant Supervising Supervisor	Supervising Supervisor
Effective Date	Class II	Class I	Supervisor
March 13, 2017	\$5,199	\$7,071	\$9,735
March 13, 2018	\$5,316	\$7,230	\$9,954
April 13, 2019	\$5,475	\$7,447	\$10,253
For those New Hires Hired on or after March 13, 2017:			
March 13, 2017	\$4,725	\$6,422	\$8,843
March 13, 2018	\$4,831	\$6,566	\$9,042
April 13, 2019	\$4,976	\$6,763	\$9,313

Applying the above assignment differentials, the annual salaries for the three higher **SMME Level I** assignments (except for those promoted on or after April 13, 2019) for the period March 13, 2017 to October 12, 2020 shall be as follows:

Effective Date	Assistant Supervising Supervisor Class II	Assistant Supervising Supervisor Class I	Supervising Supervisor
March 13, 2017	\$120,276	\$122,148	\$124,812
March 13, 2018	\$122,982	\$124,896	\$127,620
April 13, 2019	\$126,671	\$128,643	\$131,449

The following definitions shall apply to the various assignment differentials set forth above:

Assistant Supervising Supervisor Class II (sometimes referred to as "Senior Supervisor"):

Is in responsible charge of one large or several smaller repair facilities, machine shops, plants or pumping stations, a borough shop and its satellite garages or several shops in a central repair shop, may be required to coordinate personnel and activities within assigned area; supervises assigned personnel.

Assistant Supervising Supervisor Class I (sometimes referred to as "Assistant Chief"):

Is in responsible charge of several shops, plants or pumping stations, several borough shops and their satellite garages or an entire floor comprised of shops and related facilities in a central repair shop; may assist in the planning, directing and coordinating of repair and maintenance activities; supervises assigned personnel.

Supervising Supervisor (sometimes referred to as "Chief"):

Is in responsible charge of various operations and functions of a unit comprised of garage operations, borough shops, a central repair shop, plants or pumping stations, or a similar repair and maintenance function, involving planning, directing and coordinating repair and maintenance activities; performs administrative work; may serve as principal assistant to a bureau director; supervises assigned personnel.

Section 5. Salary Rates – Employees Promoted into the Bargaining Unit Between April 13, 2019 and January 1, 2020.

Employees in the titles covered by this agreement, promoted into the bargaining unit on or after April 13, 2019 but before January 1, 2020, shall be subject to the following salaries during the term of this agreement:

Employees w/2 years of City Service

	1st year following promotion	Incumbent Min. (After 1 yr. in unit)	Max.
Supervisor of Mechanics (Mechanical Equipment) Level 1	\$118,348	\$121,196	Flat Rate
Supervisor of Mechanics (Mechanical Equipment) Level 2	\$144,720	\$148,202	\$164,555
Supervisor of Ironwork	\$122,211	\$125,151	Flat Rate
Deputy Director of Motor Equipment Maintenance (Sanitation)	\$144,984	\$148,472	\$159,762
Director of Motor Equipment Maintenance (Sanitation)	\$152,210	\$155,872	\$179,712
Director of Motor Transport (Police Department)	\$149,062	\$152,648	\$168,293

Employees w/less than 2 years of City Service

	1st year following promotion	New Hire Rate (after 1 yr. in unit)
Supervisor of Mechanics (Mechanical Equipment) Level 1	\$107,511	\$110,098

Supervisor of Mechanics (Mechanical Equipment) Level 2	\$121,162	\$124,077
Supervisor of Ironwork	\$105,800	\$108,346
Deputy Director of Motor Equipment Maintenance (Sanitation)	\$131,692	\$134,880

Section 6. Salary Rates – Employees Promoted into the Bargaining Unit After January 1, 2020.

Employees in the titles covered by this agreement, promoted into the bargaining unit after January 1, 2020, shall be subject to the following salaries during the term of this agreement:

Employees w/2 years of City Service

	1st year following promotion	Incumbent Min. (After 1 yr. in unit)	Max.
Supervisor of Mechanics (Mechanical Equipment) Level 1	\$117,666	\$121,196	Flat Rate
Supervisor of Mechanics (Mechanical Equipment) Level 2	\$143,885	\$148,202	\$164,555
Supervisor of Ironwork	\$121,506	\$125,151	Flat Rate
Deputy Director of Motor Equipment Maintenance (Sanitation)	\$148,472	\$152,926	\$164,555
Director of Motor Equipment Maintenance (Sanitation)	\$151,332	\$155,872	\$179,712
Director of Motor Transport (Police Department)	\$148,202	\$152,648	\$168,293

Employees w/less than 2 years of City Service

	1st year following promotion	New Hire Rate (after 1 yr in unit)
Supervisor of Mechanics (Mechanical Equipment) Level 1	\$106,891	\$110,098
Supervisor of Mechanics (Mechanical Equipment) Level 2	\$120,463	\$124,077
Supervisor of Ironwork	\$105,190	\$108,346
Deputy Director of Motor Equipment Maintenance (Sanitation)	\$134,880	\$138,926

Section 7. New Hire Salary Rates

The following rates shall apply to "new hires" who entered the bargaining unit prior to April 13, 2019 during the first two years of service, pursuant to the provisions of subsection 8 of this Article. "New Hires" are defined as employees with fewer than two years of city service.

**Effective 3/13/17
(10/31/17 for Deputy Directors)**

	New Hire Rate
Supervisor of Mechanics (Mechanical Equipment) Level 1	\$104,539

Supervisor of Mechanics (Mechanical Equipment) Level 2	\$117,812
Supervisor of Ironwork	\$102,875
Deputy Director of Motor Equipment Maintenance (Sanitation)	\$131,912

**Effective 3/13/18
(10/31/18 for Deputy Directors)**

	New Hire Rate
Supervisor of Mechanics (Mechanical Equipment) Level 1	\$106,891
Supervisor of Mechanics (Mechanical Equipment) Level 2	\$120,463
Supervisor of Ironwork	\$105,190
Deputy Director of Motor Equipment Maintenance (Sanitation)	\$134,880

**Effective 4/13/19
(11/30/19 for Deputy Directors)**

	New Hire Rate
Supervisor of Mechanics (Mechanical Equipment) Level 1	\$110,098
Supervisor of Mechanics (Mechanical Equipment) Level 2	\$124,077
Supervisor of Ironwork	\$108,346
Deputy Director of Motor Equipment Maintenance (Sanitation)	\$138,926

Section 8 New Hires

This Section refers only to employees in the titles Deputy Director of Motor Equipment Maintenance, Supervisor of Ironwork, and Supervisor of Mechanics (Mechanical Equipment) Level I and Level II:

a. For the purposes of Section 8(b) and 8(e), employees in the title of Deputy Director of Motor Equipment Maintenance 1) who were in active pay status before October 31, 2017 and 2) who are affected by the following personnel actions after said date **shall not** be treated as “newly hired” employees and shall receive no less than the indicated “incumbent minimum” set forth in subsections 3, 5, and 6 of this Article IV; In addition, for the purposes of Sections 8(c), 8(d) and 8(e), employees in the title Supervisor of Mechanics (Mechanical Equipment) Level I or Level II and Supervisor of Ironwork 1) who were in active pay status before March 13, 2017 and 2) who are affected by the following personnel actions after said date **shall not** be treated as “newly hired” employees and shall be entitled to receive no less than the indicated “incumbent rate” set forth in subsections 3, 5, and 6 of this Article IV

- i. Employees who return to active status from an approved leave of absence.
- ii. Employees in active status (whether full or part-time) appointed to permanent status from a civil service list, or to a new title (regardless of jurisdictional class or civil service status) without a break in service of more than 31 days.
- iii. Employees who were laid off or terminated for economic reasons who are appointed from a recall/preferred list or who were subject to involuntary redeployment.
- iv. Provisional employees who were terminated due to a civil service list who are appointed from a civil service list within one year of such termination.

- v. Permanent employees who resign and are reinstated or who are appointed from a civil service list within one year of such resignation.
 - vi. Employees (regardless of jurisdictional class or civil service status) who resign and return within 31 days of such resignation.
 - vii. A provisional employee who is appointed directly from one provisional appointment to another.
 - viii. For employees whose circumstances were not anticipated by the parties, the First Deputy Commissioner of Labor Relations is empowered to issue, on a case-by-case basis, interpretations concerning application of this Section 8. Such case-by-case interpretations shall not be subject to the dispute resolution procedures set forth in Article V of this Agreement.
- b. The following provisions shall apply to employees in the title Deputy Director of Motor Equipment Maintenance newly hired on or after October 31, 2017:
 - i. During the first two (2) years of service, the “appointment rate” for a newly hired employee shall be 10.08% less than the applicable incumbent minimum rate for said title that is in effect on the date of such appointment as set forth in this Agreement. The general increases provided for in subsection 2(A) shall be applied to the “appointment rate.”
 - ii. Upon completion of two (2) years of service such employees shall be paid no less than the indicated “incumbent minimum” rate for the applicable title that is in effect on the two (2) year anniversary of their original date of appointment as set forth in subsection 3 of this Article IV.
 - c. The following provisions shall apply to employees in the title Supervisor of Ironwork newly hired on or after March 13, 2017:
 - i. During the first two (2) years of service, the “appointment rate” for a newly hired employee shall be 15.51% percent less than the applicable incumbent rate for said title that is in effect on the date of such appointment as set forth in this Agreement. The general increases provided for in subsection 2(A) shall be applied to the “appointment rate.”
 - ii. Upon completion of two (2) years of service such employees shall be paid no less than the indicated “incumbent” rate for the applicable title that is in effect on the two (2) year anniversary of their original date of appointment as set forth in subsection 3 of this Article IV.
 - d. The following provisions shall apply to employees in the title Supervisor of Mechanic Mechanical Equipment Level I newly hired on or after March 13, 2017:
 - i. During the first two (2) years of service, the “appointment rate” for a newly hired employee shall be 10.08% percent less than the applicable incumbent rate for said title that is in effect on the date of such appointment as set forth in this Agreement. The general increases provided for in subsection 2(A) shall be applied to the “appointment rate.”
 - ii. Upon completion of two (2) years of service such employees shall be paid no less than the indicated “incumbent” rate for the applicable title that is in effect on the two (2) year anniversary of their original date of appointment as set forth in subsection 3 of this Article IV.
 - e. The following provisions shall apply to employees in the title Supervisor of Mechanic Mechanical Equipment Level II newly hired on or after March 13, 2017:
 - i. During the first two (2) years of service, the “appointment rate” for a newly hired employee shall be 19.44% percent less than the applicable incumbent rate for said title that is in effect on the date of such appointment as set forth in this Agreement. The general increases provided for in subsection 2(A) shall be applied to the “appointment rate.”
 - ii. Upon completion of two (2) years of service such employees shall be paid no less than the indicated “incumbent” rate for the applicable title that is in effect on the two (2) year anniversary of their original date of appointment as set forth in subsection 3 of this Article IV.
 - f.
 - i. If applicable, for a title subject to an incremental pay plan, the employee shall be paid the appropriate increment based upon the employee’s length of service.
 - ii. Employees who change titles or levels before attaining two years of service will be treated in the new title or level as if they had been originally appointed to said title or level on their original hiring date.
 - g. The First Deputy Commissioner of Labor Relations may, after notification to the affected union(s), exempt certain hard to recruit titles from the provisions of subsections 8(b), 8(c) and 8(d).

Section 9. New Promotees

- a. Effective April 13, 2019, the base rates, minimum incumbent rates, and maximum rates for all titles shall be reduced by 2.41% for the first year of service following promotion into the bargaining unit. Such reduced rate shall apply only to employees promoted into the bargaining unit on or after April 13, 2019.
- b. Effective January 1, 2020, the base rates, minimum incumbent rates, and maximum rates for all titles shall be reduced by 3% (in total, including the 2.41% reduction pursuant to Section 9.a above) for the first year of service following promotion into the bargaining unit. Such reduced rates shall apply only to employees promoted into the bargaining unit on or after January 1, 2020.
- c. The reduced rates for new promotees are set forth in the salary schedules for each title, above.

Section 10.

In the case of an **employee** on leave of absence without pay the salary rate of such **employee** shall be changed to reflect the salary adjustments specified in this Article IV.

Section 11.

- (a) In accordance with the election by the **Union** pursuant to the provisions of Article XIII of the *1995-2001 Citywide Agreement* as amended between the City of New York and related public employers and District Council 37, A.F.S.C.M.E., or its successor **Agreement(s)**, the Welfare Fund provisions of that *Citywide Agreement* as amended or any successor(s) thereto shall apply to **employees** covered by this **Agreement**.
- (b) When an election is made by the **Union** pursuant to the provisions of Article XIII, Section 1(b), of the *1995-2001 Citywide Agreement* as amended between the City of New York and related public employers and District Council 37, A.F.S.C.M.E., or any successor(s) thereto, the provisions of Article XIII, Section 1(b) of the *Citywide Agreement* as amended or any successor(s) thereto, shall apply to **employees** covered by this **Agreement**, and when such election is made, the **Union** hereby waives its right to training, education and/or legal services contributions provided in this **Agreement**. In no case shall the single contribution provided in Article XIII, Section 1(b) of the *Citywide Agreement* as amended or any successor(s) thereto, exceed the total amount that the **Union** would have been entitled to receive if the separate contributions had continued.
- (c) Contributions remitted to the Union pursuant to this Section 1 and Article XIII of the Citywide Agreement are contingent upon a signed separate trusted fund agreement between the Employer and the Union.

Section 12.

The Union agrees to provide welfare fund benefits to domestic partners of covered Employees in the same manner as those benefits are provided to spouses of married covered Employees.

Section 13.

In accordance with the Health Benefits Agreement dated January 11, 2001, each welfare fund shall provide welfare fund benefits equal to the benefits provided on behalf of an active Employee to widow(er)s, domestic partners and/or children of any Employee who dies in the line of duty as that term is referenced in Section 12-126(b)(2) of the New York City Administrative Code. The cost of providing this benefit shall be funded by the Stabilization Fund.

Section 14.

This Agreement incorporates the terms of the May 5, 2014 and June 18, 2018 Letter Agreements regarding health savings and welfare fund contributions between the City of New York and the Municipal Labor Committee, as appended to this agreement.

ARTICLE V - GRIEVANCE PROCEDURE**Section 1. - Definition:**

The term "**Grievance**" shall mean:

- a. A dispute concerning the application or interpretation of the terms of this **Agreement**;
- b. A claimed violation, misinterpretation or misapplication of the rules or regulations, written policy or orders of the **Employer** applicable to the agency which employs the grievant affecting terms and conditions of employment; provided, disputes involving the **Rules and Regulations of the New York City Personnel Director** or the **Rules and Regulations of the Health and Hospitals Corporation** with respect to those matters set forth in the first paragraph of **Section 7390.1 of the Unconsolidated Laws** shall not be subject to the grievance procedure or arbitration;

- c. A claimed assignment of **employees** to duties substantially different from those stated in their job specifications;
- d. A claimed improper holding of an open-competitive rather than promotional examination;
- e. A claimed wrongful disciplinary action taken against a permanent **employee** covered by **Section 75(1) of the Civil Service Law** or a permanent **employee** covered by the **Rules and Regulations of the Health and Hospitals Corporation** upon whom the agency head has served written charges of incompetence or misconduct while the **employee** is serving in the **employee's** permanent title or which affects the **employee's** permanent status.
- f. Failure to serve written charges as required by Section 75 of the Civil Service Law or the Rules and Regulations of the Health and Hospitals Corporation upon a permanent employee covered by Section 75(1) of the Civil Service Law or a permanent competitive employee covered by the Rules and Regulations of the Health and Hospitals Corporation where any of the penalties (including a fine) set forth in Section 75(3) of the Civil Service Law have been imposed;
- g. A claimed wrongful disciplinary action taken against a provisional employee who has served for two years in the same or similar title or related occupational group in the same agency.
- h. A claimed wrongful disciplinary action taken against an employee appointed pursuant to Rule 3.2.11 of the Personnel Rules and Regulations of the City of New York who has served continuously for two years in the same or similar title or related occupational group in the same agency.

Section 2.

The Grievance Procedure, except for grievances as defined in Section 1(d), 1(e), 1(g) and 1(h) of this Article, shall be as follows:

Employees may at any time informally discuss with their supervisors a matter, which may become a grievance. If the results of such a discussion are unsatisfactory, the **employees** may present the grievance at **Step I**.

All grievances must be presented in writing at all steps in the grievance procedure. For all grievances as defined in Section 1(c), no monetary award shall in any event cover any period prior to the date of the filing of the **Step I** grievance unless such grievance has been filed within thirty (30) days of the assignment to alleged out-of-title work. No monetary award for a grievance alleging a miscalculation of salary rate resulting in a payroll error of a continuing nature shall be issued unless such grievance has been filed within the time limitation set forth in **Step I** below for such grievances; if the grievance is so filed, any monetary award shall in any event cover only the period up to six years prior to the date of the filing of the grievance.

STEP I The **employee** and/or the **Union** shall present the grievance in the form of a memorandum to the person designated for such purpose by the agency head no later than 120 days after the date on which the grievance arose except that grievances alleging a miscalculation of salary rate resulting in a payroll error of a continuing nature shall be presented no later than 120 days after the first date on which the grievant discovered the payroll error. The **employee** may also request an appointment to discuss the grievance and such request shall be granted. The person designated by the **Employer** to hear the grievance shall take any steps necessary to a proper disposition of the grievance and shall issue a determination in writing by the end of the third work day following the date of submission.

NOTE: *The following **STEP I(a)** shall applicable only in the Health and Hospitals Corporation in the case of grievances arising under Section 1(a), 1(b), 1(c) and 1(f) of this Article and shall be applied prior to **Step II** of this Section:*

STEP I(a) - An appeal from an unsatisfactory determination at **Step I** shall be presented in writing to the person designated by the agency head for such purpose. The appeal must be made within five (5) work days of the receipt of the **Step I** determination. A copy of the grievance appeal shall be sent to the person who initially passed upon the grievance. The person designated to receive the appeal at this **Step** shall meet with the **employee** and/or the **Union** for review of the grievance and shall issue a determination to the **employee** and/or the **Union** by the end of the fifth work day following the day on which the appeal was filed.

STEP II - An appeal from an unsatisfactory determination at **STEP I** or **STEP I(a)**, where applicable, shall be presented in writing to the agency head or the agency head's designated representative who shall not be the same person designated in **STEP I**. The appeal must be made within five (5) work days of the receipt of the **STEP I** or

STEP I(a) determination. The agency head or designated representative, if any, shall meet with the **employee** and/or the **Union** for review of the grievance and shall issue a determination in writing by the end of the tenth work day following the date on which the appeal was filed.

STEP III - An appeal from an unsatisfactory determination at **STEP II** shall be presented by the **employee** and/or the **Union** to the **Commissioner of Labor Relations** in writing within ten (10) work days of the receipt of the **STEP II** determination. The grievant or the **Union** should submit copies of the **STEP I** and **STEP II** grievance filings and any agency responses thereto. Copies of such appeal shall be sent to the agency head. The **Commissioner of Labor Relations** or the **Commissioner's** designee shall review all appeals from **STEP II** determinations and shall issue a determination on such appeals within fifteen (15) work days following the date on which the appeal was filed.

STEP IV - An appeal from an unsatisfactory determination at **STEP III** may be brought solely by the **Union** to the Office of Collective Bargaining for impartial arbitration within fifteen (15) work days of receipt of the **STEP III** determination. In addition, the **Employer** shall have the right to bring directly to arbitration any dispute between the parties concerning any matter defined herein as a "grievance". The **Employer** shall commence such arbitration by submitting a written request therefor to the Office of Collective Bargaining. A copy of the notice requesting impartial arbitration shall be forwarded to the opposing party. The arbitration shall be conducted in accordance with the Title 61 of the Rules of the City of New York. The costs and fees of such arbitration shall be borne equally by the **Union** and the **Employer**.

The determination or award of the arbitrator shall be final and binding in accord with applicable law and shall not add to, subtract from or modify any contract, rule, regulation, written policy or order mentioned in Section 1 of this Article.

Section 3.

As a condition to the right of the **Union** to invoke impartial arbitration set forth in this Article, including the arbitration of a grievance involving a claimed improper holding of an open-competitive rather than a promotional examination, the **employee** or **employees** and the **Union** shall be required to file with the Director of the Office of Collective Bargaining a written waiver of the right, if any, of the **employee** and the **Union** to submit the underlying dispute to any other administrative or judicial tribunal except for the purpose of enforcing the arbitrator's award.

Section 4.

- a. Any grievance under Section 1(d) relating to a claimed improper holding of an open-competitive rather than a promotional examination shall be presented in writing by the employee or the Union representative to the Commissioner of Labor Relations not later than thirty (30) days after the notice of the intention to conduct such open-competitive examination, or copy of the appointing officer's request for such open-competitive examination, as the case may be, has been posted in accordance with Section 51 of the Civil Service Law. The grievance shall be considered and passed upon within ten (10) days after its presentation. The determination shall be in writing, copies of which shall be transmitted to both parties to the grievance upon issuance.
- b. A grievance relating to the use of an open-competitive rather than a promotional examination which is unresolved by the Commissioner of Labor Relations may be brought to impartial arbitration as provided in Sections 2 and 3 above. Such a grievance shall be presented by the Union, in writing, for arbitration within 15 days of the presentation of such grievance to the Commissioner of Labor Relations, and the arbitrator shall decide such grievance within 75 days of its presentation to the arbitrator. The party requesting such arbitration shall send a copy of such request to the other party. The costs and fees of such arbitration shall be borne equally by the Employer and the Union.

Section 5. Disciplinary Procedure for Employees Subject to Section 75

In any case involving a grievance under Section 1(e) of this Article, the following procedure shall govern upon service of written charges of incompetence or misconduct:

STEP A - Following the service of written charges, a conference with such **employee** shall be held with respect to such charges by the person designated by the agency head to review a grievance at **STEP I** of the Grievance Procedure set forth in this **Agreement**. The **employee** may be represented at such conference by a representative of the **Union**. The person designated by the agency head to review the charges shall take any steps necessary to a proper disposition of the

charges and shall issue a determination in writing by the end of the fifth day following the date of the conference.

If the **employee** is satisfied with the determination in **STEP A** above, the **employee** may choose to accept such determination as an alternative to and in lieu of a determination made pursuant to the procedures provided for in **Section 75 of the Civil Service Law** or the **Rules and Regulations of the Health and Hospitals Corporation**. As a condition of accepting such determination, the **employee** shall sign a waiver of the **employee's** right to the procedures available to him or her under **Sections 75 and 76 of the Civil Service Law** or the **Rules and Regulations of the Health and Hospitals Corporation**.

STEP B(i) - If the **employee** is not satisfied with the determination at **STEP A** above then the **Employer** shall proceed in accordance with the disciplinary procedures set forth in **Section 75 of the Civil Service Law** or the **Rules and Regulations of the Health and Hospitals Corporation**. As an alternative, the **Union** with the consent of the **employee** may choose to proceed in accordance with the Grievance Procedure set forth in this **Agreement**, including the right to proceed to binding arbitration pursuant to **STEP IV** of such Grievance Procedure. As a condition for submitting the matter to the Grievance Procedure the **employee** and the **Union** shall file a written waiver of the right to utilize the procedures available to the **employee** pursuant to **Sections 75 and 76 of the Civil Service Law** or the **Rules and Regulations of the Health and Hospitals Corporation** or any other administrative or judicial tribunal, except for the purpose of enforcing an arbitrator's award, if any. Notwithstanding such waiver, the period of an **employee's** suspension without pay pending hearing and determination of charges shall not exceed thirty (30) days.

STEP B(ii) - If the election is made to proceed pursuant to the Grievance Procedure, an appeal from the determination of **STEP A** above, shall be made to the agency head or designated representative. The appeal must be made in writing within five (5) work days of the receipt of the determination. The agency head or designated representative shall meet with the **employee** and the **Union** for review of the grievance and shall issue a determination to the **employee** and the **Union** by the end of the tenth work day following the day on which the appeal was filed. The agency head or designated representative shall have the power to impose the discipline, if any, decided upon, up to and including termination of the accused **employee's** employment. In the event of such termination or suspension without pay totaling more than thirty (30) days, the **Union** with the consent of the grievant may elect to skip **STEP C** of this Section and proceed directly to **STEP D**.

STEP C - If the grievant is not satisfied with the determination of the agency head or designated representative the grievant or the **Union** may appeal to the **Commissioner of Labor Relations** in writing within ten (10) days of the determination of the agency head or designated representative. The **Commissioner of Labor Relations** shall issue a written reply to the grievant and the **Union** within fifteen (15) work days.

STEP D - If the grievant is not satisfied with the determination of the **Commissioner of Labor Relations**, the **Union** with the consent of the grievant may proceed to arbitration pursuant to the procedures set forth in **STEP IV** of the Grievance Procedure set forth in this **Agreement**.

Section 6. Disciplinary Procedure for Provisional Employees

In any case involving a grievance under Sections 1(g) or 1(h) of this Article, all terms of the "Disciplinary Procedure for Provisional Employees," as set forth in the agreement between DC 37 and the City of New York dated April 27, 2018, appended to this agreement, shall govern.

Section 7.

A grievance concerning a large number of **employees** and which concerns a claimed misinterpretation, inequitable application, violation or failure to comply with the provisions of this **Agreement** may be filed directly at **STEP III** of the grievance procedure. All other individual grievances in process concerning the same issue shall be consolidated with the "group" grievance.

Section 8.

If a determination satisfactory to the **Union** at any level of the Grievance Procedure is not implemented within a reasonable time, the **Union** may re-institute the original grievance at **STEP III** of the Grievance Procedure; or if a satisfactory **STEP III** determination has not been so implemented, the **Union** may institute a grievance

concerning such failure to implement at **STEP IV** of the Grievance Procedure.

Section 9.

If the **Employer** exceeds any time limit prescribed at any step in the Grievance Procedure, the grievant and/or the **Union** may invoke the next step of the procedure, except that only the **Union** may invoke impartial arbitration under **STEP IV**.

Section 10.

The **Employer** shall notify the **Union** in writing of all grievances filed by **employees**, all grievance hearings, and all determinations. The **Union** shall have the right to have a representative present at any grievance hearing and shall be given forty-eight (48) hours' notice of all grievance hearings.

Section 11.

Each of the steps in the Grievance Procedure, as well as time limits prescribed at each step of this Grievance Procedure, may be waived by mutual agreement of the parties.

Section 12.

A non-Mayoral agency not covered by this **Agreement** but which employs **employees** in titles identical to those covered by this **Agreement** may elect to permit the **Union** to appeal an unsatisfactory determination received at the last step of its Grievance Procedure prior to arbitration on fiscal matters only to the **Commissioner of Labor Relations**. If such election is made, the **Union** shall present its appeal to the **Commissioner of Labor Relations** in writing within ten (10) work days of the receipt of the last step determination. The **Union** should submit copies of the grievance filings at the prior steps of its Grievance Procedure and any agency responses thereto. Copies of such appeals shall be sent to the agency head. The **Commissioner of Labor Relations**, or the **Commissioner's** designee, shall review all such appeals and answer all such appeals within fifteen (15) work days. An appeal from a determination of the **Commissioner of Labor Relations** may be taken to arbitration under procedures, if any, applicable to the non-Mayoral agency involved.

Section 13.

The grievance and the arbitration procedure contained in this **Agreement** shall be the exclusive remedy for the resolution of disputes defined as "grievances" herein. This shall not be interpreted to preclude either party from enforcing the arbitrator's award in court. This Section shall not be construed in any manner to limit the statutory rights and obligations of the **Employer** under **Article XIV** of the **Civil Service Law**.

Section 14. Expedited Arbitration Procedure.

- a. The parties agree that there is a need for an expedited arbitration process, which would allow for the prompt adjudication of grievances as set forth below.
- b. The parties voluntarily agree to submit matters to final and binding arbitration pursuant to the New York City Collective Bargaining Law and under the jurisdiction of the Office of Collective Bargaining. An arbitrator or panel of arbitrators, as agreed to by the parties, will act as the arbitrator of any issue submitted under the expedited procedure herein.
- c. The selection of those matters which will be submitted shall include, but not limited to, out-of-title cases concerning all titles, disciplinary cases wherein the proposed penalty is a monetary fine of one week or less or written reprimand, and other cases pursuant to mutual agreement by the parties. The following procedures shall apply:
 - i. **SELECTION AND SCHEDULING OF CASES:**
 - (1) The Deputy Chairperson for Disputes of the Office of Collective Bargaining shall propose which cases shall be subject to the procedures set forth in this Section 12 and notify the parties of proposed hearing dates for such cases.
 - (2) The parties shall have ten business days from the receipt of the Deputy Chairperson's proposed list of cases and hearing schedule(s) to raise any objections thereto.
 - (3) If a case is not proposed by the Deputy Chairperson for expedited handling, either party may, at any time prior to the scheduling of an arbitration hearing date for such case, request in writing to the other party and to the Deputy Chairperson of Disputes of the Office of Collective Bargaining that said case be submitted to the expedited procedure. The party receiving such request shall have ten business days from the receipt of the request to raise any objections thereto.

- (4) No case shall be submitted to the expedited arbitration process without the mutual agreement of the parties.

ii. CONDUCT OF HEARINGS:

- (1) The presentation of the case, to the extent possible, shall be made in the narrative form. To the degree that witnesses are necessary, examination will be limited to questions of material fact and cross examination will be similarly limited. Submission of relevant documents, etc., will not be unreasonably limited and may be submitted as a "packet" exhibit.
- (2) In the event either party is unable to proceed with hearing a particular case, the case shall be rescheduled. However, only one adjournment shall be permitted. In the event that either party is unable to proceed on a second occasion, a default judgment may be entered against the adjourning party at the Arbitrator's discretion absent good cause shown.
- (3) The Arbitrator shall not be precluded from attempting to assist the parties in settling a particular case.
- (4) A decision will be issued by the Arbitrator within two weeks. It will not be necessary in the Award to recount any of the facts presented. However, a brief explanation of the Arbitrator's rationale may be included. Bench decisions may also be issued by the Arbitrator.
- (5) Decisions in this expedited procedure shall not be considered as precedent for any other case nor entered into evidence in any other forum or dispute except to enforce the Arbitrator's award.
- (6) The parties shall, whenever possible, exchange any documents intended to be offered in evidence at least one week in advance of the first hearing date and shall endeavor to stipulate to the issue in advance of the hearing date.

ARTICLE VI - NO STRIKES

In accordance with the New York City Collective Bargaining Law, as amended, neither the **Union** nor any **employee** shall induce or engage in any strikes, slowdowns, work stoppages, mass absenteeism, or induce any mass resignations during the term of this **Agreement**.

ARTICLE VII - TRANSFERS

Section 1.

The term *transfer* shall mean (i) the shifting of an **employee** to a position in charge of a division or shop, or (ii) the shifting of an **employee** from one work location to another without any significant change in the duties and responsibilities of the **employee's** civil service title.

Section 2.

The initial assignment of a newly appointed **employee** after an initial period of training to an existing or newly created position shall not constitute a transfer, except where the existing or newly created position is in charge of a department or shop.

Section 3.

A shifting of an **employee** to a position in which the said **employee** assumes the duties and responsibilities of a transferred **employee** shall not constitute a transfer, except where the vacant position is in charge of a department or shop.

Section 4.

For the purposes of this Article, the term *work location* shall mean a geographic area consisting of a garage, a group of garages, or a central repair shop.

Section 5.

With the exception of temporary transfers, voluntary transfers from one work location to another within an agency shall be made on the basis of greatest seniority in title in such agency from among employees who, in the judgement of the **Employer**, are otherwise equally qualified for the particular job opening.

Among the items to be assessed by the **Employer** to determine the qualifications of **employees** seeking transfers are the individual **employee's** abilities, performance, rate of absenteeism, general health and capabilities and disciplinary record.

Section 6.

With the exception of temporary transfers, involuntary transfers from one work location to another within an agency shall be made on the basis of least seniority in title in such agency from among **employees** who, in the judgement of the **Employer**, are otherwise equally qualified.

Section 7.

There shall be a six (6) month probationary period for all persons transferred. At or before the end of said probationary period, an **employee** who has been transferred may be returned to the work location from which transferred if, in the judgement of the **Employer**, said transferred **employee's** abilities, performance, rate of absenteeism, general health and capacities and disciplinary record in such new position warrant such return.

Section 8.

Temporary transfers are transfers which are limited to ninety (90) calendar days.

Section 9.

When possible, all vacancies that the **Employer** has decided to fill by permanent transfer shall be posted on a department bulletin board as far in advance of the date the transfer is to be effective as is practicable; however, the **Employer** need not post a job opening more than a month in advance. This section applies to job openings to be filled either on a voluntary or involuntary basis.

Section 10.

Any **employee** who voluntarily transfers to another location shall remain in that location for a period of not less than one year. No transfer requests shall be accepted from any **employee** so transferred within one year preceding the date of request. When an **employee** has been selected for a voluntary transfer but said transfer has not been implemented within 90 days of such selection, such **employee** shall have the option to withdraw the original bid and to bid for a different position. However, such withdrawal from the original bid shall be permanent, and the original bid may not be reactivated.

ARTICLE VIII - OVERTIME**Section 1.**

All overtime shall, as far as practicable, be distributed equally among the **employees** within a department except as modified in Section 2 of this Article.

Section 2.

In the Department of Sanitation, overtime shall, as far as is practicable, be distributed equally among employees in each work area. For purposes of this Article only, work areas as they presently exist in the Bureau of Motor Equipment of the Department of Sanitation are defined as follows:

a. Field Operations

Each Borough Shop including its satellite garages shall be deemed a separate work area.

Fresh Kills Landfill is also designated as a work area except that emergency overtime, including, but not limited to work in progress, will be given priority when assigning overtime in this location.

b. Central Repair Shop

Off-vehicle shops which presently include the Machine Shop, Engine Shop, Unit Repair Shop, Transmission Shop, Upholstery Shop, Electric Shop, and the Glass Shop shall be deemed a single work area.

On-vehicle mechanical repair shops which presently include Special Chassis and the Passenger Car Shop shall be deemed a single work area.

Metal working shops including the Body Shop and the Forge Shop shall be deemed a single work area.

The Tire Shop shall be deemed a single work area.

Employees, as defined herein, who work in locations other than those indicated above, shall work in accordance with the needs of their location.

Nothing herein shall be used to define a work area or location under Article VII of this agreement or for any purpose other than the distribution of overtime in the Department of Sanitation as defined herein.

ARTICLE IX - PRODUCTIVITY AND PERFORMANCE**Introduction**

Delivery of municipal services in the most efficient, effective and courteous manner is of paramount importance to the **Employer** and the **Union**. Such achievement is recognized to be a mutual obligation of both parties within their respective roles and responsibilities. To achieve and maintain a high level of effectiveness, the parties hereby agree to the following terms:

Section 1. - Supervisory Responsibility

The **Union** recognizes the **Employer's** right under the **New York City Collective Bargaining Law** to establish and/or revise standards for supervisory responsibility in achieving and maintaining performance levels of supervised **employees** for **employees** in supervisory positions listed in Article I, Section 1, of this **Agreement**. The **Employer** will give the **Union** prior notice of the establishment and/or revision of standards for supervisory responsibility hereunder.

Section 2.

Employees who fail to meet such standards may be subject to disciplinary measures in accordance with applicable law.

Section 3. - Performance Compensation

The **Union** acknowledges the **Employer's** right to pay additional compensation for outstanding performance.

The **Employer** agrees to notify the **Union** of its intent to pay such additional compensation.

ARTICLE X - BULLETIN BOARDS AND NOTICES

The **Union** may post notices on bulletin boards in places and locations where notices usually are posted by the **Employer** for the **employees** to read. All notices shall be on **Union** stationery, and shall be used only to notify **employees** of matters pertaining to **Union** affairs. The minimum space to be provided on any such bulletin board shall be sufficient for a document on paper size 8½" x 13".

ARTICLE XI - PERSONNEL AND PAY PRACTICES**Section 1.**

The **Employer** agrees to authorize all agencies, covered hereunder, effective January 1, 1971, to establish imprest funds for the reimbursement to employees of all necessary and authorized carfare, telephone, automobile and meal expenses and such other types of expenses as the **Comptroller** may approve. The funds shall be administered in accordance with the rules and regulations of the **Comptroller**.

Section 2.

In the scheduling of vacations for **employees** of agencies covered hereunder subject to the vacation policy and procedures of the respective agencies, the **Employer** agrees that all authorized vacation picks for **employees** covered by this **Agreement** shall be by seniority in the **employee's** civil service title.

Section 3.

The **Employer** may require that all employees newly hired after March 4, 2019 be paid exclusively through direct deposit or electronic funds transfer. For employees on direct deposit, the employer may provide pay stubs electronically except where the employee has requested in writing to receive a printed pay stub.

ARTICLE XII - WORKING CONDITIONS**Section 1.**

The **Employer** shall make all reasonable efforts to provide **employees** with adequate, clean and safe washing and toilet facilities.

Section 2.

All **employees'** work areas shall be adequately ventilated, lighted and otherwise maintained.

ARTICLE XIII - SAFETY**Section 1.**

All unsafe conditions reported by the **Union**, concerning **employees** covered by this **Agreement**, shall be duly noted by the appropriate supervisor and acted upon expeditiously.

Section 2.

All unsafe conditions not acted upon expeditiously may become the subject of a grievance.

ARTICLE XIV - LABOR-MANAGEMENT COMMITTEE**Section 1.**

The **Employer** and the **Union**, having recognized that cooperation between management and **employees** is indispensable to the accomplishment of sound and harmonious labor relations, shall jointly maintain and support a labor-management committee in each of the agencies having at least fifty **employees** covered by this **Agreement**.

Section 2.

Each labor-management committee shall consider and recommend to the agency head changes in the working conditions of the **employees** within the agency who are covered by this **Agreement**. Matters subject to the Grievance Procedure shall not be appropriate items for consideration by the labor-management committee.

Section 3.

Each labor-management committee shall consist of six members who shall serve for the term of this **Agreement**. The **Union** shall designate three members and the agency head shall designate three members. Vacancies shall be filled by the appointing party for the balance of the term to be served. Each member may designate one alternate. Each committee shall select a chairperson from among its members at each meeting. The chairpersonship of each committee shall alternate between the members designated by the agency head and the members designated by the **Union**. A quorum shall consist of a majority of the total membership of a committee. A committee shall make its recommendations to the agency head in writing.

Section 4.

The labor-management committee shall meet at the call of either the **Union** members or the **Employer** members at times mutually agreeable to both parties. At least one week in advance of a meeting the party calling the meeting shall provide, to the other party, a written agenda of matters to be discussed. Minutes shall be kept and copies supplied to all members of the committee.

ARTICLE XV - FINANCIAL EMERGENCY ACT

The provisions of this **Agreement** are subject to applicable provisions of law, including the New York State Financial Emergency Act for the City of New York as amended.

ARTICLE XVI - APPENDICES

The Appendix or Appendices, if any, attached hereto and initialed by the undersigned shall be deemed a part of this **Agreement** as if fully set forth herein.

ARTICLE XVII - SAVINGS CLAUSE

In the event that any provision of this **Agreement** is found to be invalid, such invalidity shall not impair the validity and enforceability of the remaining provisions of this **Agreement**.

ARTICLE XVIII - CITYWIDE ISSUES

This Agreement is subject to the provisions, terms and conditions of the Agreement which has been or may be negotiated between the City and the Union recognized as the exclusive collective bargaining representative on Citywide matters which must be uniform for specified employees, including the employees covered by this Agreement.

Employees in Rule X titles shall receive the benefits of the Citywide Agreement unless otherwise specifically excluded herein.

WHEREFORE, we have hereunto set our hands and seals this 4th day of April, 2021

FOR THE CITY OF NEW YORK AND RELATED PUBLIC EMPLOYERS AS DEFINED HEREIN: FOR LOCAL 621, SEIU:

BY: /s/ RENE CAMPION, Commissioner of Labor Relations
BY: /s/ CARL CHIARAMONTE, President

APPROVED AS TO FORM:

BY: /s/ ERIC EICHENHOLTZ, Acting Corporation Counsel

CERTIFIED TO THE FINANCIAL CONTROL BOARD:

DATE: April 4th, 2021

UNIT: Supervisor of Mechanics (M.E.), et al.

TERM: March 13, 2017 to October 12, 2020, where applicable
October 31, 2017 to May 30, 2021, where applicable

Carl Chiaramonte
President
Local 621, SEIU
75 Darcy Circle
Islip, New York 11751

Re: 2017-2021 Local 621 SMME, et al. Agreement

Dear Mr. Chiaramonte,

This is to confirm our continued mutual understanding that Local 621, S.E.I.U., AFL-CIO ("Local 621") has provided the necessary recurring funding to increase the compensation of the member of Local 621 on full-time paid release from the base-pay of a Level I Supervisor of Mechanics (Mechanical Equipment) ("SMME") to the amounts set forth below:

Effective Date	Annual Salary
March 13, 2017	\$162,514
March 13, 2018	\$166,171
April 13, 2019	\$171,156
July 14, 2019	\$179,712

The parties agree that the charge to the Union for this increase in the annual salary to the member of Local 621 will continue regardless of the civil service title or the assignment level of any future active employee who may serve in the full-time paid release position.

It is our mutual understanding and agreement that the salaries reflected in the Collective Bargaining Agreement for the period beginning March 13, 2017 reflects, for the period beginning March 13, 2017 (and for Deputy Directors for the period beginning October 31, 2017), a salary adjustment sufficient to provide the necessary funding for the increased salary for the member of Local 621 on full-time paid release.

The funding mechanism provided for in this side-letter can only be terminated upon the mutual agreement of the parties. If the parties agree to terminate this funding mechanism, it is understood that the charge that has been assessed to the union will instead, going forward, be restored to the wages of Local 621 titles effective the date of such termination.

If the above accords with your understanding, kindly execute the signature line provided below.

Very truly yours,
Renee Campion

AGREED AND ACCEPTED ON BEHALF OF LOCAL 621

/s/
CARL CHIARAMONTE

Carl Chiaramonte
President
Local 621, SEIU
75 Darcy Circle
Islip, New York 11751

Re: 2017-2021 Local 621 SMME, et al. Agreement

Dear Mr. Chiaramonte:

This is to confirm certain mutual understandings and agreements regarding the above captioned Agreement.

For the purposes of Article IV section 8(a)(i), "approved leave" is further defined to include:

- maternity/childcare leave
- military leave
- unpaid time while on jury duty
- unpaid leave for union business pursuant to Executive Order 75
- unpaid leave pending workers' compensation determination
- unpaid leave while on workers' compensation option 2
- approved unpaid time off due to illness or exhaustion of paid sick leave
- approved unpaid time off due to family illness
- other pre-approved leaves without pay

If the above accords with your understanding, please execute the signature line provided below.

Very truly yours,
Renee Campion

AGREED AND ACCEPTED ON BEHALF OF Local 621

BY: /s/
CARL CHIARAMONTE

Carl Chiaramonte
President
Local 621, SEIU
75 Darcy Circle
Islip, New York 11751

Re: 2017-2021 Local 621 SMME, et al. Agreement

Dear Mr. Chiaramonte:

This is to confirm our mutual understanding that any SMME who alleges they are being paid at an incorrect SMME rate shall continue to have the right to bring pay grievances under Article IV and Article V of the contract. The one hundred and twenty-day (120) period for filing a grievance shall apply.

Very truly yours,
Renee Campion

AGREED AND ACCEPTED ON BEHALF OF Local 621

BY: _____/s/_____

CARL CHIARAMONTE

Carl Chiaramonte
President
Local 621, SEIU
75 Darcy Circle
Islip, New York 11751

Re: 2017-2021 Local 621 SMME, et al. Agreement

Dear Mr. Chiaramonte:

This is to confirm our mutual understanding regarding the titles of Executive Director of Fleet Operations (Fire Department), accreted to the bargaining unit pursuant to decision 13 OCB2d 14 (BOC 2020), and Supervisor of Mechanics (Mechanical Equipment) Level III, established pursuant to DCAS resolution issued July 15, 2020. The parties agree these titles are covered by all relevant provisions of the SMME et al. agreement as of the date of certification, except for Article IV.

The parties acknowledge that the Union has filed for appointment of an impasse panel regarding the issue of salary rates for these titles. Once salary rates are established via an impasse panel award or agreement of the parties, those salary rates shall be incorporated into the 2017-2021 SMME et al Agreement.

Very truly yours,

Renee Campion

AGREED AND ACCEPTED ON BEHALF OF Local 621

BY: _____/s/_____

CARL CHIARAMONTE

• jy23

CHANGES IN PERSONNEL

DEPT OF PARKS & RECREATION FOR PERIOD ENDING 05/28/21

NAME	TITLE	NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY
SMALLS	SHAQUANA U	91406	\$15.4500	APPOINTED	YES	05/13/21	846
SMITH	AKINTUND D	90641	\$16.6264	APPOINTED	YES	05/16/21	846
SMITH	ALEXIS A	91406	\$15.4500	APPOINTED	YES	05/10/21	846
SMITH	DARRELL E	90641	\$16.6264	APPOINTED	YES	04/22/21	846
SMITH	JASMINE R	90641	\$16.6264	APPOINTED	YES	05/09/21	846
SMITH	RASHALEE	90641	\$16.6264	APPOINTED	YES	05/09/21	846
SMITH JR	MICHAEL L	90641	\$16.6264	APPOINTED	YES	05/11/21	846
SOSA VELASQUEZ	FRANKLIN A	81111	\$72687.0000	INCREASE	YES	05/09/21	846
SPROTT	SHANIA A	60422	\$59054.0000	INCREASE	YES	05/09/21	846
ST. LEWIS	COURT L	90641	\$16.6264	APPOINTED	YES	04/26/21	846
STEWART	ELLIOTT Z	91406	\$15.4500	APPOINTED	YES	05/14/21	846

DEPT OF PARKS & RECREATION FOR PERIOD ENDING 05/28/21

NAME	TITLE	NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY
STEWART	SHANIQUE S	60422	\$59054.0000	INCREASE	YES	05/09/21	846
SUARES	EBONY	91406	\$15.4500	APPOINTED	YES	05/11/21	846
SUAZO	DIXON	91406	\$15.4500	APPOINTED	YES	05/08/21	846
SURIANO-BONILLA	RONALD	91406	\$15.4500	APPOINTED	YES	05/11/21	846
SUTTON	ATIYA Z	60422	\$59054.0000	INCREASE	YES	05/09/21	846
SZATYNSKI	PIOTR	60422	\$59054.0000	INCREASE	YES	05/09/21	846
TAINOW	DANIEL W	60422	\$59054.0000	INCREASE	YES	05/16/21	846
TALIAFERO	DAIVON N	91406	\$15.4500	APPOINTED	YES	05/16/21	846
TAVAREZ	JAVIER	81111	\$72687.0000	INCREASE	YES	05/09/21	846
TAYLOR	GENITA	90641	\$16.6264	APPOINTED	YES	05/12/21	846
TAYLOR	NICHOLAS J	06664	\$17.7200	APPOINTED	YES	05/05/21	846
TAYLOR	SHAKEEL	90641	\$16.6264	APPOINTED	YES	05/11/21	846
TAYLOR JR	DAYSHAWN Q	91406	\$15.4500	APPOINTED	YES	04/30/21	846
TEAGLE	PHYLLICIA N	91406	\$15.4500	APPOINTED	YES	05/11/21	846
TEJEDA	ADONIS M	91406	\$15.4500	APPOINTED	YES	05/03/21	846
THALI	LEA K	56058	\$62215.0000	INCREASE	YES	05/16/21	846
THIGPEN	KIRBY	81111	\$72687.0000	INCREASE	YES	05/09/21	846
THOMAS	DARRELL J	90641	\$16.6264	APPOINTED	YES	05/02/21	846
THOMAS	JERMAINE C	91406	\$15.4500	APPOINTED	YES	05/11/21	846
THOMAS	PATRINA N	91406	\$15.4500	APPOINTED	YES	05/11/21	846
THOMPSON	CONLAN W	60422	\$59054.0000	INCREASE	YES	05/09/21	846

THOMPSON	GEORGE C	91406	\$15.4500	APPOINTED	YES	05/09/21	846
THOMPSON	KENNETH	60422	\$59054.0000	INCREASE	YES	05/09/21	846
THOMPSON	SHAWNA	91406	\$15.4500	APPOINTED	YES	05/12/21	846
TIMMONS	BLAKE M	06664	\$17.7200	APPOINTED	YES	05/11/21	846
TORRES	JESSICA	60422	\$59054.0000	INCREASE	YES	05/09/21	846
TORRES	KRISTINA L	91406	\$15.4500	APPOINTED	YES	05/10/21	846
TORRES	KRYSTELL	91406	\$15.4500	APPOINTED	YES	05/11/21	846
TRANQUILLO	NICK C	81111	\$75674.0000	RETIRED	NO	05/21/21	846
TRIPP	CHAKA S	81106	\$21.7586	APPOINTED	YES	04/28/21	846
TUCKER	MARQUIES K	91406	\$15.4500	APPOINTED	YES	05/03/21	846
TURNER	JESSICA	91406	\$15.4500	APPOINTED	YES	05/11/21	846
UMANZOR	DARWIN R	90641	\$16.6264	APPOINTED	YES	05/14/21	846
UTLEY	PAULINE L	91406	\$15.4500	APPOINTED	YES	05/11/21	846
VALLES	TASHAWN	90641	\$16.6264	APPOINTED	YES	05/05/21	846
VILLANI	ANTONIO	60422	\$59054.0000	INCREASE	YES	05/09/21	846
VINETTI	ALFRED A	81111	\$34.3592	APPOINTED	YES	05/17/21	846
VONG	VANNA	81310	\$64177.0000	INCREASE	NO	05/09/21	846
WALKER	NAKUEST J	91406	\$15.4500	APPOINTED	YES	05/09/21	846
WALKER	SELINA M	91406	\$15.4500	APPOINTED	YES	05/12/21	846
WARD	MICKEY	81111	\$72687.0000	INCREASE	YES	05/09/21	846
WASHINGTON	CHAAZAQ	91406	\$15.4500	APPOINTED	YES	05/13/21	846
WASHINGTON	KOLBY K	90641	\$16.6264	APPOINTED	YES	05/17/21	846
WASHINGTON	LAITFA V	91406	\$15.4500	APPOINTED	YES	05/11/21	846
WASHINGTON	TROY	71205	\$24.9500	INCREASE	YES	05/13/21	846
WEBB	LEILA	91406	\$15.4500	APPOINTED	YES	05/11/21	846
WEEKS JR.	GLEN A	90641	\$16.6264	APPOINTED	YES	05/16/21	846
WELLS	JHANASIA T	91406	\$15.4500	APPOINTED	YES	05/17/21	846
WHITE	LORRAINE J	91406	\$15.4500	APPOINTED	YES	05/13/21	846
WHITE	STEPHEN M	90641	\$16.6264	APPOINTED	YES	05/16/21	846
WHITE	TERENA T	91406	\$15.4500	APPOINTED	YES	05/11/21	846

DEPT OF PARKS & RECREATION

FOR PERIOD ENDING 05/28/21

NAME	TITLE	NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY
WIGGINS	CHRISTIN S	91406	\$15.4500	APPOINTED	YES	05/11/21	846
WILCOX	JEANAH	91406	\$17.7600	APPOINTED	YES	05/02/21	846
WILKES	LARRY U	90641	\$16.6264	APPOINTED	YES	05/03/21	846
WILKS	DENNIS	90641	\$16.6264	APPOINTED	YES	05/16/21	846
WILLIAMS	AMANDA S	91406	\$15.4500	APPOINTED	YES	05/11/21	846
WILLIAMS	DAMIEL V	90641	\$16.6264	APPOINTED	YES	04/28/21	846
WILLIAMS	KATRINA D	91406	\$15.4500	APPOINTED	YES	05/10/21	846
WILLIAMS	LAKESHIA M	90641	\$16.6264	APPOINTED	YES	05/09/21	846
WILLIAMS	LATOYA S	91406	\$15.4500	APPOINTED	YES	05/11/21	846
WILLIAMS	MICHAEL	91406	\$15.4500	APPOINTED	YES	04/25/21	846
WILLIAMS	MICHELLE A	60422	\$59054.0000	INCREASE	YES	05/09/21	846
WILLIAMS	PATRICK C	81310	\$20.7902	APPOINTED	YES	05/10/21	846
WILLIAMS	RONALD	81111	\$72687.0000	INCREASE	YES	05/16/21	846
WILSON	LANGLEY J	81111	\$72687.0000	INCREASE	YES	05/09/21	846
WILSON	LATANYA	90641	\$16.6264	APPOINTED	YES	04/25/21	846
WILSON	PAULA	81111	\$72687.0000	INCREASE	YES	05/09/21	846
WIMBERLY GREEN	STARQUAI A	91406	\$15.4500	APPOINTED	YES	04/28/21	846
WINGATE	CURTIS	81111	\$72687.0000	INCREASE	YES	05/16/21	846
WINSLOW	JU-WAN R	81106	\$52247.0000	INCREASE	YES	05/09/21	846
WINT	MARCIA	81111	\$72687.0000	INCREASE	YES	05/09/21	846
WOECKENER	BONNIE L	91406	\$15.4500	APPOINTED	YES	05/13/21	846
WOODROFFE	SHANIYAH S	91406	\$15.4500	APPOINTED	YES	05/17/21	846
YOUNG	KEVIN	81111	\$72687.0000	INCREASE	YES	05/09/21	846
YOUNG	PAULA	81111	\$72687.0000	INCREASE	YES	05/09/21	846
ZAITER	JONATHAN	90641	\$16.6264	APPOINTED	YES	05/06/21	846

DEPT. OF DESIGN & CONSTRUCTION

FOR PERIOD ENDING 05/28/21

NAME	TITLE	NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY
AKTER	ARIFA	22425	\$59265.0000	APPOINTED	YES	05/16/21	850
DE LA ROSA	VIRGINIA D	10251	\$49275.0000	RETIRED	NO	05/14/21	850
LAMBERT	WAYNE J	10095	\$118968.0000	APPOINTED	YES	02/28/21	850
LEE	CHONG U	95776	\$135000.0000	APPOINTED	YES	05/09/21	850
MEISLAHN	MARC J	22425	\$51535.0000	APPOINTED	YES	05/09/21	850
MIKHMAN	ALICE	30086	\$62397.0000	RESIGNED	YES	05/14/21	850
RODRIGUEZ	CARLOS M	20202	\$62260.0000	RESIGNED	YES	05/16/21	850
WONG	JUDY	8299A	\$120000.0000	APPOINTED	YES	05/16/21	850
XU	XINBIN	20202	\$59125.0000	APPOINTED	YES	05/09/21	850

DEPT OF INFO TECH & TELECOMM

FOR PERIOD ENDING 05/28/21

NAME	TITLE	NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY
ALFRED	RONNEL I	13651	\$68733.0000	RESIGNED	NO	05/14/21	858
CEDENO	HERBERT	13621	\$58918.0000	RESIGNED	NO	05/22/21	858
CEDENO	HERBERT	13620	\$57925.0000	RESIGNED	NO	05/12/21	858
COLON	EDWIN	8298A	\$90000.0000	APPOINTED	YES	05/16/21	858
EGAN	ROBERT T	95622	\$160000.0000	APPOINTED	YES	05/16/21	858
GOODMAN	JOSEPH	21744	\$122290.0000	APPOINTED	YES	05/09/21	858
HIRALAL	KARRAN	13633	\$75000.0000	APPOINTED	YES	05/09/21	858
MILLIEN	NERLANDE	10260	\$35083.0000	RESIGNED	NO	05/20/21	858
SHAH	SARVES V	95713	\$90000.0000	APPOINTED	YES	05/09/21	858
SIMON	ANATASHI N	8298A	\$190000.0000	APPOINTED	YES	05/09/21	858
TUN	HLWAN M	8298A	\$150000.0000	APPOINTED	YES	05/16/21	858

CONSUMER AFFAIRS FOR PERIOD ENDING 05/28/21						
NAME	TITLE	NUM	SALARY	ACTION	PROV EFF DATE	AGENCY
ANDERSON	TIFFANY M	60910	\$52242.0000	RESIGNED	NO 05/05/21	866
BARR	CHERYL T	60910	\$45428.0000	APPOINTED	NO 05/09/21	866
DAVI	MATTHEW J	33997	\$61093.0000	APPOINTED	YES 04/19/21	866
MAJOR	GRACE E	21744	\$86830.0000	APPOINTED	YES 05/10/21	866
MARWAN	EMON	13632	\$110000.0000	RESIGNED	NO 04/18/21	866
RANJHA	MUHAMMAD A	33995	\$53124.0000	APPOINTED	YES 05/09/21	866
ROMERO	ELIZABET	60910	\$45428.0000	APPOINTED	NO 05/09/21	866

DEPT OF CITYWIDE ADMIN SVCS FOR PERIOD ENDING 05/28/21						
NAME	TITLE	NUM	SALARY	ACTION	PROV EFF DATE	AGENCY
CAMPBELL	BRIAN	91644	\$508.8000	APPOINTED	NO 05/09/21	868
FLORES	JOSE	91717	\$427.3500	RETIRED	NO 05/09/21	868
GAROFALO	FRANK	91644	\$508.8000	APPOINTED	NO 05/09/21	868
JOHNSON	BADA	54739	\$71918.0000	RESIGNED	YES 05/11/21	868
KEMEH	LAURA A	10247	\$30.2800	RESIGNED	YES 05/09/21	868
LYNN	VIRGINIA R	60860	\$73722.0000	RESIGNED	YES 05/19/21	868
MALONEY	JOSEPH T	91644	\$508.8000	APPOINTED	NO 05/09/21	868
NOWAK	PATRICK F	91644	\$508.8000	APPOINTED	NO 05/09/21	868
PAULINO	JORDY	70810	\$50207.0000	RESIGNED	NO 05/19/21	868
SANCHEZ RAMIREZ	LUCAS	90644	\$36915.0000	RESIGNED	YES 05/11/21	868
SANTELI	JOSHUA J	90650	\$40284.0000	RESIGNED	YES 05/21/21	868
TILGHMAN	CRAIG M	91644	\$508.8000	APPOINTED	NO 05/09/21	868
TUN	HLWAN M	13652	\$115849.0000	RESIGNED	NO 05/16/21	868

DEPT OF CITYWIDE ADMIN SVCS FOR PERIOD ENDING 05/28/21						
NAME	TITLE	NUM	SALARY	ACTION	PROV EFF DATE	AGENCY
TYMON	ANDREW L	91644	\$508.8000	APPOINTED	NO 05/09/21	868

DISTRICT ATTORNEY-MANHATTAN FOR PERIOD ENDING 05/28/21						
NAME	TITLE	NUM	SALARY	ACTION	PROV EFF DATE	AGENCY
BOURNIQUE	RICHARD J	56058	\$88500.0000	RESIGNED	YES 05/18/21	901
BURKE	DANIEL J	56057	\$46939.0000	RESIGNED	YES 05/18/21	901
COLEMAN	KATHRYN A	10251	\$42843.0000	DECEASED	NO 04/29/21	901
FRUIN	MEGAN L	56057	\$47000.0000	RESIGNED	YES 05/13/21	901
KOEVARY	DANIEL J	30114	\$121500.0000	RESIGNED	YES 05/01/21	901

BRONX DISTRICT ATTORNEY FOR PERIOD ENDING 05/28/21						
NAME	TITLE	NUM	SALARY	ACTION	PROV EFF DATE	AGENCY
BRISTER	JOSHUA	30114	\$85000.0000	RESIGNED	YES 03/14/21	902
CARTER	JANENE D	30114	\$154000.0000	APPOINTED	YES 05/16/21	902
FLORESTAL	JEFFERY	30114	\$78300.0000	RESIGNED	YES 05/16/21	902
KALSNER KERSHEN	OLIVIA E	56057	\$44083.0000	RESIGNED	YES 05/09/21	902
KOVES	DANIELLE M	30114	\$85000.0000	RESIGNED	YES 05/09/21	902
MICKELSEN	MORGAN L	30114	\$79900.0000	RESIGNED	YES 05/16/21	902
NESHEIWAT	GIOVANNA	30114	\$67000.0000	RESIGNED	YES 05/09/21	902
PORTER	JACELYNN N	30114	\$75700.0000	RESIGNED	YES 05/09/21	902

DISTRICT ATTORNEY KINGS COUNTY FOR PERIOD ENDING 05/28/21						
NAME	TITLE	NUM	SALARY	ACTION	PROV EFF DATE	AGENCY
ARCHER	ROGER	30832	\$85000.0000	INCREASE	YES 03/28/21	903
JOHNSON	ADELE C	56058	\$70355.0000	INCREASE	YES 05/19/21	903
MARINO	LOUIS J	30831	\$65815.0000	APPOINTED	YES 05/16/21	903
RATTLER	BRYONNA D	56056	\$37398.0000	RESIGNED	YES 05/09/21	903
ROBINSON	TAAJ J	30114	\$72000.0000	RESIGNED	YES 05/16/21	903
SIMON	TISHA A	56057	\$44083.0000	RESIGNED	YES 05/18/21	903
ZEE	ROBERT K	30831	\$65815.0000	APPOINTED	YES 05/16/21	903

DISTRICT ATTORNEY QNS COUNTY FOR PERIOD ENDING 05/28/21						
NAME	TITLE	NUM	SALARY	ACTION	PROV EFF DATE	AGENCY
LACORTE	SHANON N	30114	\$156913.0000	APPOINTED	YES 05/16/21	904

DISTRICT ATTORNEY RICHMOND COU FOR PERIOD ENDING 05/28/21						
NAME	TITLE	NUM	SALARY	ACTION	PROV EFF DATE	AGENCY
GIOFFRE	VALENTIN	30114	\$69616.0000	RESIGNED	YES 05/18/21	905
JOHNSON	ALEC	30114	\$69616.0000	RESIGNED	YES 05/18/21	905
MCKEON	JAMES P	30114	\$71722.0000	INCREASE	YES 05/07/21	905
STUPP	MATTHEW D	30114	\$71722.0000	INCREASE	YES 05/14/21	905

DISTRICT ATTORNEY-SPECIAL NARC FOR PERIOD ENDING 05/28/21						
NAME	TITLE	NUM	SALARY	ACTION	PROV EFF DATE	AGENCY
FRIGO	NANCY	30114	\$89000.0000	RESIGNED	YES 05/16/21	906

OFFICE OF THE MAYOR FOR PERIOD ENDING 06/11/21						
NAME	TITLE	NUM	SALARY	ACTION	PROV EFF DATE	AGENCY
BAUGH	CHRISTOP R	0668A	\$82000.0000	APPOINTED	YES 05/23/21	002
BIONDI	MICHELLE R	06423	\$46707.0000	RESIGNED	YES 07/10/16	002

CHIU	BESS H	95005	\$165432.0000	INCREASE	YES 05/13/21	002
COCKLIN	KATHERIN P	95005	\$154000.0000	INCREASE	YES 05/13/21	002
HILL	EDWARD T	0527A	\$155348.0000	INCREASE	YES 05/23/21	002
JEMILUGBA	OLUFUNMI	0527A	\$85000.0000	APPOINTED	YES 05/23/21	002
PULIDO	ALBERT D	0668A	\$150000.0000	RESIGNED	YES 01/01/21	002
RIDENER	DUSTIN W	0668A	\$100000.0000	INCREASE	YES 05/02/21	002

BOARD OF ELECTION FOR PERIOD ENDING 06/11/21						
NAME	TITLE	NUM	SALARY	ACTION	PROV EFF DATE	AGENCY
BALBUENA	ROMILDA	94232	\$20.2500	APPOINTED	YES 05/30/21	003
CANEPA	NICOLO	94207	\$50595.0000	DECEASED	YES 05/22/21	003
DANIELS	D'ANGELO M	94367	\$15.4500	APPOINTED	YES 05/23/21	003
GERGES	MAYA A	94216	\$18.1300	INCREASE	YES 05/30/21	003
KOPFLERT	ROSS F	94210	\$24.6300	INCREASE	YES 05/30/21	003
LOPEZ	JAKE	94367	\$15.4500	APPOINTED	YES 05/30/21	003
LYDE	PRINCE	94207	\$55595.0000	INCREASE	YES 05/30/21	003
RENDINO	MICHAEL	94210	\$45000.0000	RESIGNED	YES 04/01/21	003
RIVERA	GABRIELA C	94367	\$15.4500	APPOINTED	YES 05/23/21	003

CAMPAIGN FINANCE BOARD FOR PERIOD ENDING 06/11/21						
NAME	TITLE	NUM	SALARY	ACTION	PROV EFF DATE	AGENCY
WHITE	PAMELA M	06602	\$118450.0000	RESIGNED	YES 05/13/21	004

NYC EMPLOYEES RETIREMENT SYS FOR PERIOD ENDING 06/11/21						
NAME	TITLE	NUM	SALARY	ACTION	PROV EFF DATE	AGENCY
COLEMAN	AMANDA C	40493	\$59014.0000	INCREASE	YES 05/16/21	009
DE LA ROSA	MARIBELL	40526	\$20.9967	RESIGNED	NO 05/30/21	009
ENGLISH	RENETTA A	10050	\$110000.0000	APPOINTED	NO 05/30/21	009
GONG	CHUN	82985	\$112000.0000	INCREASE	YES 05/16/21	009
MALCOLM	DONDRE A	56057	\$23.0000	INCREASE	YES 05/23/21	009
MCDONALD	ALYSSA M	56057	\$38333.0000	RESIGNED	YES 05/29/21	009
SATTAR	HINA	54736	\$71000.0000	APPOINTED	YES 05/23/21	009

BOROUGH PRESIDENT-BRONX FOR PERIOD ENDING 06/11/21						
NAME	TITLE	NUM	SALARY	ACTION	PROV EFF DATE	AGENCY
CRESPO	ELISA	56057	\$46350.0000	RESIGNED	YES 05/23/21	011

BOROUGH PRESIDENT-BROOKLYN FOR PERIOD ENDING 06/11/21						
NAME	TITLE	NUM	SALARY	ACTION	PROV EFF DATE	AGENCY
FRIEDMAN	ABRAHAM	09959	\$103000.0000	RESIGNED	YES 05/26/21	012

BOROUGH PRESIDENT-QUEENS FOR PERIOD ENDING 06/11/21						
NAME	TITLE	NUM	SALARY	ACTION	PROV EFF DATE	AGENCY
SCHMIDT	YEHUDA A	56056	\$35000.0000	APPOINTED	YES 05/30/21	013
SINGH	TAIK A	56057	\$45000.0000	RESIGNED	YES 06/01/21	013
YUAN	MINYI	56057	\$60000.0000	APPOINTED	YES 05/30/21	013

BOROUGH PRESIDENT-STATEN IS FOR PERIOD ENDING 06/11/21						
NAME	TITLE	NUM	SALARY	ACTION	PROV EFF DATE	AGENCY
VELEZ	MIGUEL D	56058	\$70000.0000	APPOINTED	YES 05/23/21	014

OFFICE OF THE COMPTROLLER FOR PERIOD ENDING 06/11/21						
NAME	TITLE	NUM	SALARY	ACTION	PROV EFF DATE	AGENCY
ALI	ZOYA	06710	\$50217.0000	APPOINTED	YES 05/23/21	015
ARIZA	SONIA	30726	\$47705.0000	APPOINTED	NO 04/30/21	015
FULDA-NOONEY	LORRAINE J	30726	\$47705.0000	APPOINTED	NO 04/30/21	015
GILLIGO	ALAINA N	82994	\$200000.0000	APPOINTED	NO 05/23/21	015
RESTREPO	JUAN S	30087	\$75000.0000	APPOINTED	YES 05/30/21	015

OFFICE OF MANAGEMENT & BUDGET FOR PERIOD ENDING 06/11/21						
NAME	TITLE	NUM	SALARY	ACTION	PROV EFF DATE	AGENCY
CHOWDHURY	FATIMA	06088	\$62480.0000	APPOINTED	YES 05/23/21	019
LOPEZ	ADRIANA	05363	\$86444.0000	RETIRED	YES 06/01/21	019
SHACKLETTE	MOLLYE E	06088	\$62480.0000	RESIGNED	YES 05/23/21	019

TAX COMMISSION FOR PERIOD ENDING 06/11/21						
NAME	TITLE	NUM	SALARY	ACTION	PROV EFF DATE	AGENCY
AKRAMOV	ANIS	10209	\$15.5000	APPOINTED	YES 05/26/21	021
DODARO	KYLE C	10209	\$15.7500	APPOINTED	YES 05/26/21	021

LAW DEPARTMENT FOR PERIOD ENDING 06/11/21						
NAME	TITLE	NUM	SALARY	ACTION	PROV EFF DATE	AGENCY
AL-SHAFEI	RABIHA	30726	\$47705.0000	APPOINTED	NO 05/30/21	025
ALEXANDER	DYLAN A	30726	\$47705.0000	APPOINTED	NO 05/30/21	025
BEDELL	JULIA M	30112	\$80440.0000	RESIGNED	YES 05/26/21	025