

CELEBRATING 150 YEARS



# THE CITY RECORD

Official Journal of The City of New York

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## THE CITY RECORD

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## PUBLIC HEARINGS AND MEETINGS

*See Also: Procurement; Agency Rules*

### CITY COUNCIL

#### ■ PUBLIC HEARINGS

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

The Subcommittee on Zoning and Franchises will hold a public hearing, accessible remotely and in person at 250 Broadway, 16<sup>th</sup> Floor, New York, NY 10007, on the following matters



commencing at 11:00 A.M. on January 23, 2024. The hearing will be live-streamed on the Council's website at <https://council.nyc.gov/live/>. Please visit <https://council.nyc.gov/land-use/> in advance for information about how to testify and how to submit written testimony.

#### WHITESTONE LANES REZONING

QUEENS CB - 7 C 230091 ZMQ

Application submitted by Mar Mar Realty, LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 10a, changing from an M1-1 District to an R7A District property bounded by the southeasterly service road of the Whitestone Expressway, Linden Place, a line 240 feet northerly of 31st Road, a line 60 feet easterly of Farrington Street, 31st Road, and Farrington Street and its northerly centerline prolongation, subject to the conditions of CEQR Declaration E-719.

#### WHITESTONE LANES REZONING

QUEENS CB - 7 N 230092 ZRQ

Application submitted by Mar Mar Realty, 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.

The proposed text amendment may be seen in the City Planning Calendar of November 29, 2023 (Cal. No. 18) and the Department of City Planning web site ([www.nyc.gov/planning](http://www.nyc.gov/planning)).

#### 2226 THIRD AVENUE

MANHATTAN CB - 11 C 230344 ZMM

Application submitted by REEC Third Ave LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 6b:

- changing from an R7B District to a C4-6 District property bounded by a line 75 feet southerly of East 122nd Street, a line 100 feet westerly of Third Avenue, East 121st Street, and a line 150 feet westerly of Third Avenue;

- 2. establishing a Special East Harlem Corridors District (EHC) bounded by a line 75 feet southerly of East 122nd Street, a line 100 feet westerly of Third Avenue, East 121st Street and a line 150 feet westerly of Third Avenue;

subject to the conditions of CEQR Declaration E-713.

**2226 THIRD AVENUE  
MANHATTAN CB - 11 N 230345 ZRM**

Application submitted by REEC Third Ave 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 regulations for floor area and loading in Article XIII, Chapter 8 (Special East Harlem Corridors District) and modifying APPENDIX F (Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas) for the purpose of establishing a Mandatory Inclusionary Housing area.

The proposed text amendment may be seen in the City Planning Calendar of November 29, 2023 (Cal. No. 15) and the Department of City Planning web site ([www.nyc.gov/planning](http://www.nyc.gov/planning)).

**2226 THIRD AVENUE  
MANHATTAN CB - 11 N 230346 ZSM**

Application submitted by REEC Third Ave LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 138-42\* of the Zoning Resolution to allow a reduction in the number of required loading berths from three to one loading berth, in connection with a proposed commercial building on property located at 2226 Third Avenue (Block 1770, Lot 36), in a C4-6 District, within the Special East Harlem Corridors District (EHC).

**962 PACIFIC STREET REZONING  
BROOKLYN CB - 8 C 230157 ZMK**

Application submitted by 962 Pacific St, LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 16c:

- 1. changing from an M1-1 District to an M1-4/R7A District property bounded by Pacific Street, a line 440 feet northwesterly of Classon Avenue, a line midway between Pacific Street and Dean Street, and a line 100 feet southeasterly of Grand Avenue; and
- 2. establishing a Special Mixed-Use District (MX-20) bounded by Pacific Street, a line 440 feet northwesterly of Classon Avenue, a line midway between Pacific Street and Dean Street, and a line 100 feet southeasterly of Grand Avenue,

subject to the conditions of CEQR Declaration E-724.

**962 PACIFIC STREET REZONING  
BROOKLYN CB - 8 C 230158 ZRK**

Application submitted by 962 Pacific St, 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.

The proposed text amendment may be seen in the City Planning Calendar of November 15, 2023 (Cal. No. 10) and the Department of City Planning web site ([www.nyc.gov/planning](http://www.nyc.gov/planning)).

**962 PACIFIC STREET REZONING  
BROOKLYN CB - 8 C 230159 ZSK**

Application submitted by 962 Pacific St, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-533 of the Zoning Resolution to allow the waiver of all required accessory off-street parking spaces for dwelling units in a development within the Transit Zone, that includes at least 20 percent of all dwelling units as income-restricted housing units, in connection with a proposed mixed-use development on property located at 962 Pacific Street (Block 1133, Lot 13) in M1-4/R7A\* District, within the a Special Mixed Use District (MX-20).

**166-11 91ST AVENUE SPECIAL PERMIT  
QUEENS CB - 12 C 230262 ZSQ**

Application submitted by Amar 16611 91st, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 115-60 of the Zoning Resolution to modify the height requirements of Section 23-692 (Height Limitations for Narrow Buildings or Enlargements), in connection with a proposed mixed-use building on property located at 166-11 91st Avenue (Block 9796, Lot 47), in a C4-5X District, within the Special Downtown Jamaica District.

**166-11 91ST AVENUE SPECIAL PERMIT  
QUEENS CB - 12 N 230263 ZRQ**

Application submitted by Amar 16611 91st, 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

The proposed text amendment may be seen in the City Planning Calendar of November 15, 2023 (Cal. No. 6) and the Department of City Planning web site ([www.nyc.gov/planning](http://www.nyc.gov/planning)).

**230 KENT AVENUE REZONING  
BROOKLYN CB - 1 C 230289 ZMK**

Application submitted by Kent Riverview LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 12c:

- 1. changing from an M1-4 District to an M1-4/R7X District property bounded by Metropolitan Avenue, Kent Avenue, North 1st Street, and River Street; and
- 2. establishing a Special Mixed Use District bounded by Metropolitan Avenue, Kent Avenue, North 1st Street, and River Street;

subject to the conditions of CEQR Declaration E-723.

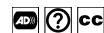
**230 KENT AVENUE REZONING  
BROOKLYN CB - 1 N 230288 ZRK**

Application submitted by Kent Riverview 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 provisions of Article XII, Chapter 3 (Special Mixed Use District) and APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area.

The proposed text amendment may be seen in the City Planning Calendar of November 15, 2023 (Cal. No. 8) and the Department of City Planning web site ([www.nyc.gov/planning](http://www.nyc.gov/planning)).

**For questions about accessibility and requests for additional accommodations, please contact [swerts@council.nyc.gov](mailto:swerts@council.nyc.gov) or [nbenjamin@council.nyc.gov](mailto:nbenjamin@council.nyc.gov) or (212) 788-6936 at least three (3) business days before the hearing.**

Accessibility questions: Kaitlin Greer, [kgreer@council.nyc.gov](mailto:kgreer@council.nyc.gov), by: Thursday, January 18, 2024, 3:00 P.M.



j17-23

**CITY PLANNING COMMISSION**

**■ PUBLIC HEARINGS**

The City Planning Commission will hold a public hearing accessible both in-person and remotely via the teleconferencing application Zoom, at 10:00 A.M. Eastern Daylight Time, on Wednesday, January 24, 2024, regarding the calendar items listed below. The public hearing will be held in person in the NYC City Planning Commission Hearing Room, Lower Concourse, 120 Broadway, New York, NY. Anyone attending the meeting in-person is encouraged to wear a mask.

The meeting will be live streamed through [Department of City Planning's \(DCP's\) website](http://www.nyc.gov/site/planning/dcp) and accessible from the following [webpage](http://www.nyc.gov/site/planning/dcp), which contains specific instructions on how to observe and participate, as well as materials relating to the meeting: <https://www.nyc.gov/site/nycengage/events/city-planning-commission-public-meeting/461664/1>

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

- 877 853 5247 US Toll-free
- 888 788 0099 US Toll-free
- 253 215 8782 US Toll Number
- 213 338 8477 US Toll Number

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

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

Written comments will also be accepted until 11:59 P.M., one week before the date of 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.

CITYWIDE No. 1

CITY OF YES FOR ECONOMIC OPPORTUNITY

CITYWIDE N 240110 ZRY

IN THE MATTER OF an application submitted by the 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, modifying multiple ZR Sections to support economic growth and resiliency by providing businesses with additional zoning flexibility to locate and expand.

The proposed text amendment may be seen at the Zoning Application Portal: https://zap.planning.nyc.gov/projects/2023Y0405. Select the "Public Documents" dropdown menu, and then select the Docket.

CITYWIDE No. 2

City of Yes for Economic Opportunity - Manufacturing Districts CITYWIDE N 240111 ZRY

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, modifying multiple Sections to add new Manufacturing District options.

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

ARTICLE I GENERAL PROVISIONS

Chapter 1 Title, Establishment of Controls and Interpretation of Regulations

\* \* \*

11-10 ESTABLISHMENT AND SCOPE OF CONTROLS, ESTABLISHMENT OF DISTRICTS, AND INCORPORATION OF MAPS

\* \* \*

11-12 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:

\* \* \*

Manufacturing Districts

- M1-1 Light Manufacturing District (High Performance)
M1-1A Light Manufacturing District (High Performance)
M1-1D Light Manufacturing District (High Performance)
M1-2 Light Manufacturing District (High Performance)
M1-2A Light Manufacturing District (High Performance)
M1-2D Light Manufacturing District (High Performance)
M1-3 Light Manufacturing District (High Performance)
M1-3A Light Manufacturing District (High Performance)
M1-3D Light Manufacturing District (High Performance)
M1-4 Light Manufacturing District (High Performance)
M1-4A Light Manufacturing District (High Performance)
M1-4D Light Manufacturing District (High Performance)
M1-5 Light Manufacturing District (High Performance)
M1-5A Light Manufacturing District (High Performance)
M1-5B Light Manufacturing District (High Performance)
M1-5D Light Manufacturing District (High Performance)
M1-5M Light Manufacturing District (High Performance)
M1-6 Light Manufacturing District (High Performance)
M1-6A Light Manufacturing District (High Performance)
M1-6D Light Manufacturing District (High Performance)
M1-6M Light Manufacturing District (High Performance)
M1-7A Light Manufacturing District (High Performance)

- M1-8A Light Manufacturing District (High Performance)
M1-9A Light Manufacturing District (High Performance)
M2-1 Medium Manufacturing District (Medium Performance)
M2-1A Medium Manufacturing District (Medium Performance)
M2-2 Medium Manufacturing District (Medium Performance)
M2-2A Medium Manufacturing District (Medium Performance)
M2-3 Medium Manufacturing District (Medium Performance)
M2-3A Medium Manufacturing District (Medium Performance)
M2-4 Medium Manufacturing District (Medium Performance)
M2-4A Medium Manufacturing District (Medium Performance)
M3-1 Heavy Manufacturing District (Low Performance)
M3-1A Heavy Manufacturing District (Low Performance)
M3-2 Heavy Manufacturing District (Low Performance)
M3-2A Heavy Manufacturing District (Low Performance)

\* \* \*

ARTICLE IV MANUFACTURING DISTRICT REGULATIONS

Chapter 1 Statement of Legislative Intent

41-00 GENERAL PURPOSES OF MANUFACTURING DISTRICTS

The Manufacturing Districts established in this Resolution are designed to promote and protect public health, safety, and general welfare. These general goals include, among others, the following specific purposes:

- (a) To provide sufficient space, in appropriate locations, to meet the needs of the City's expected future economy for all types of manufacturing and related activities, with due allowance for the need for a choice of sites.
(b) To provide, as far as possible, that such space will be available for use for manufacturing and related activities, and to protect residences by separating them from manufacturing activities and by generally prohibiting the use of such space for new residential development.
(c) To encourage manufacturing development which is free from danger of fire, explosions, toxic and noxious matter, radiation, and other hazards, and from offensive noise, vibration, smoke, dust and other particulate matter, odorous matter, heat, humidity, glare, and other objectionable influences, by permitting such development in areas where this Resolution restricts the emission of such nuisances, without regard to the industrial products and processes involved.
(d) To protect adjacent residential and commercial areas, and to protect the labor force in other establishments engaged in less offensive types of manufacturing and related activities, by restricting those manufacturing activities which involve danger of fire, explosions, toxic and noxious matter, radiation and other hazards, or create offensive noise, vibration, smoke and other particulate matter, odorous matter, heat, humidity, glare, and other objectionable influences, to those limited areas which are appropriate therefor.
(e) To protect manufacturing and related development against congestion, as far as is possible and appropriate in each area, by limiting the bulk of buildings in relation to the land around them and to one another, and by providing space off public streets for parking and loading facilities associated with such activities.
(f) To protect the character of certain designated areas of historic and architectural interest, where the scale of building development is important, by limitations on the height of buildings.
(g) To protect light manufacturing and to encourage stability and growth in appropriate mixed-use areas by permitting light manufacturing and controlled residential uses to co-exist where such uses are deemed compatible.
(h) To promote the most desirable use of land and direction of building development in accord with a well-considered plan, to promote stability of manufacturing and related development, to strengthen the economic base of the City, to protect the character of the district and its peculiar suitability for particular uses, to conserve the value of land and buildings, and to protect the City's tax revenues.

41-10 PURPOSES OF SPECIFIC MANUFACTURING DISTRICTS

41-11 M1 Light Manufacturing Districts (High Performance)

These districts are designed for a wide range of manufacturing and related uses which can conform to a high level of performance

standards. Manufacturing establishments of this type, within completely enclosed buildings, provide a buffer between Residence (or Commercial) Districts and other industrial uses which involve more objectionable influences. New residences are excluded from these districts, except for:

- (a) joint living-work quarters for artists in M1-5B Districts;
- (b) dwelling units in M1-5M and M1-6M Districts;
- (c) dwelling units in M1-1D, M1-2D, M1-3D, M1-4D and M1-5D Districts, where authorized by the City Planning Commission, both to protect residences from an undesirable environment and to ensure the reservation of adequate areas for industrial development; and
- (d) dwelling units in M1-6D Districts.

**41-12  
M2 Medium Manufacturing Districts (Medium Performance)**

[UPDATING TO REFLECT NEW M2A DISTRICTS AND EXISTING ALLOWANCES IN OTHER DISTRICTS]

These districts are designed for manufacturing and related activities which can meet a medium level of performance standards. Enclosure of such activities is not normally required except in areas along the boundary of a Residence District. No new residences or community facilities are permitted.

**41-13  
M3 Heavy Manufacturing Districts (Low Performance)**

These districts are designed to accommodate the essential heavy industrial uses which involve more objectionable influences and hazards, and which, therefore, cannot reasonably be expected to conform to those performance standards which are appropriate for most other types of industrial development. No new residences or community facilities are permitted.

\* \* \*

**ARTICLE IV  
MANUFACTURING DISTRICT REGULATIONS**

**Chapter 2  
Use Regulations**

**42-00  
GENERAL PROVISIONS**

[THE LANGUAGE IN THIS SECTION REFLECTS THE PROPOSED MODIFICATIONS IN CITY OF YES FOR ECONOMIC OPPORTUNITY, A PARRALLEL TEXT AMENDMENT]

In order to carry out the purposes and provisions of this Resolution, the #uses# within #buildings or other structures# as well as the open #uses# of #zoning lots#, or portions thereof, have been classified and combined into ten separate Use Groups with similar characteristics. Use Groups 1, 2, 3, 4, 5, 6, 7, 8, 9 and 10, are permitted in #Manufacturing Districts# subject to the provisions of the following Sections:

- (a) Sections 42-11 through 42-20 establish general #use# allowances in Use Groups 1 through 10, including each #use# listed separately therein, by #Manufacturing District#, and additional provisions for certain #uses# where applicable.
- (b) Section 42-30 (SPECIAL PROVISIONS APPLICABLE TO CERTAIN DISTRICTS) sets forth special provisions applicable to the following #Manufacturing Districts#:
  - (1) M1-1D, M1-2D, M1-3D, M1-4D and M1-5D Districts, as set forth in Section 42- 31 (Residential uses in M1-1D through M1-5D Districts);
  - (2) M1-6D Districts, as set forth in Section 42-32 (Use regulations in M1-6D Districts);
  - (3) M1-5M and M1-6M Districts, as set forth in Section 42-33 (Use regulations in M1-5M and M1-6M Districts);
  - (4) M1-1, M1-5 and M1-6 Districts in certain areas, as set forth in Section 42-34 (Use regulations in certain M1-1, M1-5 and M1-6 Districts); and
  - (5) M1-5B Districts, as set forth in Section 42-35 (Use regulations in M1-5B Districts);-; and
  - (6) #Manufacturing Districts# with an A suffix, as set forth in Section 42-36 (Use regulations in A suffix districts).

\* \* \*

**42-36  
Use Regulations in Manufacturing Districts with an A Suffix**

**42-361  
General use modifications**

In M1 and M2 Districts with an A suffix, the applicable #use# regulations shall be modified as follows:

- (a) In M1 Districts with an A suffix:
  - (1) all retail and service #uses# listed in Use Group 6 shall be permitted, and no associated size limitations shall apply;
  - (2) all recreation, entertainment and assembly space #uses# listed in Use Group 8 shall be permitted;
  - (3) all #community facility uses# without sleeping accommodations listed in Use Group 3B shall be permitted.
- (b) In M2 Districts with an A suffix, the #use# regulations for an M1 District with an A suffix shall apply, inclusive of performance standards, supplementary use regulations, and #sign# regulations.

\* \* \*

**ARTICLE IV  
MANUFACTURING DISTRICT REGULATIONS**

**Chapter 3  
Bulk Regulations**

**43-00  
APPLICABILITY AND GENERAL PROVISIONS**

\* \* \*

**43-10  
FLOOR AREA REGULATIONS**

\* \* \*

**43-12  
Maximum Floor Area Ratio**

M1 M2 M3

In all districts, as indicated, for any #zoning lot#, the maximum #floor area ratio# shall not exceed the #floor area ratio# set forth in the following table, except as otherwise provided in the following Sections:

Section 43-121	(Expansion of existing manufacturing buildings)
Section 43-122	(Maximum floor area ratio for community facilities)
Section 43-13	<del>(Floor Area Bonus for Public Plazas)</del> <u>(Floor Area in Manufacturing Districts With an A Suffix)</u>
Section 43-14	(Floor Area Bonus for <del>Public Plazas and</del> Arcades)
Section 43-15	(Existing Public Amenities for which Floor Area Bonuses Have Been Received)
Section 43-16	(Special Provisions for Zoning Lots Divided by District Boundaries)
Section 43-61	(Bulk Regulations for Residential Uses in M1-1D Through M1-5D Districts)
Section 43-62	(Bulk Regulations in M1-6D Districts)

\* \* \*

**43-13  
Floor Area Bonus for Public Plazas  
Floor Area in Manufacturing Districts With an A Suffix**

M1-6

[MOVING EXISTING TEXT TO SECTION 43-14]

In the district indicated, except for M1-6D Districts, for each square foot of #public plaza# provided on a #zoning lot#, in accordance with the provisions of Section 37-70, inclusive, the total #floor area# permitted on that #zoning lot# under the provisions of Section 43-12 (Maximum Floor Area Ratio) may be increased by six square feet.

[NEW PROVISIONS, PER PROPOSAL]

**43-131  
Definitions**

Definitions specifically applicable to this Chapter are set forth in this Section. The definitions of other defined terms are set forth in Section 12-10 (DEFINITIONS), except where explicitly stated otherwise in individual provisions in this Chapter.

**Qualifying uses**

“Qualifying uses” shall include certain #commercial# and #manufacturing uses# eligible for higher permitted #floor area ratio# in M2 and M3 Districts with an A suffix.

In M2 Districts with an A suffix such #uses# shall include #referenced commercial and manufacturing uses#.

In M3 Districts with an A suffix, such #uses# shall include #qualifying uses# in M2 Districts with an A suffix, as well as the following:

From Use Group 4B and 4C

utility infrastructure #uses#

renewable energy and green infrastructure #uses#

From Use Group 9

all #uses#, other than #self-service storage facilities#.

**43-132**

**Floor area regulations in M1 Districts with an A suffix**

In M1 Districts with an A suffix, the maximum #floor area ratio# for all permitted #uses# shall be as set forth in the following table.

Districts	Maximum Permitted #Floor Area Ratio#
M1-1A	2.00
M1-2A	3.00
M1-3A	4.00
M1-4A	5.00
M1-5A	6.50
M1-6A	8.00
M1-7A	10.00
M1-8A	12.00
M1-9A	15.00

**43-132**

**Floor area regulations in M2 or M3 Districts with an A suffix**

In M2 and M3 Districts with an A suffix, the maximum #floor area ratio# for #qualifying uses#, and for all other all permitted #uses# shall be as set forth in the respective columns of the following tables.

Districts	Maximum Permitted #Floor Area Ratio# for #qualifying uses#	Maximum Permitted #Floor Area Ratio# for other #uses#
M2-1A	2.00	1.50
M2-2A	3.00	2.50
M2-3A	4.00	3.25
M2-4A	5.00	4.25
M3-1A	2.00	1.00
M3-2A	3.00	1.00

**43-14**

**Floor Area Bonus for Public Plazas and Arcades**

M1-6 M1-7A M1-8A M1-9A

[MOVING EXISTING TEXT FROM SECTION 43-13. COMBINING WITH EXISTING TEXT]

(a) Public Plazas

In the districts indicated, except for M1-6D Districts, for each square foot of #public plaza# provided on a #zoning lot#, in accordance with the provisions of Section 37-70, inclusive, the total #floor area# permitted on that #zoning lot# under the provisions of Section 43-12 (Maximum Floor Area Ratio) may be increased by six square feet.

(b) Arcades

In the district districts indicated, except for M1-6D Districts, for each square foot of #arcade# provided on a #zoning lot#, the total #floor area# permitted on the #zoning lot# under the provisions of Section 43-12 (Maximum Floor Area Ratio) may be increased by three square feet. However, the provisions of this Section shall not apply to #zoning lots# that are both within 100 feet of the western #street line# of Seventh Avenue and between West 28th and West 30th Streets in the Borough of Manhattan.

\* \* \*

**43-20**

**YARD REGULATIONS**

\* \* \*

**43-21**

**Definitions**

Words in italics are defined in Section 12-10 or, if applicable exclusively to this Section, in this Section.

\* \* \*

**43-23**

**Permitted Obstructions in Required Yards or Rear Yard Equivalents**

[THE LANGUAGE IN THIS SECTION REFLECTS THE PROPOSED MODIFICATIONS IN CITY OF YES FOR CARBON NEUTRALITY TEXT AMENDMENT, CURRENTLY IN PUBLIC REVIEW]

In all #Manufacturing Districts#, the obstructions set forth in Section 23-441 (General permitted obstruction allowances), as well as the following obstructions, shall be permitted within a required #yard# or #rear yard equivalent#:

(a) In any #yard# or #rear yard equivalent#:

\* \* \*

(b) In any #rear yard# or #rear yard equivalent#:

- (1) Any #building# or portion of a #building# used for any permitted #use#, except that any portion of a #building# containing rooms used for living or sleeping purposes (other than a room in a hospital used for the care and treatment of patients, or #joint living-work quarters for artists#) shall not be a permitted obstruction, and provided that the height of such #building# shall not exceed one #story#, excluding #basement#, nor in any event 23 feet above #curb level#. However, in M Districts with an A suffix, the height of such obstruction shall be modified so that such #building# shall not exceed two #stories#, excluding #basements#, nor in any event 30 feet above #curb level#. In addition, in all districts, decks, parapet walls, roof thickness, skylights, vegetated roofs, and weirs, shall be permitted upon such #building#, or portion thereof, pursuant to Section 43-42 (Permitted Obstructions).

\* \* \*

**43-26**

**Minimum Required Rear Yards**

M1 M2 M3

In all districts, other than districts with an A suffix, as indicated, a #rear yard# with a depth of not less than 20 feet shall be provided at every #rear lot line# on any #zoning lot# except as otherwise provided in Sections 43-27 (Special Provisions for Shallow Interior Lots), 43-28 (Special Provisions for Through Lots) or 43-31 (Other Special Provisions for Rear Yards). #Rear yards# shall also be provided along portions of #side lot lines# as set forth in Section 43-261 (Beyond one hundred feet of a street line).

For districts with an A suffix, the provisions of Section 43-262 shall apply. However, such provisions shall be modified by the provisions of 43-27 (Special Provisions for Shallow Interior Lots), 43-28 or 43-31.

\* \* \*

**43-262**

**Minimum rear yards for Manufacturing Districts with an A suffix**

In Manufacturing Districts with an A suffix, 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	15
Above 125 feet	20

In addition, where a portion of a #side lot line# beyond 100 feet of the #street line# coincides with a #rear lot line# of an adjoining #zoning lot#, such #side lot line# shall be considered a #rear lot line# and a #rear yard# shall be applied with a minimum depth in accordance with the provisions of this Section.

**43-27  
Special Provisions for Shallow Interior Lots**

M1 M2 M3

(a) For districts without an A suffix

In all districts, other than districts with an A suffix, as indicated; if an #interior lot#:

(a)(1) \_\_\_\_\_ was owned separately and individually from all other adjoining tracts of land, both on December 15, 1961, and on the date of application for a building permit; and

(b)(2) \_\_\_\_\_ is less than 70 feet deep;

the depth of a required #rear yard# for such #interior lot# may be reduced by one foot for each two feet by which the maximum depth of a #zoning lot# is less than 70 feet. No #rear yard# is required on any #interior lot# with a maximum depth of less than 50 feet.

(b) For districts with an A suffix

For districts with an A suffix, if an #interior lot#, or portion thereof, has a depth of less than 95 feet at any point, and such shallow condition was in existence on December 15, 1961, the depth of a required #rear yard#, or portion thereof, may be reduced by six inches for each foot by which the depth of such #zoning lot# is less than 95 feet. No #rear yard# is required on any such #interior lot#, or portion thereof, with a maximum depth of less than 50 feet.

**43-28  
Special Provisions for Through Lots**

M1 M2 M3

(a) For districts without an A suffix

In all districts, other than districts with an A suffix, as indicated; no #rear yard# regulations shall apply on any #through lot# which extends less than 110 feet in maximum #lot depth# from #street# to #street#. However, on any #through lot# 110 feet or more in maximum depth from #street# to #street#, one of the following #rear yard equivalents# shall be provided, except that in the case of a #zoning lot# occupying an entire #block#, no #rear yard# or #rear yard equivalent# shall be required:

(a)(1) an open area with a minimum #lot depth# of 40 feet midway (or within five feet of being midway) between the two #street lines# upon which such #through lot# fronts;

(b)(2) two open areas, each adjoining and extending along the full length of the #street line#, and each with a minimum depth of 20 feet measured from such #street line#; or

(c)(3) an open area adjoining and extending along the full length of each #side lot line#, with a minimum width of 20 feet measured from each such #side lot line#.

Any such #rear yard equivalent# shall be unobstructed from its lowest level to the sky, except as provided in Section 43-23 (Permitted Obstructions in Required Yards or Rear Yard Equivalents).

(b) For districts with an A suffix

For districts with an A suffix, no #rear yard equivalent# shall be required on any #through lot# or #through lot# portion of a #zoning lot#.

\* \* \*

**43-30  
SPECIAL PROVISIONS APPLYING ALONG DISTRICT BOUNDARIES**

M1 M2 M3

In all districts, as indicated, open areas shall be provided in accordance with the provisions of this Section along the boundaries of #Residence Districts#, except where such district boundaries are also the boundaries of railroad rights-of-way or cemeteries.

\* \* \*

**43-302**

**Required yards along district boundary coincident with rear lot lines of two adjoining zoning lots**

M1 M2 M3

(a) For districts without an A suffix

In all districts, other than districts with an A suffix, as indicated; along such portion of the #rear lot line# of a #zoning lot# in a #Manufacturing District# which coincides with a #rear lot line# of a #zoning lot# in an adjoining #Residence District#, an open area not higher than #curb level# and at least 30 feet in depth shall be provided within the #Manufacturing District#. Such an open area shall not be used for storage or processing of any kind.

(b) For districts with an A suffix

For districts with an A suffix, where the portion of a #rear lot line# of a #zoning lot# coincides with the #rear lot line# of an adjoining #Residence District#, an open area not higher than 30 feet above #curb level# and at least 20 feet in depth shall be provided.

**43-303**

**Required yards along district boundary coincident with side lot line of zoning lot in a Manufacturing District**

M1 M2 M3

(a) For districts without an A suffix

In all districts, other than districts with an A suffix, as indicated; along such portion of a #side lot line# of a #zoning lot# in a #Manufacturing District# which coincides with a #rear lot line# of a #zoning lot# in an adjoining #Residence District#, an open area not higher than #curb level# and at least 15 feet wide shall be provided within the #Manufacturing District#. Such open area shall not be used for #accessory# off-street loading or for storage or processing of any kind.

(b) For districts with an A suffix

For districts with an A suffix, where the portion of a #side lot line# of a #zoning lot# coincides with the #rear lot line# of an adjoining #Residence District#, an open area not higher than #curb level# and at least eight feet in depth shall be provided.

\* \* \*

**43-40**

**HEIGHT AND SETBACK REGULATIONS**

\* \* \*

**43-42**

**Permitted Obstructions**

[THE LANGUAGE IN THIS SECTION REFLECTS THE PROPOSED MODIFICATIONS IN CITY OF YES FOR CARBON NEUTRALITY TEXT AMENDMENT, CURRENTLY IN PUBLIC REVIEW]

In all #Manufacturing Districts#, the obstructions set forth in Section 23-621 (General permitted obstruction allowances), as well as the following obstructions, shall be permitted to penetrate a maximum height limit or a #sky exposure plane# set forth in Sections 43-43 (Maximum Height of Front Wall and Required Front Setbacks), 43-44 (Alternate Front Setbacks), 43-46 (Height and Setback Provisions for Districts with an A suffix) or 43-49 (Limited Height Districts).

\* \* \*

**43-43**

**Maximum Height of Front Wall and Required Front Setbacks**

M1 M2 M3

In all districts, other than districts with an A suffix, as indicated; if the front wall or any other portion of a #building or other structure# is located at the #street line# or within the #initial setback distance# as set forth in the table in this Section, the height of such front wall or other portion of a #building or other structure#, except as otherwise set forth in this Section, shall not exceed the maximum height above #curb level# set forth in the table. Above such maximum height and beyond the #initial setback distance#, the #building or other structure# shall not penetrate the #sky exposure plane# set forth in the table.

\* \* \*

**43-44**

**Alternate Front Setbacks**

M1 M2 M3

In all districts, other than districts with an A suffix, as indicated, if an open area is provided along the full length of the #front lot line# with the minimum depth set forth in the following table, the provisions of Section 43-43 (Maximum Height of Front Wall and Required Front Setbacks) shall not apply. The minimum depth of such open area shall be measured perpendicular to the #front lot line#. However, in such instances, except as otherwise provided in this Section or in Sections 43-42 (Permitted Obstructions) or 43-45 (Tower Regulations), no #building or other structure# shall penetrate the alternate #sky exposure plane# set forth in the table in this Section. The #sky exposure plane# shall be measured from a point above the #street line#.

In an M1-6 District, if the open area provided under the terms of this Section is a #public plaza#, such open area may be counted toward the bonus provided for a #public plaza#, pursuant to Section 43-13 (Floor Area Bonus for Public Plazas) 43-14 (Floor Area Bonus for Public Plazas and Arcades).

\* \* \*

**43-45  
Tower Regulations**

M1-3 M1-4 M1-5 M1-6

In the districts indicated, other than districts with an A suffix, any #building# or #buildings#, or portion thereof, which in the aggregate occupy not more than 40 percent of the #lot area# of a #zoning lot# or, for #zoning lots# of less than 20,000 square feet, the percent set forth in Section 43-451 (Towers on small lots), may penetrate an established #sky exposure plane#. (Such #building# or portion thereof is hereinafter referred to as a tower.) At any given level, such tower may occupy any portion of the #zoning lot# not located less than 15 feet from the #street line# of a #narrow street#, or less than 10 feet from the #street line# of a #wide street#, provided that the aggregate area so occupied within 50 feet of a #narrow street# shall not exceed 1,875 square feet and the aggregate area so occupied within 40 feet of a #wide street# shall not exceed 1,600 square feet.

\* \* \*

**43-46  
Special Provisions for Zoning Lots Directly Adjoining Public Parks**

**Height and Setback Provisions for Districts with an A suffix**

M1 M2 M3

[RELOCATING TO SECTION 43-47]

In all districts, as indicated, a #public park# with an area of between one and 15 acres shall be considered a #wide street# for the purpose of applying the height and setback regulations as set forth in Section 43-43 (Maximum Height of Front Wall and Required Front Setbacks) to any #building or other structure# on a #zoning lot# adjoining such #public park#. However, the provisions of this Section shall not apply to a #public park# more than 75 percent of which is paved.

For M Districts with an A suffix, the height of a #building or other structure# shall not exceed the maximum base heights or maximum #building# height set forth in paragraph (a) of this Section. A setback is required for all portions or #buildings or other structures# that exceed the maximum base height specified in paragraph (a) and shall be provided in accordance with paragraph (b). In districts without a maximum height limit, the tower provisions set forth in paragraph (c) shall apply.

(a) Maximum base heights and maximum #building# heights

The table below sets forth the maximum base heights and maximum #building or other structure# heights.

**MAXIMUM BASE HEIGHT AND MAXIMUM BUILDING HEIGHT**

District	Maximum Base Height (in feet)	Maximum Height of #Buildings or other Structures# (in feet)
M1-1A M2-1A M3-1A	45	65

M1-2A M2-2A M3-2A	65	95
M1-3A M2-3A	95	125
M1-4A M2-4A	125	155
M1-5A	155	205
M1-6A	155	245
M1-7A	155	325
M1-8A M1-9A	155	N/A

In addition, for #zoning lots# with a #lot area# greater than or equal to 20,000 square feet, a #building# may exceed the maximum building heights established in such table by 25 percent.

(b) Any portion of a #building# above the maximum base height shall provide a setback with a depth of at least 10 feet from any #street wall# fronting on a #wide street# and a depth of at least 15 feet from any #street wall# fronting on a #narrow street#. However, such setback requirement may be modified as follows:

- (1) the depth of such required setback may be reduced by one foot for every foot that the #street wall# is located beyond the #street line#, but in no event shall a setback of less than seven feet in depth be provided, except as otherwise set forth in this Section. To allow #street wall# articulation, where a #street wall# is divided into different segments and located at varying depths from the #street line#, such permitted setback reduction may be applied to each #street wall# portion separately;
- (2) the depth of such required setbacks may include the depth of recesses in the #street wall# of the #building# base, provided that the aggregate width of any such recessed portion of a #street wall# with a setback less than seven feet, does not exceed 30 percent of the #aggregate width of #street wall# at any level; and
- (3) these setback provisions are optional for any #building# that either is located beyond 50 feet of a #street line# or oriented so that lines drawn perpendicular to it, in plan, would intersect a #street line# at an angle of 65 degrees or less. In the case of an irregular #street line#, the line connecting the most extreme points of intersection shall be deemed to be the #street line#;
- (4) dormers may penetrate a required setback area, provided that the aggregate width of all dormers at the maximum base height does not exceed 40 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.

(c) Towers

For #buildings# in M1-8A and M1-9A Districts, no maximum height limit shall apply. However, any portion of a #building# above a height of 350 feet shall have a maximum #lot coverage# of 50 percent of the #lot area# of the #zoning lot#.

**43-47**

**Modification of Height and Setback Regulations**

[RELOCATING FROM SECTION 43-46]

(a) For #zoning lots# adjoining #public parks#

M1 M2 M3

In all districts, as indicated, a #public park# with an area of between one and 15 acres shall be considered a #wide street# for the purpose of applying the height and setback regulations as set forth in Section 43-43 (Maximum Height of Front Wall and Required Front Setbacks) to any #building or other structure# on a #zoning lot# adjoining such #public park#. However, the provisions of this Section shall not apply to a #public park# more than 75 percent of which is paved.

(b) For #zoning lots# containing certain #community facility uses#  
**M1**

In the district indicated, for certain #community facility# #uses# in specified situations, the Board of Standards and Appeals may modify the regulations set forth in Sections 43- 41 to 43-45, inclusive, relating to Height and Setback Regulations, in accordance with the provisions of Section 73-64 (Modifications for Community Facility Uses).

\* \* \*

**ARTICLE IV  
MANUFACTURING DISTRICT REGULATIONS**

**Chapter 4  
Accessory Off-Street Parking and Loading Regulations**

**44-00  
GENERAL PURPOSES AND DEFINITIONS**

\* \* \*

**44-20  
REQUIRED ACCESSORY OFF-STREET PARKING SPACES  
FOR MANUFACTURING, COMMERCIAL OR COMMUNITY  
FACILITY USES**

**44-21  
General Provisions**

[THE LANGUAGE IN THIS SECTION REFLECTS THE PROPOSED MODIFICATIONS IN CITY OF YES FOR ECONOMIC OPPORTUNITY, A PARALLEL TEXT AMENDMENT]

M1 M2 M3

In all districts, as indicated, #accessory# off-street parking spaces, open or enclosed, shall be provided in conformity with the requirements set forth in the table in this Section for all #development# after December 15, 1961, for the #manufacturing#, #commercial# or #community facility# #uses# listed in the table. In addition, all other applicable requirements of this Chapter shall apply as a condition precedent to the #use# of such #development#.

After December 15, 1961, if an #enlargement# results in a net increase in the #floor area# or other applicable unit of measurement specified in the table in this Section, the same requirements set forth in the table shall apply to such net increase in the #floor area# or other specified unit of measurement.

A parking space is required for a portion of a unit of measurement one-half or more of the amount set forth in the table.

For the purposes of this Section, a tract of land on which a group of such #uses# is #developed# under single ownership or control shall be considered a single #zoning lot#.

For those #uses# for which rated capacity is specified as the unit of measurement, the Commissioner of Buildings shall determine the rated capacity as the number of persons which may be accommodated by such #uses#.

The requirements of this Section shall be waived in the following situations:

- (a) when, as the result of the application of such requirements, a smaller number of spaces would be required than is specified by the provisions of Section 44-23 (Waiver of Requirements for Spaces Below Minimum Number);
- (b) when the Commissioner of Buildings has certified, in accordance with the provisions of Section 44-24 (Waiver of Requirements for All Zoning Lots Where Access Would Be Forbidden), that there is no way to arrange the spaces with access to the #street# to conform to the provisions of Section 44-43 (Location of Access to the Street);
- (c) for houses of worship, in accordance with the provisions of Section 44-25 (Waiver for Locally Oriented Houses of Worship).

For the purposes of applying the loading requirements of this Chapter, #uses# are grouped into the following Parking Requirement Categories (PRC) based on how requirements are measured. The specific designations for #uses# are set forth in the Use Group tables.

Parking Requirement Category	Type of Requirement
PRC – A	square feet of #floor area#
PRC – B	person-rated capacity
PRC – C	square feet of #lot area#
PRC – D	square feet of #floor area#, or number of employees
PRC – E	number of beds
PRC – F	guest rooms or suites
PRC – G	other

**REQUIRED OFF-STREET PARKING SPACES FOR  
MANUFACTURING, COMMERCIAL OR COMMUNITY  
FACILITY USES**

Parking Requirement Category	PRC - A				PRC - B			C
	A1	A2	A3	A4	B1	B2	B3	
Unit of Measurement	per square feet of #floor area# <sup>1</sup>				per persons-rated capacity			per square feet of #lot area# <sub>3,4</sub>
M1-1 M1-2 M1-3 M2-1 M2-2 M3-1 Districts without an A suffix								
M1, M2, M3 Districts with an A suffix outside the #expanded transit zone#	1 per 200	1 per 300	1 per 300 <sup>2</sup>	1 per 600	1 per 8	1 per 8	1 per 10	1 per 500
M1-4 M1-5 M1-6 M2-3 M2-4 M3-2 Districts without an A suffix								
M1, M2, M3 Districts with an A suffix within the #expanded transit zone#	None required	None required	None required	None required	None required	None required	None required	None required

- <sup>1</sup> For ambulatory diagnostic or treatment facilities listed in Use Group 3B, #cellar# space, except #cellar# space used for storage shall be included to determine parking requirements.
- <sup>2</sup> Parking requirements for #uses# in PRC-A3 may be reduced by permit of the Board of Standards and appeals in accordance with the provisions of Section 73-44.
- <sup>3</sup> In the case of golf driving ranges, the requirements in this table apply only to that portion of the range used for tees.
- <sup>4</sup> In the case of outdoor skateboard parks, in M3-1 Districts, the requirements of this table apply only to that portion used as skating runs and #accessory# #buildings#. The #floor area# of #accessory# #buildings# shall be considered #lot area# for the purpose of these requirements.



Parking Requirement Category	PRC - D		PRC - E			PRC - F	
	D1	D2	E1	E2	E3	F1	F2
<b>Unit of Measurement</b>	<b>per square feet of #floor area# or per employees <sup>5</sup></b>		<b>per bed</b>			<b>per guest room or suites</b>	
M1-1 M1-2 M1-3 M2-1 M2-2 M3-1 Districts without an A suffix <u>M1, M2 M3 Districts with an A suffix outside the #expanded transit zone#</u>	1 per 1,000 sq ft or 1 per 3 employees, whichever will require a larger number of spaces	1 per 2,000 sq ft or 1 per 3 employees, whichever will require a larger number of spaces	1 per 5 <sup>6</sup>	n/a	n/a	1 per 1	1 per 8
M1-4 M1-5 M1-6 M2-3 M2-4 M3-2 Districts without an A suffix <u>M1, M2 M3 Districts with an A suffix within the #expanded transit zone#</u>	None required	None required	1 per 10 <sup>6</sup>				None required

<sup>5</sup> For predominantly open storage of miscellaneous #uses# or predominantly open #manufacturing# #uses#, the #lot area# used for such #uses# shall be considered as #floor area# for the purposes of these requirements.

<sup>6</sup> Parking requirements for #uses# in PRC-E1 are in addition to area utilized for ambulance parking.

Parking Requirement Category	PRC - G						
	Agricultural #uses#	Outdoor racket courts	Outdoor skating rinks	Seminaries	# Schools #	Houses of worship	Museums or non-commercial art galleries
<b>Unit of Measurement</b>	<b>per square feet of #lot area# used for selling purposes</b>	<b>per court</b>	<b>per square feet of #lot area#</b>	<b>per square feet of #floor area# used for classrooms, laboratories, student centers or offices</b>	<b>per square feet of #floor area#</b>	<b>per persons-rated capacity</b>	<b>per square feet of #floor area#</b>
M1-1 M1-2 M1-3 M2-1 M2-2 M3-1 Districts without an A suffix <u>M1, M2 M3 Districts with an A suffix outside the #expanded transit zone#</u>	1 per 1,000	1 per 2	1 per 800	1 per 1,000		1 per 15	None required
M1-4 M1-5 M1-6 M2-3 M2-4 M3-2 Districts without an A suffix <u>M1, M2 M3 Districts with an A suffix within the #expanded transit zone#</u>	None required	None required	None required	None required		None required	None required

Parking Requirement Category	PRC - G (continued)							
	Court houses	Fire or Police stations	Prisons	Docks	Camps, overnight and day	Post Offices	Funeral Establishments	Riding academies or stables
<b>Unit of Measurement</b>	<b>per square feet of #floor area#</b>	<b>per square feet of #floor area#</b>	<b>per beds-rated capacity</b>	<b>see Section 62-43</b>	<b>per square feet of #lot area# or per employees</b>	<b>per square feet of #floor area#</b>	<b>per square feet of #floor area#</b>	<b>per square feet of #floor area#</b>
M1-1 M1-2 M1-3 M2-1 M2-2 M3-1 Districts without an A suffix <u>M1, M2 M3 Districts with an A suffix outside the #expanded transit zone#</u>	1 per 600		1 per 10			1 per 1,200	1 per 400	
M1-4 M1-5 M1-6 M2-3 M2-4 M3-2 Districts without an A suffix <u>M1, M2 M3 Districts with an A Suffix within the #expanded transit zone#</u>	None required	None required	None required	see Section 62-43	1 per 2,000 or 1 per 3	None required	None required	None required

\* \* \*

**44-50 OFF-STREET LOADING REGULATIONS**

\* \* \*

**44-52 Required Accessory Off-street Loading Berths**

**[THE LANGUAGE IN THIS SECTION REFLECTS THE PROPOSED MODIFICATIONS IN CITY OF YES FOR ECONOMIC OPPORTUNITY, A PARRALLEL TEXT AMENDMENT]**

M1 M2 M3

In all districts, as indicated, #accessory# off-street loading berths, open or enclosed, shall be provided in conformity with the requirements set forth in the table in this Section and under rules and regulations promulgated by the Commissioner of Buildings, for all #development# after December 15, 1961, for the #community facility#, #commercial# or #manufacturing# #uses# listed in the table, as a condition precedent to the #use# of such #development#.

For the purposes of this Section, a tract of land on which a group of such #uses# is #developed# under single ownership or control shall be considered a single #zoning lot#.

Whenever any #use# specified in the table is located on an open lot, the requirements set forth in the table for #floor area# shall apply to the #lot area# used for such #use#.

For the purposes of applying the loading requirements of this Chapter, #uses# are grouped into the following Loading Requirement Categories (LRC).

<b>Loading Requirement Category</b>	<b>#Use# or Use Group</b>
LRC – A	Use Groups 9 and 10
LRC – B	Use Groups 6 and 8
LRC – C	Use Groups 5 and 7; court houses
LRC – D	Hospitals and related facilities; prisons
LRC – E	Funeral establishments

REQUIRED OFF-STREET LOADING BERTHS FOR DEVELOPMENTS OR ENLARGEMENTS

Table with 3 columns: Loading Requirement Category, Districts (M1-1 M1-2 M1-4 M2-1 M2-3 M3-1 M3-2), and Districts (M1-3 M1-5 M1-6 M2-2 M2-4). Rows include LRC-A, LRC-B, LRC-C, LRC-D, and LRC E.

1 Requirements in this table are in addition to area utilized for ambulance parking

ARTICLE VI SPECIAL REGULATIONS APPLICABLE TO CERTAIN AREAS

Chapter 2 Special Regulations Applying in the Waterfront Area

62-10 GENERAL PROVISIONS

62-30 SPECIAL BULK REGULATIONS

62-341 Developments on land and platforms

THE LANGUAGE IN THIS SECTION REFLECTS THE PROPOSED MODIFICATIONS IN CITY OF YES FOR ECONOMIC OPPORTUNITY, A PARALLEL TEXT AMENDMENT

All #developments# on portions of a #zoning lot# landward of the #shoreline# or on #platforms# shall be subject to the height and setback provisions of this Section.

(e) C7 Districts and Manufacturing Districts with an A suffix In the districts indicated, the height and setback regulations of Section 33-46 (Height and Setback Provisions for C7 Districts) shall apply.

62-343

Developments on floating structures

THE LANGUAGE IN THIS SECTION REFLECTS THE PROPOSED MODIFICATIONS IN CITY OF YES FOR ECONOMIC OPPORTUNITY, A PARALLEL TEXT AMENDMENT

\* \* \*

HEIGHT LIMITS FOR FLOATING STRUCTURES

Table with 5 columns: #Residential District#, #Commercial District#, #Manufacturing District#, Maximum Structure Height, Maximum Height of Repurposed Vessels. Rows include R1 thru R5, R6, R7 R8, and R9 R10.

\* \* \*

62-40

SPECIAL PARKING AND LOADING REGULATIONS

\* \* \*

62-43

**Parking Requirements for Commercial Docking Facilities**

**[THE LANGUAGE IN THIS SECTION REFLECTS THE PROPOSED MODIFICATIONS IN CITY OF YES FOR ECONOMIC OPPORTUNITY, A PARALLEL TEXT AMENDMENT]**

#Accessory# off-street parking spaces, open or enclosed, shall be provided in conformity with the requirements set forth in the table in this Section for all #developments# involving the commercial docking facilities listed. For the purposes of this Section, the term #development# shall also include, in the case of an existing docking facility, an increase in any unit of measurement used in computing parking requirements.

In addition, passenger drop-off and pick-up areas shall be provided as set forth in Section 62-462.

#Accessory# off-street parking or drop-off and pick-up area requirements for docking facilities serving ferries or sightseeing, excursion or sport fishing vessels may be modified by City Planning Commission authorization pursuant to the provisions of Section 62-821.

**REQUIRED PARKING SPACES FOR DOCKING FACILITIES**

Docking Facilities Serving	Districts	Number of Required Parking Spaces
Non-commercial pleasure boats	C1 thru C8 M1 M2 M3	1 per 2 berths or moorings
Rental boats		
Ferries	R3** thru R5** C1-1 C2-1 C3 C4-1	0.30 x p*
Sightseeing, excursion or sport fishing vessels	R6** R7-1** R7A** R7B** R7D** C1-2 C2-2 C4-2 C8-1 M1-1 M1-2 M2-1 M2-2 M3-1 R7-2** R7-3** R7X** C1-3 C2-3 C4-3 C8-2 M1-3 R8** R9** C1-4 C2-4 C4-4 C8-3 C7 outside the #expanded transit zone#	0.20 x p*  0.15 x p*  0.10 x p*
	#Manufacturing Districts# with an A suffix outside the #expanded transit zone#	
	R10** C1-5 thru C1-9 C2-5 thru C2-8 C4-4A C4-5 C4-6 C5 C6 C8-4 M1-4 M1-5 M1-6 M2-3 M2-4 M3-2	None required
	C7 within the #expanded transit zone#	
	#Manufacturing Districts# with an A suffix within the #expanded transit zone#	

Passenger ocean vessels	C6**	0.15 x p*
	M1-1 M1-2 M1-3 M2-1 M2-2 M3-1	1 per 2,000 sq. ft. of #lot area# or 1 per 3 employees, whichever is less
	#Manufacturing Districts# with an A suffix outside the #expanded transit zone#	
	M1-4 M1-5 M1-6 M2-3 M2-4 M3-2	None required
	#Manufacturing Districts# with an A suffix within the #expanded transit zone#	
Vessels not otherwise listed	M1-1 M1-2 M1-3 M2-1 M2-2 M3-1	1 per 2,000 sq. ft. of #lot area# or 1 per 3 employees whichever is less
	#Manufacturing Districts# with an A suffix outside the #expanded transit zone#	
	M1-4 M1-5 M1-6 M2-3 M2-4 M3-2	None required
	#Manufacturing Districts# with an A suffix within the #expanded transit zone#	

\* For sightseeing, excursion, sport fishing or passenger ocean vessels, "p" is the sum of the maximum capacities of all such vessels using a dock. The maximum capacity of each vessel is its U.S. Coast Guard certified capacity

For ferries, "p" is the total ferry passenger load of a dock on weekdays between the hours of 6:00 a.m. and 9:00 a.m., as determined by the N.Y.C. Department of Transportation

For docks serving both above categories of vessels, the number of parking spaces required shall be the sum of the number of spaces required for each category

\*\* By City Planning Commission special permit only for ferries or passenger ocean vessels in districts indicated

\* \* \*

**ARTICLE VI  
SPECIAL REGULATIONS APPLICABLE TO CERTAIN AREAS**

**Chapter 6  
Special Regulations Applying Around Mass Transit Stations**

**66-10  
GENERAL PROVISIONS**

\* \* \*

**66-234  
Special height and setback modifications**

**[THE LANGUAGE IN THIS SECTION REFLECTS THE PROPOSED MODIFICATIONS IN CITY OF YES FOR ECONOMIC OPPORTUNITY, A PARALLEL TEXT AMENDMENT]**

The height and setback modifications of this Section shall apply as follows:

\* \* \*

(c) Special height provisions for R6 through R10 Districts and certain #Commercial# and M1 Districts

In R6 through R10 Districts, #Commercial Districts# mapped within or with a #residential# equivalent of such districts, M1 Districts paired with R6 through R10 Districts, and M1-6 Districts, where maximum #building# height limitations apply,

the maximum #building# height shall be increased by 10 feet, or one #story#, whichever is less.

However, for #zoning lots# with an #easement volume# serving an #above-grade mass transit station# in R7 through R10 Districts, #Commercial Districts# mapped within or with a #residential# equivalent of such districts, C7 Districts, M1 Districts paired with R7 through R10 Districts, and M1-6 Districts, and #Manufacturing Districts# with an A suffix, the maximum #building# height shall be increased by 20 feet or two #stories#, whichever is less.

\* \* \*

66-24 Special Regulations for Accessory Off-Street Parking

[APPLYING PARKING WAIVER PROVISIONS TO NEW M DISTRICTS]

Where an #easement volume# is provided, the underlying parking regulations of this Resolution shall be modified in accordance with the provisions of this Section.

\* \* \*

(b) Special waiver of requirements for small #zoning lots#

For #zoning lots# with a #lot area# of 10,000 or 15,000 square feet or less, as applicable, requirements for #accessory# off-street parking spaces are waived pursuant to the following table:

Table with 2 columns: District and Lot Area (in square feet). Rows include R5 R5D, C1-1 C2-1 C3 C4-1 C1-2 C2-2 C4-2 C8-1 C1-3 C2-3 C4-2A C4-3 C8-2, M1-1 M1-2 M1-3 M2-1 M2-2 M3-1, R6 R7 R8 R9 R10, C1-4 C2-4 C4-4 C4-5D C8-3, C1-5 C1-6 C1-7 C1-8 C1-9 C2-5 C2-6 C2-7 C2-8 C4-4A C4-4L C4-5 C4-5A C4-5X C4-6 C4-7 C5 C6 C7 C8-4, M1-4 M1-5 M1-6 M2-3 M2-4 M3-2, and #Manufacturing Districts# with an A suffix.

\* \* \*

ARTICLE XII SPECIAL PURPOSE DISTRICTS

Chapter 3 Special Mixed Use District

123-00 GENERAL PURPOSES

\* \* \*

123-60 SPECIAL BULK REGULATIONS

\* \* \*

123-66 Height and Setback Regulations

[SPECIAL RULES TO ALLOW DISTRICTS WITH A HIGH M1A FAR A DIFFERENT ENVELOPE]

The height of all #buildings or other structures# in #Special Mixed Use Districts# shall be measured from the #base plane#.

In #Special Mixed Use Districts# where the designated #Residence District# is an R3, R4 or R5 District, the provisions of Section 123-661 (Mixed use buildings in Special Mixed Use Districts with R3, R4 or R5 District designations) shall apply. On #waterfront blocks#, as defined in Section 62-11, where the designated #Residence District# is R3, R4 or R5, the height and setback regulations of Section 62-34, inclusive, shall apply to #buildings and other structures#, except that for #mixed use buildings#, the height and setback regulations set forth in Section 123-661 shall apply.

In #Special Mixed Use Districts# where the designated #Residence District# is an R6 through R10 District, the provisions of Section 123-662 (All buildings in Special Mixed Use Districts with R6, R7, R8,

R9 and R10 District designations) shall apply. However, in certain zoning districts in certain #Special Mixed Use Districts#, such provisions are modified by the special rules of Section 123-663 (Special rules for certain districts in certain Special Mixed Use Districts).

However, for M1 Districts with an A suffix paired with a #Residence District#, the applicable height and setback regulations shall be whichever regulations permit the tallest overall heights between the applicable #Manufacturing District# regulations set forth in Section 43-46, or the applicable #Residence District# regulations set forth in this Section, inclusive, depending on the particular M1 District and #Residence District# pairing.

For any #zoning lot# located in a Historic District designated by the Landmarks Preservation Commission, the minimum base height of a #street wall# may vary between the height of the #street wall# of an adjacent #building# before setback, if such height is lower than the minimum base height required, up to the minimum base height requirements of this Chapter.

\* \* \*

BOROUGH OF BROOKLYN Nos. 3 - 6

341 10th STREET REZONING AND LSGD SPECIAL PERMITS No. 3

CD 6 C 230337 ZMK IN THE MATTER OF an application submitted by Stellar 341 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 existing R6A District to an R7-3 District property bounded by 9th Street, a line 100 feet northwesterly of 5th Avenue, a line midway between 9th Street and 10th Street, a line 100 feet southeasterly of 4th Avenue, a line 100 feet northeasterly of 10th Street, and a line 345 feet northwesterly of 5th Avenue;
2. changing from an R6B District to an R7-3 District property bounded by a line midway between 9th Street and 10th Street, a line 100 feet northwesterly of 5th Avenue, 10th Street, and a line 100 feet southeasterly of 4th Avenue; and
3. establishing within the proposed R7-3 District a C2-4 District bounded by 9th Street, a line 100 feet northwesterly of 5th Avenue, a line 100 feet northeasterly of 10th Street, and a line 345 feet northwesterly of 5th Avenue;

as shown on a diagram (for illustrative purposes only) dated October 2, 2023, and subject to the conditions of CEQR Declaration E-730.

No. 4

CD 6 N 230338 ZRK

IN THE MATTER OF an application submitted by Stellar 341 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 provisions of Article II, Chapter 3 (Residential Bulk Regulations in Residence Districts) and related Sections, and modifying APPENDIX F (Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas) for the purpose of establishing a Mandatory Inclusionary Housing area.

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

\* \* \*

ARTICLE II RESIDENCE DISTRICT REGULATIONS

Chapter 1 Statement of Legislative Intent

\* \* \*

21-10 PURPOSES OF SPECIFIC RESIDENCE DISTRICTS

\* \* \*

21-15 R3-2, R4, R4B, R5, R6, R7, R8, R9 and R10 - General Residence Districts

These districts are designed to provide for all types of residential buildings, in order to permit a broad range of housing types, with appropriate standards for each district on density, open space, and spacing of buildings. However, R4B Districts are limited to single- or two-family dwellings, and zero lot line buildings are not permitted in R3-2, R4 (except R4-1 and R4B), and R5 (except R5B) Districts. The various districts are mapped in relation to a desirable future

residential density pattern, with emphasis on accessibility to transportation facilities and to various community facilities, and upon the character of existing development. These districts also include community facilities and open uses which serve the residents of these districts or benefit from a residential environment.

R7-3 and R9-1 Districts may be mapped only as specified in this paragraph. Such districts may be mapped within the waterfront area and in the Special Mixed Use Districts and Mandatory Inclusionary Housing areas. In addition, R7-3 Districts may be mapped in the Special Long Island City Mixed Use District and Special St. George District, and R9-1 Districts may be mapped in Mandatory Inclusionary Housing areas.

**Chapter 2  
Use Regulations**

\* \* \*

**Chapter 3  
Residential Bulk Regulations in Residence Districts**

**23-00  
APPLICABILITY AND GENERAL PURPOSES**

**23-01  
Applicability of This Chapter**

\* \* \*

Special regulations applying only in Special Purpose Districts are set forth in Articles VIII, IX, X, XI, XII, XIII and XIV.

For the purposes of this Chapter, the regulations applicable to an R7-2 District shall apply to R7-3 Districts, unless otherwise specified.

In Manhattan Community Districts 1, 2, 3, 4, 5 and 6, Brooklyn Community Districts 1, 2, 6 and 8, and Queens Community Districts 1 and 2, the #conversion# of non-#residential# #floor area# to #residences# in #buildings# erected prior to December 15, 1961, or January 1, 1977, as applicable, shall be subject to the provisions of Article I, Chapter 5 (Residential Conversions Within Existing Buildings), unless such #conversions# meet the requirements for #residential developments# of Article II (Residence District Regulations).

\* \* \*

**23-10  
OPEN SPACE AND FLOOR AREA REGULATIONS**

\* \* \*

**23-15  
Open Space and Floor Area Regulations in R6 Through R10 Districts**

\* \* \*

**23-155  
Affordable independent residences for seniors**

R6 R7 R8 R9 R10

In the districts indicated, the maximum #floor area ratio# for #affordable independent residences for seniors# utilizing the Quality Housing #bulk# regulations shall be as set forth in the table in this Section.

In R6, R7, R8, R9 or R10 Districts without a letter suffix, the maximum #floor area ratio# and #open space ratio# for #affordable independent residences for seniors# utilizing the basic #bulk# regulations shall be as set forth for #residential uses# in Sections 23-151 (Basic regulations for R6 through R9 Districts) and 23-152 (Basic regulations for R10 Districts), as applicable.

**MAXIMUM FLOOR AREA RATIO FOR AFFORDABLE INDEPENDENT RESIDENCES FOR SENIORS IN QUALITY HOUSING BUILDINGS**

District	Maximum #Floor Area Ratio#
R6 R6A R7B	3.90
R6B	2.20
R7 R7-1 R7-2 R7A	5.01
R7D	5.60
R7X R7-3	6.00
R8 R8A R8X	7.20

\* \* \*

**23-60  
HEIGHT AND SETBACK REGULATIONS**

\* \* \*

**23-66  
Height and Setback Requirements for Quality Housing Buildings**

\* \* \*

**23-664  
Modified height and setback regulations for certain Inclusionary Housing buildings or affordable independent residences for seniors**

R6 R7 R8 R9 R10

\* \* \*

TABLE 2

ALTERNATIVE MAXIMUM BASE HEIGHT AND MAXIMUM BUILDING HEIGHT FOR CERTAIN QUALITY HOUSING BUILDINGS IN NON-CONTEXTUAL DISTRICTS

District	Maximum Base Height (in feet)	Maximum Height of #Buildings or other Structures# (in feet)	Maximum Number of #Stories#
R6	65	115	11
R7 R7-1 R7-2	75	135	13
R7-3	85	185	18
R8	105	215	21
R9-1	125	285	28

**23-665  
Additional regulations**

\* \* \*

**Chapter 4  
Bulk Regulations for Community Facilities in Residence Districts**

**24-00  
APPLICABILITY, GENERAL PURPOSES AND DEFINITIONS**

**24-01  
Applicability of This Chapter**

\* \* \*

Special regulations applying to #large-scale community facility developments# or to #community facility uses# in #large-scale residential developments# are set forth in Article VII, Chapters 9 or 8, respectively.

Special regulations applying only in Special Purpose Districts are set forth in Articles VIII, IX, X, XI, XII, XIII and XIV.

For the purposes of this Chapter, the regulations applicable to an R7-2 District shall apply to R7-3 Districts, unless otherwise specified.

Special regulations applying in the #waterfront area# are set forth in Article VI, Chapter 2.

\* \* \*

**24-013  
Special provisions for certain community facility uses**

The provisions of this Section shall apply to #buildings# containing #long-term care facilities# or philanthropic or non-profit institutions with sleeping accommodations, as listed in Use Group 3.

(a) #Buildings# containing #long-term care facilities#

1. In R1 and R2 Districts

\* \* \*

(3) In R6 through R10 Districts

In R6 through R10 Districts, the #bulk regulations# of Article II, Chapter 3 applicable to #affordable independent residences for seniors#, inclusive, shall apply to #buildings#, or portions thereof, containing #long-term care facilities#, except as follows:

- (i) in R6A Districts or R6 Districts without a letter suffix, the maximum #floor area ratio# for #long-term care facilities# shall be 3.6;
- (ii) in R7A Districts or R7 Districts without a letter suffix, other than R7-3 Districts, the maximum #floor area ratio# for #long-term care facilities# shall be 4.6; and
- (iii) the minimum size of #dwelling unit# provisions of Section 23-23 shall not apply.

In R6 through R10 Districts without letter suffixes, the Commission may permit the #bulk# regulations of this Chapter to apply to such #long-term care facilities# pursuant to the special permit in Section 74-903.

\* \* \*

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

\* \* \*

**25-00  
GENERAL PURPOSES AND DEFINITIONS**

\* \* \*

**25-02  
Applicability**

\* \* \*

**25-026  
Applicability of regulations in the waterfront area R7-3 Districts**

Special regulations applying in the #waterfront area# are set forth in Article VI, Chapter 2: R7-3 Districts shall be governed by the #accessory# off-street parking regulations of an R7-2 District.

\* \* \*

**ARTICLE III  
COMMERCIAL DISTRICT REGULATIONS**

\* \* \*

**Chapter 3  
Bulk Regulations for Commercial or Community Facility Buildings in Commercial Districts**

**33-00  
APPLICABILITY, DEFINITIONS AND GENERAL PROVISIONS**

**33-01  
Applicability of This Chapter**

\* \* \*

Special regulations applying only in Special Purpose Districts are set forth in Articles VIII, IX, X, XI, XII, XIII and XIV.

For the purposes of this Chapter, the regulations applicable to C1 or C2 Districts mapped within an R7-2 District shall apply to C1 or C2 Districts mapped within R7-3 Districts, unless otherwise specified.

All C6-1A Districts shall comply with the regulations of C6-1 Districts except as set forth in Sections 33-12, paragraph (c), 33-13, paragraph (b) and 33-15, paragraph (a).

\* \* \*

**33-012  
Special provisions for certain community facility uses**

The provisions of this Section shall apply to #buildings# containing #long-term care facilities# or philanthropic or non-profit institutions with sleeping accommodations, as listed in Use Group 3.

- (a) #Buildings# containing #long-term care facilities#
  - (1) #Commercial Districts# with a residential equivalent of an R1 or R2 District
- (3) #Commercial Districts# with a residential equivalent of an R6 through R10 District

\* \* \*

In C1 or C2 Districts mapped within R6 through R10 Districts, or in #Commercial Districts# with a residential equivalent of an R6 through R10 District, the #bulk# regulations of Article II, Chapter 3, applicable to #affordable independent residences for seniors#, inclusive, shall apply to #buildings#, or portions thereof, containing #long-term care facilities#, except as follows:

- (i) in C1 or C2 Districts mapped within R6A Districts or R6 Districts without a letter suffix, or in #Commercial Districts# with a residential equivalent of an R6A District or an R6 District without a letter suffix, the maximum #floor area ratio# for #long-term care facilities# shall be 3.6;
- (ii) in C1 or C2 Districts mapped within R7A Districts or R7 Districts without a letter suffix, other than R7-3 Districts, or in #Commercial Districts# with a residential equivalent of an R7A District or an R7 District without a letter suffix, the maximum #floor area ratio# for #long-term care facilities# shall be 4.6;
- (iii) the minimum size of #dwelling unit# provisions of Section 23-23 shall not apply;

\* \* \*

**Chapter 5  
Bulk Regulations for Mixed Buildings in Commercial Districts**

**35-00  
APPLICABILITY AND DEFINITIONS**

**35-01  
Applicability of this Chapter**

\* \* \*

**35-012  
Special provisions for certain community facility uses**

The provisions of this Section shall apply to #zoning lots# with #mixed buildings# containing #long-term care facilities#, or philanthropic or non-profit institutions with sleeping accommodations, as listed in Use Group 3.

- (a) #Buildings# containing #long-term care facilities#
  - (1) #Commercial Districts# with a residential equivalent of an R1 or R2 District
  - (3) #Commercial Districts# with a residential equivalent of an R6 through R10 District

\* \* \*

In C1 or C2 Districts mapped within R6 through R10 Districts, or in #Commercial Districts# with a residential equivalent of an R6 through R10 District, the #bulk# regulations of Article II, Chapter 3, applicable to #affordable independent residences for seniors#, inclusive, shall apply to #buildings#, or portions thereof, containing #long-term care facilities#, except as follows:

- (i) in C1 or C2 Districts mapped within R6A Districts or R6 Districts without a letter suffix, or in #Commercial Districts# with a residential equivalent of an R6A District or an R6 District without a letter suffix, the maximum #floor area ratio# for #long-term care facilities# shall be 3.6;
- (ii) in C1 or C2 Districts mapped within R7A Districts or R7 Districts without a letter suffix, other than R7-3 Districts, or in #Commercial Districts# with a residential equivalent of an R7A District or an R7 District without a letter suffix, the maximum #floor area ratio# for #long-term care facilities# shall be 4.6;
- (iii) the minimum size of #dwelling unit# provisions of Section 23-23 shall not apply;

\* \* \*

**Chapter 6  
Accessory Off-Street Parking and Loading Regulations**

\* \* \*

**36-00  
GENERAL PURPOSES AND DEFINITIONS**

\* \* \*

**36-02  
Applicability of District Regulations**

\* \* \*

**36-027  
Applicability of regulations in the waterfront area R7-3 Districts**

Special regulations applying in the #waterfront area# are set forth in Article VI, Chapter 2:

In #Commercial Districts# where #residential uses# are governed by the #bulk# regulations of R7-3 Districts, the #accessory# off-street parking regulations of R7-2 Districts shall apply to #residential uses#.

36-028

Applicability of regulations in flood zones

\* \* \*

APPENDIX F

Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas

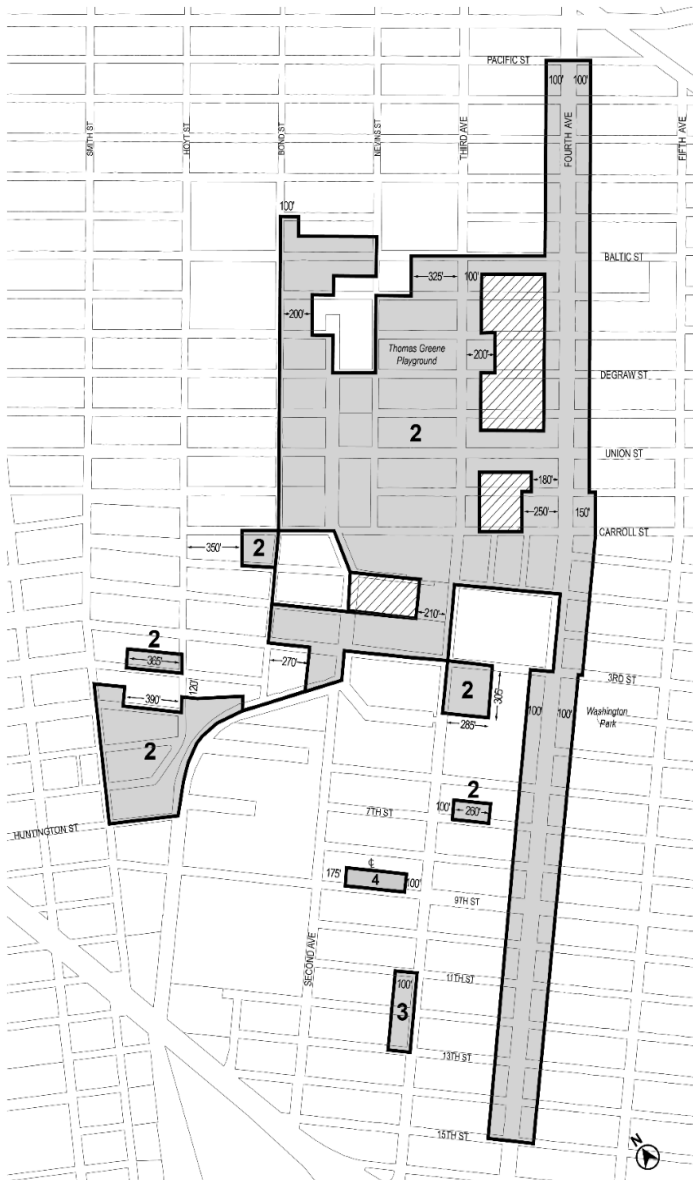
\* \* \*

BROOKLYN

Brooklyn Community District 6

Map 1 – [date of adoption]

[EXISTING MAP]



- Inclusionary Housing Designated Area
- Mandatory Inclusionary Housing Program area *see Section 23-154(d)(3)*
- Area 2 — 11/23/21 MIH Program Option 1 and Deep Affordability Option
- Area 3 — 12/9/21 MIH Program Option 1 and Deep Affordability Option
- Area 4 — 10/27/22 MIH Program Option 1 and Deep Affordability Option
- Excluded Area

[PROPOSED MAP]



- Inclusionary Housing Designated Area
- Mandatory Inclusionary Housing Program area *see Section 23-154(d)(3)*
- Area 2 — 11/23/21 MIH Program Option 1 and Deep Affordability Option
- Area 3 — 12/9/21 MIH Program Option 1 and Deep Affordability Option
- Area 4 — 10/27/22 MIH Program Option 1 and Deep Affordability Option
- Area # — [date of adoption] MIH Program Option 1, Option 2 and Workforce Option
- Excluded Area

\* \* \*

No. 5

CD 6

C 230339 ZSK

**IN THE MATTER OF** an application submitted by Stellar 341 LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-743(a)(2) of the Zoning Resolution to modify the height and setback requirements of Sections 23-664 (Modified height and setback regulations for certain Inclusionary Housing buildings or affordable independent residence for seniors), and the rear yard regulations of Section 23-47 (Minimum Required Rear Yards) and Section 23-532 (Required rear yard equivalents), in connection with a proposed mixed-use development, within a large-scale general development, generally bounded by a line 100 feet northeasterly of 10<sup>th</sup> Street, a line 345 feet northwesterly of 5<sup>th</sup> Avenue, 9<sup>th</sup> Street, a line 95 feet northwesterly of 5<sup>th</sup> Avenue, 10<sup>th</sup> Street, and a line 88 feet southeasterly of 4<sup>th</sup> Avenue (Block 1010, Lot 26), within R7-3\* and R7-3/C2-4\* Districts, and partially within C4-4D and C4-3A Districts.

\* Note: The site is proposed to be rezoned by changing from existing R6A and R6B Districts to R7-3 and R7-3/C2-4 Districts under a concurrent related application for a Zoning Map change (C 230337 ZMK).

Plans for this proposal are on file with the City Planning Commission and may be seen on the Zoning Application Portal at <https://zap.planning.nyc.gov/projects/2020K0477>, or at 120 Broadway, 31<sup>st</sup> Floor, New York, N.Y. 10271-0001.

No. 6

CD 6 C 230340 ZSK

**IN THE MATTER OF** an application submitted by Stellar 341 LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-532 of the Zoning Resolution to allow the reduction of previously required accessory residential off-street parking spaces from 77 spaces to 39 spaces, and to allow the waiver of the required accessory residential off-street parking spaces, in connection with a proposed mixed-used development seeking bulk modifications, within a large-scale general development in a Transit Zone, generally bounded by a line 100 feet northeasterly of 10<sup>th</sup> Street, a line 345 feet northwesterly of 5<sup>th</sup> Avenue, 9<sup>th</sup> Street, a line 95 feet northwesterly of 5<sup>th</sup> Avenue, 10<sup>th</sup> Street, and a line 88 feet southeasterly of 4<sup>th</sup> Avenue (Block 1010, Lot 26), in R7-3\* and R7-3/C2-4\* Districts, and partially within C4-4D and C4-3A Districts.

\* Note: The site is proposed to be rezoned by changing from existing R6A and R6B Districts to R7-3 and R7-3/C2-4 Districts under a concurrent related application for a Zoning Map change (C 230337 ZMK).

Plans for this proposal are on file with the City Planning Commission and may be seen on the Zoning Application Portal at <https://zap.planning.nyc.gov/projects/2020K0477>, or at 120 Broadway, 31<sup>st</sup> Floor, New York, NY 10271-0001.

**BOROUGH OF QUEENS**  
**Nos. 8 - 12**  
**WILLETS POINT PHASE II**

CD 7 C 240092 ZSQ

**IN THE MATTER OF** an application submitted by Queens Development Group, LLC, City Football Stadium Group, LLC, and the New York City Economic Development Corporation pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 124-60\* of the Zoning Resolution to allow the distribution of total allowable floor area without regard for zoning lot lines or district boundaries and to modify:

1. the required parking regulations of Sections 25-23 (Requirements Where Group Parking Facilities are Provided), 25-251 (Income-restricted housing units), 36-21 (General Provisions) and 124-50 (OFF-STREET PARKING REGULATIONS);
2. the sign regulations of Sections 32-60 (SIGN REGULATIONS) and 124-15 (Modification of Sign Regulations);
3. the loading requirements of Section 36-62 (Required Accessory Off-Street Loading Berths);
4. the retail continuity regulations of Section 124-14 (Retail Continuity);
5. the height and setback regulations of Section 124-22 (Height and Setback Regulations);
6. the street network requirements of Section 124-30 (Mandatory Improvements);
7. the public open space requirements of Section 124-42 (Types and Standards of Publicly Accessible Open Space);
8. the curb cut requirements of Section 124-53 (Curb Cut Restrictions),

in connection with a proposed mixed-use development on property generally bounded by Northern Boulevard, 27<sup>th</sup> Street, Willets Point Boulevard\*\*, 126<sup>th</sup> Lane\*\*, 39<sup>th</sup> Avenue\*\*, Roosevelt Avenue, and Seaver Way (Block 1833, Lots 117, 120, 130, 135 and 140; Block 1823, Lots 12, 19, 20, 21, 23, 26, 28, 33, 40, 44, 47, 52 and 55; Block 1824, Lots 1, 12, 19, 21, 26, 28, 33, 38, 40, 45, 53 and 100; and Block 1825, Lots 1, 19, 21, 25, 28, 30, 37, 46, 48, 53, 55, 58 and 150; Block 1822, Lot 17; and Block 1820, Lots 1, 6, 9, 18, 34 and 108), within a C4-4 District in the Special Willets Point District.

\*Note: A zoning text amendment to modify Section 124-60 is proposed under a concurrent related application N 240093 ZRQ.

\*\* Note: A city map amendment to establish or extend these streets is proposed under a concurrent related application (C 240058 MMQ)

Plans for this proposal are on file with the City Planning Commission and may be seen on the Zoning Application Portal at <https://zap.planning.nyc.gov/projects/2023Q0251>, or the Department of City Planning, 120 Broadway, 31<sup>st</sup> Floor, New York, NY, 10271-0001.

No. 9

CD 7 C 240094 ZSQ

**IN THE MATTER OF** an application submitted by Queens Development Group, LLC, City Football Stadium Group, LLC, and the New York City Economic Development Corporation pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-41 of the Zoning Resolution to allow an arena with a maximum capacity of 25,000 seats on property generally bounded by Seaver Way, 35<sup>th</sup> Avenue, 127<sup>th</sup> Street, Willet Point Boulevard\*\*, and 38<sup>th</sup> Avenue\*\* (Tax Block 1823, Lots 12, 19, 20, 21, 23, 26, 28, 33, 40, 44, 47, 52 and 55; Tax Block 1824, Lots 1, 12, 19, 21, 26, 28, 33, 38, 40, 45, 53 and 100; and Tax Block 1825, Lots 1, 19, 21, 25, 28, 30, 37, 46, 48, 53, 55, 58 and 150), in a C4-4 District, within the Special Willets Point District.

\*\* Note: A city map amendment to establish or extend these streets is proposed under a concurrent related application (C 240058 MMQ)

Plans for this proposal are on file with the City Planning Commission and may be seen on the Zoning Application Portal at <https://zap.planning.nyc.gov/projects/2023Q0251>, or the Department of City Planning, 120 Broadway, 31<sup>st</sup> Floor, New York, NY 10271-0001.

No. 10

CD 7 C 240095 ZSQ

**IN THE MATTER OF** an application submitted by Queens Development Group, LLC, City Football Stadium Group, LLC, and the New York City Economic Development Corporation pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-802 of the Zoning Resolution to allow a transient hotel (Use Group 5), in connection with a proposed mixed-use development, on property generally bounded by Seaver Way, 38<sup>th</sup> Avenue\*\*, and the southeasterly centerline prolongation of Willets Point Boulevard\*\* (Block 1833, Lot 117), in a C4-4 District, within the Special Willets Point District.

\*\* Note: A city map amendment to establish or extend these streets is proposed under a concurrent related application (C 240058 MMQ)

Plans for this proposal are on file with the City Planning Commission and may be seen on the Zoning Application Portal at <https://zap.planning.nyc.gov/projects/2023Q0251>, or the Department of City Planning, 120 Broadway, 31<sup>st</sup> Floor, New York, NY 10271-0001.

No. 11

CD 7 N 240093 ZRQ

**IN THE MATTER OF** an application submitted by Queens Development Group, LLC, City Football Stadium Group, 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 provisions of Article XII, Chapter 4 (Special Willets Point District).

Matter underlined is new, to be added;  
Matter ~~struck out~~ is to be deleted;  
Matter within # # is defined in Section 12-10 or in Section 124-02;  
\* \* \* indicates where unchanged text appears in the Zoning Resolution.

**ARTICLE XII**  
**SPECIAL PURPOSE DISTRICTS**

**Chapter 4**  
**Special Willets Point District**

**124-00**  
**GENERAL PURPOSES**

\* \* \*

**124-05**  
**Certification for Large Developments**

The requirements of this Section shall apply to #zoning lots# of at least 200,000 square feet of #lot area#, containing #developments# or #enlargements# resulting in at least 100,000 square feet of #floor area# on such #zoning lots#, or multiple #zoning lots# of at least 200,000 square feet of #lot area#, in aggregate, that are subject to the provisions of Section 124-60 (SPECIAL PERMIT TO MODIFY USE OR BULK REGULATIONS).

No building permit shall be issued until the Chairperson of the City Planning Commission certifies to the Department of Buildings that such #developments# or #enlargements# comply with the provisions of this Section.



A set of drawings of sufficient scope and detail shall be submitted, showing that:

\* \* \*

- d. for any portion of the #Special Willets Point District# not within the area proposed for #development# or #enlargement# and for which a certification pursuant to this Section has not been obtained, plans shall be submitted showing that the #development# or #enlargement# that is the subject of this certification shall not preclude such portions of the #Special Willets Point District# from complying with the provisions of Sections 124-31 and 124-40 under future certifications pursuant to this Section, except where such compliance is directly prevented by modifications granted by the Commission pursuant to Section 124-60.

\* \* \*

**124-30 MANDATORY IMPROVEMENTS**

\* \* \*

**124-31 Standards for Streets and Blocks**

#Developments# or #enlargements# that result in a total of at least 100,000 square feet of #floor area# on individual zoning lots of at least 200,000 square feet or groups of #zoning lots# subject to the provisions of Section 124-60 (SPECIAL PERMIT TO MODIFY USE OR BULK REGULATIONS) that are, in aggregate, at least 200,000 square feet, shall front upon #streets# that comply with the requirements of this Section, inclusive, unless modified by special permit pursuant to Section 124-60.

\* \* \*

**124-40 PUBLICLY ACCESSIBLE OPEN SPACE REQUIREMENTS**

\* \* \*

**124-41 Amount of Publicly Accessible Open Space**

Publicly accessible open space within the #Special Willets Point District# shall total not less than eight acres. Such required amounts shall be open to the sky and shall not include any sidewalks required pursuant to this Section or sidewalk widenings pursuant to Section 124-33.

For #developments# or #enlargements# that result in a total of at least 100,000 square feet of #floor area# on individual #zoning lots# of at least 200,000 square feet or groups of #zoning lots# subject to the provisions of Section 124-60 (SPECIAL PERMIT TO MODIFY USE OR BULK REGULATIONS) that are, in aggregate, at least 200,000 square feet, the following amount of publicly accessible open space shall be provided for each 1,000 square feet of floor area:

- Within Area A: 30 square feet
- Within Area B: 50 square feet.

\* \* \*

**124-60 SPECIAL PERMIT TO MODIFY USE OR BULK REGULATIONS**

For any #zoning lot# within the #Special Willets Point District#, the City Planning Commission may permit modification of the #use# regulations, or #bulk# regulations, except #floor area ratio# provisions, or parking and loading regulations of this Resolution, the mandatory improvement or other urban design regulations of this Chapter, or the distribution of #floor area# or #dwelling units# without regard for #zoning lot lines#, provided the Commission shall find that such:

- (a) #use# or #bulk# modification shall aid in achieving the general purposes and intent of the Special District;
- (b) #use# modification shall encourage a lively pedestrian environment along the street, or is necessary for, and the only practicable way to achieve, the programmatic requirements of the development;
- (c) #bulk# modifications shall enhance the distribution of #bulk# within the Special District;
- (d) #bulk# modifications shall permit adequate access of light and air to surrounding streets; and
- (e) parking and loading modifications will not have undue adverse effects on residents and businesses in the surrounding area, will not create serious traffic congestion and will not unduly inhibit surface traffic and pedestrian flow;

- (f) modifications to mandatory improvements or other urban design regulations will not unduly impact the streetscape;
- (g) modifications to the distribution of #floor area# or #dwelling units# and the location of #buildings# will not unduly increase the #bulk# of #buildings# in any one #block# or unduly obstruct access of light and air to the detriment of the occupants or users of #buildings# in the #block# or nearby #blocks# or of people using the public #streets#; and
- (e)(h) #use# or #bulk# modifications, in total, shall relate harmoniously to the character of the surrounding area.

Notwithstanding the foregoing, a #use# modification may include a #use# proposed as part of a phased development within the Special District, where the Commission finds that such #use# is reasonably necessary for transitional purposes to assist in achievement of the goals of the Special District, provided the findings of paragraphs (a), (b) and (e) of this Section are met to the maximum extent possible, taking into account the nature of such #use#.

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

\* \* \*

**No. 12**

**CD 7 C 240058 MMQ**

**IN THE MATTER OF** an application submitted by the New York City Economic Development Corporation, Queens Development Group, LLC, and CFG Stadium Group, LLC, pursuant to Sections 197-c and 199 of the New York City Charter and Section 5-430 *et seq.* of the New York City Administrative Code, for an amendment to the City Map involving:

- the establishment of 38<sup>th</sup> Avenue, 39<sup>th</sup> Avenue, 126<sup>th</sup> Lane, and a portion of Willets Point Boulevard within an area generally bounded by Van Wyck Expressway Extension, Roosevelt Avenue, Seaver Way, and Northern Boulevard;
- the elimination, discontinuance and closing of 36<sup>th</sup> Avenue, east of Seaver Way;
- the elimination, discontinuance, and closing of streets within an area generally bounded by 127<sup>th</sup> Street, Northern Boulevard, Van Wyck Expressway Extension, and Roosevelt Avenue;
- the raising of grades within streets generally bounded by Northern Boulevard, 127<sup>th</sup> Street, Willets Point Boulevard, 38<sup>th</sup> Avenue, and Seaver Way;
- the adjustment of grades and block dimensions necessitated thereby; and
- any acquisition or disposition of real properties related thereto, in Community District 7, Borough of Queens, in accordance with Maps No. 5038, and 5039, dated September 26, 2023 and Map No. 5040, dated September 28, 2023, and all signed by the Borough President.

**NOTICE**

**On Wednesday, January 24, 2024, a public hearing is being held by the City Planning Commission (CPC), accessible remotely, in conjunction with the above ULURP hearing to receive comments related to a Draft Second Supplemental Environmental Impact Statement (DSSEIS) concerning an application by Queens Development Group (QDG), City Football Group (CFG), along with New York City Economic Development Corporation (NYCEDC) (the Applicants). The Applicants are seeking a series of land use actions, including zoning text amendments, City Map amendment(s), special permits and certifications (the "Proposed Actions") from the City Planning Commission (CPC). The area subject to the Proposed Actions is a 17-acre site generally bound by Seaver Way (formerly known as 126<sup>th</sup> Street) on the west, Northern Boulevard and 34<sup>th</sup> Avenue on the north, 126<sup>th</sup> Place and 127<sup>th</sup> Street on the east, and Willets Point Boulevard and Roosevelt Avenue on the south (the "Proposed Development Site") within the Special Willets Point District (SWPD) in the Willet's Point neighborhood of Queens Community District (CD) 7 affecting Queens Block 1820, Lots 1, 6, 9, 18, 34, 108; Block 1822, Lot 17; Block 1823, Lots 1, 3, 12, 19-21, 23, 26, 28, 33, 40, 44, 47, 52, 55; Block 1824, Lots 1, 12, 19, 21, 26, 28, 33, 38, 40, 45, 53, 100; Block 1825, Lots 1, 19, 21, 25, 28, 30, 37, 46, 48, 53, 55, 58, 150; and Block 1833, Lots 103 and 117.**

**The Proposed Actions would facilitate a 1.3-million gross square feet (gsf) development containing approximately 1,400 units of new residential (100% affordable); a 250-room, 215,000-gsf hotel; approximately 83,000 gsf of local retail use;**

a 500,000-gsf, 25,000-seat soccer-specific stadium for the CFG, 500 accessory parking spaces and approximately 2.77 acres of publicly accessible open space (the "Proposed Development"). The anticipated Build Year is 2027.

Written comments on the DSSEIS are requested and will be received and considered by the Lead Agency through 5:00 P.M. on Monday, February 5, 2024.

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. 23DME005Q.

**BOROUGH OF BROOKLYN**  
**No. 13**

**300 GOLD STREET NYPD OFFICE SPACE**

**CD 2** **N 240013 PXK**  
**IN THE MATTER OF** a Notice of Intent to acquire office space submitted by the Department of Citywide Administrative Services and the New York Police Department pursuant to Section 195 of the New York City Charter for use of property located at 300 Gold Street (Block 133, Lot 5) (New York Police Department offices), Borough of Brooklyn, Community District 2.

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

Accessibility questions: 212-720-3508, AccessibilityInfo@planning.nyc.gov, by: Wednesday, January 17, 2024, 5:00 P.M.



j9-24

**CITYWIDE ADMINISTRATIVE SERVICES**

**■ PUBLIC HEARINGS**

**HUMAN CAPITAL LINE OF SERVICE**  
**PROPOSED AMENDMENT TO CLASSIFICATION**

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

A virtual public hearing will be held by the Commissioner of Citywide Administrative Services in accordance with Rule 2.6 of the Personnel Rules and Regulations of the City of New York via Microsoft Teams on January 22, 2024, at 10:00 AM.

**Topic:** Customer Information Representative List Appropriation -- Public Hearing

**Meeting Link:** <https://www.microsoft.com/en-us/microsoft-teams/join-a-meeting>

**Phone number:** 1 646-893-7101

**Meeting ID:** 233 693 784 954

**Passcode:** LkQy7P

**Phone Conference ID:** 699 292 274#

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

**RESOLVED**, that it is hereby amended under the heading of **DEPARTMENT OF CITYWIDE ADMINISTRATIVE SERVICES, NEW YORK CITY [868]** as follows:

I. The subject eligible list is made appropriate for filling positions in the title of Call Center Representative (10260). This action is not a precedent for any future list for Customer Information Representative (60888), unless specifically authorized by the Commissioner.

- A. Eligibles accepting an appointment as Call Center Representative (10260) from the subject list will remain on the open competitive list for Customer Information Representative (60888), Exam No. 3043.

**If you need to request a reasonable accommodation to attend or have questions about accessibility, please contact DCAS Accessibility at (212) 386-0256, or [accessibility@dcas.nyc.gov](mailto:accessibility@dcas.nyc.gov).**

Accessibility questions: DCAS Accessibility, (212) 386-0256, [accessibility@dcas.nyc.gov](mailto:accessibility@dcas.nyc.gov), by: Monday, January 22, 2024, 9:00 A.M.



j17-19

**COMMUNITY BOARDS**

**BOROUGH OF BROOKLYN**

**■ PUBLIC HEARINGS**

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

**BOROUGH OF BROOKLYN**

Community Board No. 10 - Monday, January 22, 2024 at 7:00 P.M., Knights of Columbus, 1305 86th Street, Brooklyn, NY 11228. The meeting will be livestreamed to [bit.ly/3HLO5lw](http://bit.ly/3HLO5lw).

Public Hearing regarding proposed Citywide text amendment, City of Yes - Economic Opportunity. Any person wishing to speak about this topic must fill out a Public Session Speaker Form prior to the start of the meeting.



j12-22

**NOTICE IS HEREBY GIVEN** that the following matter has been scheduled for public hearing by Community Board on two items.

**BOROUGH OF THE BRONX**

COMMUNITY BOARD NO. 05. - Wednesday, January 24, 2024, at 5:00 P.M., Davidson Community Center, 2038 Davidson Avenue, Bronx, NY 10453.

1. A Public Hearing on the Adult-Use Retail Dispensary License Application for the following locations:

**2431 Grand Concourse**

**372 East Fordham Road**

**1831 Grand Concourse**

The Community Board welcomes your input on the Adult-Use Retail Dispensary License Applications to be presented at this Public Hearing.

2. A Public Hearing on the City of Yes for Economic Opportunity Text Amendment. A proposal by the New York City Department of City Planning that would modernize our city's zoning rules so that businesses and find space, grow, and adopt to a dynamic economy.

These Public Hearings will take place consecutively, prior to the General Board Meeting.

If you wish to testify or need accessibility accommodations please call the district office at (718) 364-2030. If you would like to submit a written testimony, please email [Bx05@cb.nyc.gov](mailto:Bx05@cb.nyc.gov), no later than Monday, January 22, 2024, 5:00 P.M. end of business day.

Accessibility questions: Ken Brown, District Manager (718) 364-2030 [KBrown@cb.nyc.gov](mailto:KBrown@cb.nyc.gov), by Monday, January 22, 2024, 5:00 P. M.

j18-24

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

**BOROUGH OF THE BRONX**

COMMUNITY BOARD No. 03 - Tuesday, January 23, 2024, 6:00 P.M., Children's Circle Day Care Center, located at 1332 Fulton Avenue, Bronx, NY 10456.

A public hearing on the "City of Yes for Economic Opportunity." A proposed Citywide Zoning Text Amendment (N240010ZRY and N240011ZRY) by the NYC Department of City Planning. This text amendment would facilitate repurposing existing nonresidential space by providing businesses with additional zoning flexibility to locate and expand. The proposed zoning text amendment would apply to all 59 of the city's Community Districts.

Accessibility questions: Etta Ritter, (718) 378-8054, [eritter@cb.nyc.gov](mailto:eritter@cb.nyc.gov), by: Friday, January 19, 2024, 5:00 P.M.



j17-23

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

**BOROUGH OF THE BRONX**

COMMUNITY BOARD No. 03 - Tuesday, January 23, 2024, at 6:00 P.M., Children's Circle Day Care Center located at 1332 Fulton Avenue, Bronx, NY 10456

**U.L.U.R.P. Application # C240175 PQX- MELROSE CONCOURSE**

An application submitted by the Department of Housing Preservation and Development (HPD) pursuant to Section 197-c of the New York City Charter for the acquisition of property located at 1169 Washington Avenue (Block 2389, Lot 47) to facilitate the development of a building containing approximately 34 affordable housing units, Borough of the Bronx, Community District 3.

**U.L.U.R.P. Application # C240174 HAX - MELROSE CONCOURSE**

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 404 Claremont Parkway (Block 2896, Lot 96), 1169 Washington Avenue (Block 2389, Lot 47), and 12 Gouverneur Place (Block 2388, Lot 55) as an Urban Development Action Area; and
  - b. An Urban Development Action Area Project for such area; and
2. Pursuant to Section 197-c of the New York City Charter for the disposition of such property to a developer to be selected by HPD;
3. To facilitate the development of three buildings containing approximately 71 affordable housing units, Borough of the Bronx, Community District 3.

Accessibility questions: Etta Ritter, by: Thursday, January 18, 2024, 5:00 P.M.



j17-23

**BOARD OF EDUCATION RETIREMENT SYSTEM**

■ MEETING

Our next Executive Committee Meeting will be held in-person at our 55 Water Street office (50th floor) Thursday, January 25, 2024, from 12:00 P.M. - 3:30 P.M. If you would like to attend this meeting, please reach out to Salil Mehta at smehta8@bers.nyc.gov or Krystan Burnett at kburnett4@bers.nyc.gov.

j17-25

The Board of Education Retirement System Board of Trustees Meeting will be held in-person at our 55 Water Street office (50th floor) on Tuesday, January 23, 2024 from 4:00 P.M. - 6:00 P.M. If you would like to attend this meeting, please contact BERS Executive Director, Sanford Rich, at Srich4@bers.nyc.gov.

j12-23

Our next Audit Committee Meeting will be held in-person at 55 Water Street, 50th Floor on Tuesday, January 23, 2024 from 2:00 P.M. - 3:30 P.M. If you would like to attend this meeting, please reach out to Iyekeze Ezefili at iezefili@bers.nyc.gov.

j12-23

Our next Disability Committee Meeting will be held in-person at our 55 Water Street office location on Thursday, January 24, 2024, from 10:00 A.M. to 12:00 P.M. If you would like to attend this meeting, please contact Dallas Chiles at DChiles@bers.nyc.gov or acheatham2@bers.nyc.gov.

j16-24

**HOUSING AUTHORITY**

■ NOTICE

The next Board Meeting of the New York City Housing Authority is scheduled for Wednesday, January 31, 2024 at 10:00 A.M. in the Ceremonial Room on the 5th Floor of 90 Church Street, New York, New York (unless otherwise noted). Copies of the Calendar will be available on NYCHA's website or may be picked up at the Office of the Corporate Secretary at 90 Church Street, 5th Floor, New York, New York, no earlier than 24 hours before the upcoming Board Meeting. Copies of the Minutes will also be available on NYCHA's website or may be picked up at the Office of the Corporate Secretary no earlier than 3:00 P.M. on the Thursday following the Board Meeting.

Any changes to the schedule will be posted here and on NYCHA's website at <https://www1.nyc.gov/site/nycha/about/board-meetings.page> to the extent practicable at a reasonable time before the meeting.

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

Accessibility questions: 212-306-3429, by: Friday, January 19, 2024 4:00 P.M.



j8-29

**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, January 30, 2024 at 9:30 A.M., a public hearing will be held in the public hearing room at 1 Centre Street, 9th Floor, Borough of Manhattan, with respect to the following properties, and then followed by a public meeting. Participation by videoconference may be available as well. Please check the hearing page on LPC's website (<https://www.nyc.gov/site/lpc/hearings/hearings.page>) for updated hearing information. The final order and estimated times for each application will be posted on the Landmarks Preservation Commission website the Friday before the hearing. Please note that the order and estimated times are subject to change. An overflow room is located outside of the primary doors of the public hearing room. Any person requiring reasonable accommodation in order to participate in the hearing or attend the meeting should contact Gregory Cala, Community and Intergovernmental Affairs Coordinator, at [gcala@lpc.nyc.gov](mailto:gcala@lpc.nyc.gov) or (212) 602-7254 no later than five (5) business days before the hearing or meeting. Members of the public not attending in person can observe the meeting on LPC's YouTube channel at [www.youtube.com/nyclpc](http://www.youtube.com/nyclpc) and may testify on particular matters by joining the meeting using either the Zoom app or by calling in from any phone. Specific instructions on how to observe and testify, including the meeting ID and password, and the call-in number, will be posted on the agency's website, on the Monday before the public hearing. Finally, please be aware: COVID-19 safety protocols are in effect at the location; 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.

**39 Grace Court - Brooklyn Heights Historic District**

LPC-24-02285 - Block 251 - Lot 46 - Zoning: R6

**CERTIFICATE OF APPROPRIATENESS**

A vacant lot with an historic fence. Application is to remove the fence and construct a new building.

**28 Prospect Park West - Park Slope Historic District**

LPC-24-04640 - Block 1073 - Lot 36 - Zoning: R8X

**CERTIFICATE OF APPROPRIATENESS**

A French Renaissance style mansion with Romanesque Revival style details designed by Charles Brigham and built in 1901. Application is to modify historic fencing and install a driveway and curb cut.

**701 8th Avenue (aka 703-709 8th Avenue; 538-546 7th Street)**

- Park Slope Historic District Extension

LPC-24-04102 - Block 1089 - Lot 7 - Zoning:

**CERTIFICATE OF APPROPRIATENESS**

An Art Moderne style religious school building designed by Joseph Mathieu and built c. 1955. Application is to construct a rooftop play area with security netting and fencing.

**418 Rogers Avenue - Prospect Lefferts Gardens Historic District**  
**LPC-24-03829** - Block 1319 - Lot 51 - **Zoning:** R5  
**CERTIFICATE OF APPROPRIATENESS**

An apartment and commercial building with Italianate style elements, designed by F.C. Buchar and built in 1908. Application is to legalize coating the rear façade without Landmarks Preservation Commission permit(s).

**Governors Island - Governors Island Historic District**  
**LPC-24-05844** - Block 1 - Lot 111 - **Zoning:**  
**BINDING REPORT**

Buildings 111 and 112 are neo-Georgian style Officer's Quarters, designed by Rogers and Poor and constructed in 1934, and Building 114 is a neo-Georgian style Nurse's Quarters/ later Bachelor Officers Quarters, designed by Rogers and Poor and constructed in 1934. Application is to construct barrier-free access ramps and install light poles.

**121 Waverly Place - Greenwich Village Historic District**  
**LPC-24-01815** - Block 553 - Lot 40 - **Zoning:** R6  
**CERTIFICATE OF APPROPRIATENESS**

A Greek Revival style rowhouse built in 1843. Application is to replace windows.

**180 Waverly Place - Greenwich Village Historic District**  
**LPC-24-02998** - Block 610 - Lot 23 - **Zoning:** R6  
**CERTIFICATE OF APPROPRIATENESS**

A Greek Revival style rowhouse built in 1839. Application is to replace windows, construct rooftop and rear yard additions, and alter the rear facade.

**3 Great Jones Street - NoHo Historic District**  
**LPC-24-03888** - Block 530 - Lot 9 - **Zoning:** M1-5/R7X  
**CERTIFICATE OF APPROPRIATENESS**

A Greek Revival style residence with alterations, built in 1844-45. Application is to modify and enlarge window openings and install new windows infill.

**161 West 13th Street - Greenwich Village Historic District**  
**LPC-24-04601** - Block 609 - Lot 76 - **Zoning:** R6/C2-6  
**CERTIFICATE OF APPROPRIATENESS**

A Greek Revival style rowhouse built in 1847-1848. Application is to construct a rooftop addition, enlarge an existing rear extension, and excavate at the cellar.

**670 Broadway - Noho East Historic District**  
**LPC-24-00836** - Block 530 - Lot 1 - **Zoning:** M1-5/R9A  
**CERTIFICATE OF APPROPRIATENESS**

A Victorian Romanesque style store building designed by George E. Harney and built in 1873-1874. Application is to construct rooftop additions.

**675 Hudson Street - Gansevoort Market Historic District**  
**LPC-24-04256** - Block 629 - Lot 1 - **Zoning:** M1-5  
**CERTIFICATE OF APPROPRIATENESS**

A vernacular/neo-Grec style factory building built in 1849, enlarged in 1854-60 and altered c. 1884. Application is to modify masonry openings, replace storefronts and paint the ground floor, establish a master plan for the installation of painted signage, install marquees, replace storefront cornices, sills, and lintels, install rooftop mechanical equipment and enlarge bulkheads, and remove an interior floor.

j17-30

**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, January 23, 2024 at 9:30 A.M., a public hearing will be held in the public hearing room at 1 Centre Street, 9th Floor, Borough of Manhattan, with respect to the following properties, and then followed by a public meeting. Participation by videoconference may be available as well. Please check the hearing page on LPC's website (<https://www.nyc.gov/site/lpc/hearings/hearings.page>) for updated hearing information.

The final order and estimated times for each application will be posted on the Landmarks Preservation Commission website the Friday before the hearing. Please note that the order and estimated times are subject to change. An overflow room is located outside of the primary doors of the public hearing room. Any person requiring reasonable accommodation in order to participate in the hearing or attend the meeting should contact Gregory Cala, Community and Intergovernmental Affairs Coordinator, at [gcala@lpc.nyc.gov](mailto:gcala@lpc.nyc.gov) or 212-602-7254 no later than five (5) business days before the hearing or meeting. Members of the public not attending in person can observe the meeting on LPC's YouTube channel at [www.youtube.com/nyc/lpc](http://www.youtube.com/nyc/lpc) and may testify on particular matters by joining the

meeting using either the Zoom app or by calling in from any phone. Specific instructions on how to observe and testify, including the meeting ID and password, and the call-in number, will be posted on the agency's website, on the Monday before the public hearing. Finally, please be aware: COVID-19 safety protocols are in effect at the location; 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.

**67 Cranberry Street - Brooklyn Heights Historic District**  
**LPC-24-01900** - Block 216 - Lot 37 - **Zoning:** R7-1  
**CERTIFICATE OF APPROPRIATENESS**

A Greek Revival style rowhouse built in 1840. Application is to construct a rear yard addition.

**280 Washington Avenue - Clinton Hill Historic District**  
**LPC-23-07712** - Block 1917 - Lot 6 - **Zoning:** R6B  
**CERTIFICATE OF APPROPRIATENESS**

A Queen Anne style house designed by Marshall J. Morrill and built in 1887. Application is to construct a garage building and a rear yard addition, and to legalize the removal of ironwork without Landmarks Preservation Commission permit(s).

**64 Downing Street - Clinton Hill Historic District**  
**LPC-24-04151** - Block 1982 - Lot 58 - **Zoning:** R6B  
**CERTIFICATE OF APPROPRIATENESS**

An Italianate style rowhouse designed by Babcock & Sturges and built c. 1868-70. Application is to construct a rear yard addition.

**196 Wyckoff Street - Boerum Hill Historic District Extension**  
**LPC-24-03192** - Block 393 - Lot 3 - **Zoning:** R6B  
**CERTIFICATE OF APPROPRIATENESS**

An Italianate style rowhouse with alterations, built in 1870. Application is to modify window openings and install railings on the garage.

**105 Chambers Street, aka 89-91 Reade Street and 160-170 Church Street - Tribeca South Historic District**  
**LPC-23-11234** - Block 145 - Lot 7501 - **Zoning:** C6-3A  
**CERTIFICATE OF APPROPRIATENESS**

An Italianate style store and loft building designed by King and Kellum and built in 1856-57. Application is to replace cast iron elements with a substitute material.

**315 Greenwich Street - Tribeca West Historic District**  
**LPC-24-01920** - Block 141 - Lot 15 - **Zoning:** C6-2A/TMU  
**CERTIFICATE OF APPROPRIATENESS**

An Italianate style store and lofts building built in 1861-1862. Application is to create a new opening and install storefront infill, and remove fire escape baskets.

**801 Greenwich Street - Greenwich Village Historic District**  
**LPC-24-00965** - Block 625 - Lot 2 - **Zoning:** R6  
**CERTIFICATE OF APPROPRIATENESS**

An apartment building designed by Charles Rentz and built in 1890. Application is to construct a rooftop bulkhead and install mechanical equipment.

**101-111 West 10th Street, aka 445-451 Sixth Avenue - Greenwich Village Historic District**  
**LPC-23-11959** - Block 606 - Lot 73, 74, 75 - **Zoning:** C1-6  
**CERTIFICATE OF APPROPRIATENESS**

A row of six houses built in 1836. Application is to modify a storefront and signage master plan approved under Certificate of Appropriateness 96-0125.

**307-309 6th Avenue - Greenwich Village Historic District Extension II**  
**LPC-24-05496** - Block 589 - Lot 40 - **Zoning:** R7-2, R6, C1-5  
**CERTIFICATE OF APPROPRIATENESS**

A commercial and residential building built c. 1832 and altered in 1948, and a stripped neo-Tudor style commercial building built c. 1828 and altered in 1926 and 1963. Application is to demolish the buildings and construct a new building.

**50 East 7th Street - East Village/Lower East Side Historic District**  
**LPC-24-05321** - Block 448 - Lot 9 - **Zoning:**  
**CERTIFICATE OF APPROPRIATENESS**

A Romanesque Revival style church Sunday school building designed by Samuel Burrage Reed and built in 1891-1892. Application is to install mechanical equipment on the roof, replace windows, and install cladding.

**180 Fifth Avenue - Ladies' Mile Historic District**  
**LPC-24-02990** - Block 824 - Lot 29 - **Zoning:** C6-4M  
**CERTIFICATE OF APPROPRIATENESS**

An Italianate style dwelling built c. 1862. Application is to replace storefront infill.

**173 Riverside Drive (aka 171-177 Riverside Drive; 347 West 98th Street; 326 West 90th Street) - Riverside - West End Historic District LPC-24-03568** - Block 1250 - Lot 67 - **Zoning:** R10A R8  
**CERTIFICATE OF APPROPRIATENESS**  
 A neo-Renaissance style apartment building designed by J.E.R. Carpenter and built in 1925-26. Application is to establish a master plan governing the replacement of window bulkheads with a substitute material.

**935 Park Avenue - Park Avenue Historic District LPC-23-11643** - Block 1509 - Lot 69 - **Zoning:** R10  
**CERTIFICATE OF APPROPRIATENESS**  
 A Renaissance Revival style apartment building designed by Sugarman, Hess & Berger and built in 1923-24. Application is to install a rooftop pergola, stairs, and railings.

j8-22

**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, January 23, 2024, at 9:30 A.M., a public hearing will be held in the public hearing room at 1 Centre Street, 9th Floor, Borough of Manhattan, with respect to the following properties, and then followed by a public meeting. Participation by videoconference may be available as well. Please check the hearing page on LPC's website (<https://www.nyc.gov/site/lpc/hearings/hearings.page>) for updated hearing information. The final order and estimated times for each application will be posted on the Landmarks Preservation Commission website the Friday before the hearing. Please note that the order and estimated times are subject to change. An overflow room is located outside of the primary doors of the public hearing room. Any person requiring reasonable accommodation in order to participate in the hearing or attend the meeting should contact Gregory Cala, Community and Intergovernmental Affairs Coordinator, at [gcala@lpc.nyc.gov](mailto:gcala@lpc.nyc.gov) or 212-602-7254 no later than five (5) business days before the hearing or meeting. Members of the public not attending in person can observe the meeting on LPC's YouTube channel at [www.youtube.com/nyclpc](http://www.youtube.com/nyclpc) and may testify on particular matters by joining the meeting using either the Zoom app or by calling in from any phone. Specific instructions on how to observe and testify, including the meeting ID and password, and the call-in number, will be posted on the agency's website, on the Monday before the public hearing. Finally, please be aware: COVID-19 safety protocols are in effect at the location; 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.

**1866 Washington Avenue - New York Public Library, Tremont Branch LP-2677** - Block 2918-Lot 1

**ITEM PROPOSED FOR PUBLIC HEARING**

A two-story Neo-Federal style library designed by Carrere & Hastings and built in 1905.

j8-22

**TRANSPORTATION**

■ **PUBLIC HEARINGS**

**NOTICE IS HEREBY GIVEN**, pursuant to law, that the following proposed revocable consents, have been scheduled for a public hearing by the New York City Department of Transportation. The hearing will be held remotely commencing on Wednesday, January 24, 2024, at 10:00 A.M., via the WebEx platform and in person, on the following petitions for revocable consent.

**WebEx: Meeting Number (access code): 2632 716 8042**  
**Meeting Password: UWmgVG2m4T2**

The hearing will be held in person at 55 Water St, BID ROOM, in the Borough of Manhattan. Masks are required to be worn to enter the building and during the hearing.

**#1 IN THE MATTER OF** a proposed revocable consent authorizing 42<sup>nd</sup> & 10<sup>th</sup> Associates LLC to continue to maintain and use electrical sockets, together with conduits in the east sidewalk of Tenth Avenue, south of West 42<sup>nd</sup> Street, and in the south sidewalk of West 42<sup>nd</sup> Street, east of Tenth Avenue, in the Borough of Manhattan. The revocable consent is for ten July 1, 2022 to June 30<sup>th</sup> 2032 and provides among other terms and conditions for -compensation payable to the City according to the following schedule: **R.P. # 2170**

From the period July 1, 2022 to June 30, 2032 - \$225/per annum with the maintenance of a security deposit in the sum of \$1,000 and the insurance shall be in the amount of Two Million Dollars (\$2,000,000) per occurrence for bodily injury and property damage, One Million Dollars (\$1,000,000) for personal and advertising injury, Two Million Dollars (\$2,000,000) aggregate, and Two Million Dollars (\$2,000,000) products/completed operations.

**#2 IN THE MATTER OF** a proposed revocable consent authorizing 422 Louisiana Realty LLC to continue to maintain and use fenced-in areas along the sidewalks of Louisiana Avenue, Wortman Avenue, and Malta Street and a vestibule on the southeast sidewalk of Stanley Avenue, northeast of Louisiana Avenue, in the Borough of Brooklyn. The revocable consent is for a term of ten years from July 1, 2023 to June 30, 2033 and provides among other terms and conditions for compensation payable to the City according to the following schedule: **R.P. # 1149**

- For the period July 1, 2023 to June 30, 2024 - \$7,438
- For the period July 1, 2024 to June 30, 2025 - \$7,599
- For the period July 1, 2025 to June 30, 2026 - \$7,760
- For the period July 1, 2026 to June 30, 2027 - \$7,921
- For the period July 1, 2027 to June 30, 2028 - \$8,082
- For the period July 1, 2028 to June 30, 2029 - \$8,243
- For the period July 1, 2029 to June 30, 2030 - \$8,404
- For the period July 1, 2030 to June 30, 2031 - \$8,565
- For the period July 1, 2031 to June 30, 2032 - \$8,726
- For the period July 1, 2032 to June 30, 2033 - \$8,887

with the maintenance of a security deposit in the sum of \$8,977 the insurance shall be in the amount of Two Million Dollars (\$2,000,000) per occurrence for bodily injury and property damage, One Million Dollars (\$1,000,000) for personal and advertising injury, Two Million Dollars (\$2,000,000) aggregate, and Two Million Dollars (\$2,000,000) products/completed operations.

**#3 IN THE MATTER OF** a proposed revocable consent authorizing Albert Einstein College of Medicine to continue to maintain and use a conduit under and across Morris Park Avenue, west of Eastchester Road, in the Borough of the Bronx. The revocable consent is for a term of ten years from the Approval Date by the Mayor and provides among other terms and conditions for compensation payable to the City according to the following schedule: **R.P. # 1229**

- For the period July 1, 2023 to June 30, 2024 - \$2,358
- For the period July 1, 2024 to June 30, 2025 - \$2,410
- For the period July 1, 2025 to June 30, 2026 - \$2,462
- For the period July 1, 2026 to June 30, 2027 - \$2,514
- For the period July 1, 2027 to June 30, 2028 - \$2,566
- For the period July 1, 2028 to June 30, 2029 - \$2,619
- For the period July 1, 2029 to June 30, 2030 - \$2,671
- For the period July 1, 2030 to June 30, 2031 - \$2,723
- For the period July 1, 2031 to June 30, 2032 - \$2,775
- For the period July 1, 2032 to June 30, 2033 - \$2,827

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

**#4 IN THE MATTER OF** a proposed revocable consent authorizing Edward Grzedzinski to continue to maintain and use a stoop on the north sidewalk of State Street, between Hoyt Street and Bond Street, at 353 State Street, in the Borough of Brooklyn. The proposed revocable consent is for a term of ten years from the Approval Date by the Mayor and provides among other terms and conditions for compensation payable to the City according to the following schedule: **R.P. # 2211**

- For the period July 1, 2023 to June 30, 2024 - \$344.00
- For the period July 1, 2024 to June 30, 2025 - \$352.00
- For the period July 1, 2025 to June 30, 2026 - \$360.00
- For the period July 1, 2026 to June 30, 2027 - \$368.00
- For the period July 1, 2027 to June 30, 2028 - \$376.00
- For the period July 1, 2028 to June 30, 2029 - \$384.00
- For the period July 1, 2029 to June 30, 2030 - \$392.00
- For the period July 1, 2030 to June 30, 2031 - \$400.00
- For the period July 1, 2031 to June 30, 2032 - \$408.00
- For the period July 1, 2032 to June 30, 2033 - \$416.00

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

**#5 IN THE MATTER OF** a proposed revocable consent authorizing IMTT-Pipeline LLC (F.K.A. IMTT-Pipeline) to continue to maintain and

use a pipeline passing under Arthur Kill Road, Washington Avenue North, Washington Avenue South, Parcel "A", Western Avenue, Richmond Terrace, and Newark Bay, in the Borough of Staten Island. The proposed revocable consent is for a term of ten years from the Approval Date by the Mayor and provides among other terms and conditions for compensation payable to the City according to the following schedule: **R.P. # 77C**

- For the period July 1, 2023 to June 30, 2024 - \$13,146
- For the period July 1, 2024 to June 30, 2025 - \$13,430
- For the period July 1, 2025 to June 30, 2026 - \$13,714
- For the period July 1, 2026 to June 30, 2027 - \$13,998
- For the period July 1, 2027 to June 30, 2028 - \$14,282
- For the period July 1, 2028 to June 30, 2029 - \$14,566
- For the period July 1, 2029 to June 30, 2030 - \$14,850
- For the period July 1, 2030 to June 30, 2031 - \$15,134
- For the period July 1, 2031 to June 30, 2032 - \$15,418
- For the period July 1, 2032 to June 30, 2033 - \$15,702

with the maintenance of a security deposit in the sum of \$15,800 and the insurance shall be in the amount of Two Million Dollars (\$2,000,000) per occurrence for bodily injury and property damage, One Million Dollars (\$1,000,000) for personal and advertising injury, Two Million Dollars (\$2,000,000) aggregate, and Two Million Dollars (\$2,000,000) products/completed operations.

**#6 IN THE MATTER OF** a proposed revocable consent authorizing Rene Paula Molina and Heather Michelle Paula to construct, maintain and use a fenced-in area with two trash enclosures on the south sidewalk of Clifton Place, between Grand and Classon Avenues, in the Borough of Brooklyn. The proposed revocable consent is for a term of ten years from the Approval Date by the Mayor and provides among other terms and conditions for compensation payable to the City according to the following schedule: **R.P. # 2648**

From the approval Date to June 30<sup>th</sup>, 2034 - \$100/per annum.

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

**#7 IN THE MATTER OF** a proposed revocable consent authorizing Yeshiva University to continue to maintain, and use conduits under, across and along Amsterdam Avenue and under and along West 185<sup>th</sup> Street, in the Borough of Manhattan. The proposed revocable consent is for a term of ten years from the Approval Date by the Mayor and provides among other terms and conditions for compensation payable to the City according to the following schedule: **R.P. # 1003**

- For the period July 1, 2023 to June 30, 2024 - \$6,522
- For the period July 1, 2024 to June 30, 2025 - \$6,666
- For the period July 1, 2025 to June 30, 2026 - \$6,811
- For the period July 1, 2026 to June 30, 2027 - \$6,955
- For the period July 1, 2027 to June 30, 2028 - \$7,099
- For the period July 1, 2028 to June 30, 2029 - \$7,243
- For the period July 1, 2029 to June 30, 2030 - \$7,387
- For the period July 1, 2030 to June 30, 2031 - \$7,351
- For the period July 1, 2031 to June 30, 2032 - \$7,675
- For the period July 1, 2032 to June 30, 2033 - \$7,819

with the maintenance of a security deposit in the sum of \$12,900 and the insurance shall be in the amount of Two Million Dollars (\$2,000,000) per occurrence for bodily injury and property damage, One Million Dollars (\$1,000,000) for personal and advertising injury, Two Million Dollars (\$2,000,000) aggregate, and Two Million Dollars (\$2,000,000) products/completed operations.

**#8 IN THE MATTER OF** a proposed revocable consent authorizing 30 West Pershing LLC to continue to maintain and use a force main, together with a manhole under and along Forest Avenue, between Morrow Street and South Avenue, in the Borough of Staten Island. The proposed revocable consent is for a term of ten years from July 1, 2021 to June 30, 2031 and provides among other terms and conditions for compensation payable to the City according to the following schedule: **R.P. # 1707**

- For the period July 1, 2023 to June 30, 2024 - \$18,764/per annum
- For the period July 1, 2024 to June 30, 2025 - \$19,170
- For the period July 1, 2025 to June 30, 2026 - \$19,576
- For the period July 1, 2026 to June 30, 2027 - \$19,982
- For the period July 1, 2027 to June 30, 2028 - \$20,388
- For the period July 1, 2028 to June 30, 2029 - \$20,794
- For the period July 1, 2029 to June 30, 2030 - \$21,200
- For the period July 1, 2030 to June 30, 2031 - \$21,606
- For the period July 1, 2031 to June 30, 2032 - \$22,012
- For the period July 1, 2032 to June 30, 2033 - \$22,418

with the maintenance of a security deposit in the sum of \$22,900 and the insurance shall be in the amount of Two Million Dollars (\$2,000,000) per occurrence for bodily injury and property damage, One Million Dollars (\$1,000,000) for personal and advertising injury, Two Million Dollars (\$2,000,000) aggregate, and Two Million Dollars (\$2,000,000) products/completed operations.

j4-24

## PROPERTY DISPOSITION

**The City of New York in partnership with PublicSurplus.com posts online auctions. All auctions are open to the public.**

Registration is free and new auctions are added daily. To review auctions or register visit <https://publicsurplus.com>

## HOUSING PRESERVATION AND DEVELOPMENT

### ■ PUBLIC HEARINGS

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

j16-d31

## PROCUREMENT

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

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

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

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

### HHS ACCELERATOR PREQUALIFICATION

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

Accelerator Prequalification, may be viewed, at [https://passport.cityofnewyork.us/page.aspx/en/rfp/request\\_browse\\_public](https://passport.cityofnewyork.us/page.aspx/en/rfp/request_browse_public)

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

**ADMINISTRATION FOR CHILDREN'S SERVICES**

**FAMILY COURT LEGAL SERVICES**

■ AWARD

*Services (other than human services)*

**PROCESS SERVER CSB** - Competitive Sealed Bids - PIN# 06823B0004001 - AMT: \$2,279,157.00 - TO: Nationwide Court Services, Inc National Process Se, 761 Koehler Ave., Ste. A-B, Ronkonkoma, NY 11779-7433.

ACS is seeking Process Server Services on an as-needed basis Citywide through this Best Value Competitive Sealed Bid. ACS will make 5 awards, one per borough.

ACS intends to use Competitive Sealed Bidding to procure these services based on the needs of ACS. It wouldn't be practical for ACS to award solely based on price. In order to get the best respondent for each borough, ACS intends to also evaluate experience, organizational ability, technical capability and quality control.

• j19

**COMPTROLLER**

**ACCOUNTANCY**

■ VENDOR LIST

*Services (other than human services)*

**PREQUALIFIED LIST OF AUDITORS (CPA LIST)**

Pursuant to Section 3-10 (k) of the New York City Procurement Policy Board (PPB) Rules, the New York City Office of the Comptroller maintains a Pre- Qualified List of Auditors (CPA List). City agencies seeking to award an external auditing contract must solicit the services from firms that are on the CPA List. To be considered for placement on the CPA List and to remain on the CPA List, your firm must: 1. Be registered with the New York State Education Department to practice in the State of New York, under your firm's current organizational status. 2. Have had a System or Engagement Peer Review (Peer Review) of your firm's auditing and accounting practice within the last three years and continue to have such peer reviews conducted every three years in accordance with American Institute of Certified Public Accountants (AICPA) Standards. A firm must receive a pass rating or a pass with deficiencies rating to qualify. Applications to be considered for placement on the CPA List may be downloaded from the New York City Office of the Comptroller's website at <https://comptroller.nyc.gov/services/for-businesses/prequalified-cpa/become-aprequalified-cpa-firm/>. Please email all required documentation along with the Accounting Firm Questionnaire to [cpalist@comptroller.nyc.gov](mailto:cpalist@comptroller.nyc.gov). If you have any questions or require any assistance, please email [cpalist@comptroller.nyc.gov](mailto:cpalist@comptroller.nyc.gov) or call (212) 669-8280.

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 200, South, New York, NY 10007. Camille Arezzo (212) 669-8037; [cpalist@comptroller.nyc.gov](mailto:cpalist@comptroller.nyc.gov)

j17-25

**ASSET MANAGEMENT**

■ INTENT TO AWARD

*Services (other than human services)*

**NOTICE OF INTENT TO ENTER INTO NEGOTIATION - FOREIGN EXCHANGE SERVICES** - Negotiated Acquisition - Other - PIN#015-128-153-02 CA-NAE - Due 2-5-24 at 3:00 P.M.

In accordance with Section 3-04(b)(2)(iii) of the New York City Procurement Policy Board Rules, the New York City Comptroller's

Office (the "Comptroller's Office"), acting on behalf of the New York City Retirement Systems, is seeking to extend the existing Foreign Exchange Services Agreement with Russell Investments Implementation Services LLC ("Russell"), from October 1, 2023, to October 31, 2024. The contractor is an investment manager and provides foreign exchange services.

Vendors that are interested in expressing interest in similar procurements in the future may contact John Gawarecki-Maxwell via email.

Negotiated Acquisition Extension to provide continuity of service while a new procurement is issued.

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, 8th Floor, South, New York, NY 10007. John Gawarecki-Maxwell (212) 669-1261; [jgaware@comptroller.nyc.gov](mailto:jgaware@comptroller.nyc.gov)

• j19-25

**CORRECTION**

**CENTRAL OFFICE OF PROCUREMENT**

■ VENDOR LIST

*Goods*

**PQL FOR COMPOSTABLE PAPER PRODUCTS (PAPER PLATES, BOWLS, CUPS, NAPKINS, SPORKS, TRAYS)**

The New York City (the "City") Department of Correction ("DOC" or the "Department") is establishing a pre-qualified list ("PQL") of vendors for the provision of various compostable paper products, including but not limited to the following: Paper plates, Paper bowls, Paper cups, Paper table napkins, Sporks and 5 Compartment paper trays. Prequalification allows the Department to evaluate qualifications of vendors before issuing a solicitation for a contract. The establishment of the prequalified list for these goods ensures that, at the time of solicitation, bids will only be received from qualified vendors included on the PQL. The DOC will use this PQL to solicit project-specific bids for various compostable paper products. Contracts awarded for these goods may range from \$25,000.00 to \$1,000,000.00.

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

Correction, Candace Midgette (718) 546-0673; [candace.midgette@doc.nyc.gov](mailto:candace.midgette@doc.nyc.gov)

• j19-25

**PQL FOR PLAQUES (WOODEN, ACRYLIC AND FORMICA PLAQUES)**

The New York City (the "City") Department of Correction ("DOC" or the "Department") is establishing a pre-qualified list ("PQL") of vendors for the provision of various plaques including but not limited to the following: Wooden Plaques, Acrylic Plaques and Formica Plaques. Prequalification allows the Department to evaluate qualifications of vendors before issuing a solicitation for a contract. The establishment of the prequalified list for these goods ensures that, at the time of solicitation, bids will only be received from qualified vendors included on the PQL. The DOC will use this PQL to solicit project-specific bids for various plaques. Contracts awarded for these goods may range from \$25,000.00 to \$1,000,000.00.

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

Correction, Candace Midgette (718) 546-0673; [candace.midgette@doc.nyc.gov](mailto:candace.midgette@doc.nyc.gov)

• j19-25

*Services (other than human services)*

**PQL FOR NURSEY ITEMS AND SUPPLIES (DIAPERS, BABY WIPES, CRIB SHEETS, FORMULA, BABY FOOD)**

The New York City (the "City") Department of Correction ("DOC" or the "Department") is establishing a pre-qualified list ("PQL") of vendors for the provision of various nursery items, including but not limited to the

following: Diapers, Baby Wipes, Crib Sheets, Baby Formula and Baby Food. Prequalification allows the Department to evaluate qualifications of vendors before issuing a solicitation for a contract. The establishment of the prequalified list for these goods ensures that, at the time of solicitation, bids will only be received from qualified vendors included on the PQL. The DOC will use this PQL to solicit project-specific bids for various nursery items and supplies. Contracts awarded for these goods may range from \$25,000.00 to \$1,000,000.00.

Use the following address unless otherwise specified in notice, to secure, examine or submit bid/proposal documents, vendor pre-qualification and other forms; specifications/blueprints; other information; and for opening and reading of bids at date and time specified above.  
Correction, Candace Midgette (718) 546-0673; candace.midgette@doc.nyc.gov

• j19-25

### DESIGN AND CONSTRUCTION

#### ■ SOLICITATION

Construction/Construction Services

**85024B0031-(HH112SWFA) SCHWARTZ FIRE ALARM & EMERGENCY LIGHTING UPGRADE** - Competitive Sealed Bids - PIN# 85024B0031 - Due 2-21-24 at 2:00 P.M.

This Project consists of the replacement of the Building Fire Alarm System and upgrades to Emergency Lighting. Community Board: New York 11 Project #: HH112SWFA / EPIN: 85024B0031. 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 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 the following website: [https://passport.cityofnewyork.us/page.aspx/en/rfp/request\\_browse\\_public](https://passport.cityofnewyork.us/page.aspx/en/rfp/request_browse_public). 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 (85024B0031) into the Keywords search field. Please note, this link is only for NON-PQL projects. For PQL projects, only certified vendors will receive the solicitations.

• j19

#### PROGRAM MANAGEMENT

#### ■ VENDOR LIST

Construction / Construction Services

**PQL LABEL: GENERAL CONSTRUCTION LARGE PROJECTS**  
NYC DDC is certifying the GC Large PQL with the following approved vendors:

1. ANDRON CONSTRUCTION CORP
2. ASHNU INTERNATIONAL INC
3. C&L CONTRACTING CORP
4. CDE AIR CONDITIONING CO INC
5. CITNALTA CONSTRUCTION CORP
6. E&A RESTORATION INC
7. EW HOWELL CO LLC
8. FRATELLO CONSTRUCTION CORP
9. FORTE CONSTRUCTION CORP
10. IANNELLI CONSTRUCTION CO INC
11. INFINITY CONTRACTING SERVICES, CORP
12. LANMARK GROUP, INC.
13. LEON D. DEMATTEIS CONSTRUCTION CORP
14. LITEHOUSE BUILDERS, INC
15. LOSARDO GENERAL CONSTRUCTION CORP
16. MPCC CORP
17. N.S.P. ENTERPRISES, INC
18. NEELAM CONSTRUCTION CORP
19. NICHOLSON & GALLAWAY INC
20. PADILLA CONSTRUCTION SERVICES, INC.
21. PAUL J. SCARIANO INC
22. PETER SCALAMANDRE & SONS INC
23. PLAZA CONSTRUCTION LLC
24. PRISMATIC DEVELOPMENT CORP.
25. SEA BREEZE GENERAL CONSTRUCTION, INC.
26. SLSCO LP STALCO CONSTRUCTION INC
27. STALCO CONSTRUCTION
28. TECHNICO CONSTRUCTION SERVICES INC.
29. TISHMAN CONSTRUCTION CORPORATION OF NY
30. VOLMAR CONSTRUCTION INC

31. WHITESTONE CONSTRUCTION CORP
32. XBR, INC.
33. ZHL GROUP INC
34. ZORIA HOUSING LLC

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.

Design and Construction, Lorraine Holley (718) 391-1362;  
RFQ\_PQL@ddc.nyc.gov

• j19-25

### ENVIRONMENTAL PROTECTION

#### WATER SUPPLY

#### ■ AWARD

Services (other than human services)

**BWS MEDIA BUYING SOLUTIONS 4018000X - M/WBE**  
Noncompetitive Small Purchase - PIN# 82624W0001001 - AMT: \$254,400.00 - TO: Niki Jones Agency Inc, 39 Front Street, Port Jervis, NY 12771.

• j19

### FIRE DEPARTMENT

#### FACILITY MANAGEMENT (BUILDINGS UNIT)

#### ■ AWARD

Construction/Construction Services

**HVAC SERVICES, REFRIGERATION PREVENTATIVE MAINTENANCE, REPAIR AND INSTALLATION SERVICES AT FACILITIES THROUGHOUT THE BOROUGH OF STATEN ISLAND** - Competitive Sealed Bids - PIN# 05723B0006001 - AMT: \$10,170,000.00 - TO: Crescent Contracting Corp., 2800 Webster Avenue, Bronx, NY 10458-3011.

• j19

#### RESEARCH & DEVELOPMENT UNIT

#### ■ AWARD

Goods

**NYLON LIFE SAVING ROPE - M/WBE** Noncompetitive Small Purchase - PIN# 05724W0027001 - AMT: \$50,512.50 - TO: Pina M Inc, 200 Village Center Drive 7323, Freehold, NJ 07728.

• j19

### HEALTH AND MENTAL HYGIENE

#### INFORMATION TECHNOLOGY

#### ■ AWARD

Goods

**PATCH ALL DESKTOPS, LAPTOPS SERVERS (TO REPLACE MANAGE ENGINE) - M/WBE** Noncompetitive Small Purchase - PIN# 81623W0049002 - AMT: \$102,150.00 - TO: Mougondha Acharya, 39 Van Siclen Avenue, Floral Park, NY 11001-2012.

Software Renewal of Existing Patch My PC Enterprise Plus Licenses.

• j19



HOUSING AUTHORITY

PROCUREMENT

VENDOR LIST

Goods and Services

PRE-QUALIFIED LIST (PQL) PROGRAM FOR VARIOUS TRADES

NYCHA is currently accepting applications for Pre-Qualified List (PQL) program for various trades.

A PQL is a tool that NYCHA will use to qualify vendors and contract goods or services for its developments, streamlining the process for both vendors and NYCHA.

Currently NYCHA has established six (6) PQL lists for the Closed-Circuit Television (CCTV), Carpentry, Painting, Lead Based Paint (Assessment and Abatement, Inspection and Assessment & Lab Analysis), Plumbing and Electrical.

All vendors interested in NYCHA's PQLs must follow two (2) important steps:

First, vendors must prepare and submit applications to the PQL: To pre-qualify, vendors must meet the minimum requirements listed on the Request for Qualification of the select PQL.

Second, vendors who are admitted to the PQL can then bid on solicitations for services on the PQL: Vendors must bid on each contract award, as these are not guaranteed.

For more information regarding PQLs and to obtain applications, please visit NYCHA's website at: https://www.nyc.gov/site/nycha/business/nycha-pql.page

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

Housing Authority, 90 Church Street, 6th Floor, New York, New York, 10007. PQL@nycha.nyc.gov (929) 502-6107; PQL@nycha.nyc.gov

j9-m30

SOLICITATION

Goods and Services

SMD SERVICES IDIQ CONTRACT FOR LEAD-BASED PAINT ABATEMENT IN OCCUPIED AND UNOCCUPIED APARTMENTS AT VARIOUS DEVELOPMENTS CITYWIDE (DECAR) - Competitive Sealed Bids - Due 2-20-24 at 10:00 A.M.

- PIN# 502090 - Citywide
PIN# 502091 - Citywide
PIN# 502092 - Citywide
PIN# 502093 - Citywide

This Contract is subject to NYCHA's Project Labor Agreement and, as part of its bid, the Bidder must submit at the time of its bid: (1) a Letter of Assent to the Project Labor Agreement signed by the Bidder and (2) Letters of Assent signed by each of the Bidder's proposed Subcontractors.

The Work to be performed shall encompass the abatement of Lead-Based Paint within the areas defined by Work Orders issued to the Contractor and any additional scope added by NYCHA, including walls and/or ceilings, junctures-baseboards or moldings, window sill/frame/case, doors, door frames, cabinets, frames, radiators, closet shelf and/or shelf supports, pipes and other surfaces requiring abatement.

A non-mandatory virtual Pre-Bid Conference will be held on Wednesday, January 31, 2024, at 10:00 A.M., and will be conducted remotely via Microsoft Teams meeting.

mandatory at the Pre-Bid Conference, it is strongly recommended that all interested Bidders attend, and that Bidders thoroughly review bid documents in advance of the meeting.

Microsoft Teams meeting

Join on your computer or mobile app

Option 1: Copy and paste the below into your browser: https://teams.microsoft.com/... Option 2: Join by entering a meeting ID Meeting ID: 238 357 103 518

Option 3: Call in (audio only) +1 646-838-1534, 156250848# United States, New York City Phone Conference ID: 156 250 848#

Option 4: Access the attached document "TEAMS Meeting Link - RFQ#s 502090 - 502093.pdf" and click on the embedded link to join.

RFQ Question Submission Deadline 2/2/2024 at 2:00 P.M.

Question and Answer Release Date 2/12/2024 at 2:00 P.M.

Interested vendors are invited to obtain a copy of the opportunity at NYCHA's website by going to http://www.nyc.gov/nychabusines. On the left side, click on "iSupplier Vendor Registration/Login" link.

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

Housing Authority, 90 Church Street, 6th Floor, New York, NY 10007. Renee Brandner (212) 306-4736; renee.brandner@nycha.nyc.gov

j19

MANAGEMENT AND BUDGET

INTENT TO AWARD

Goods

00224Y0197-VJOON- DIGITAL CONTENT MANAGEMENT SYSTEM - Request for Information - PIN# 00224Y0197 - Due 1-29-24 at 2:00 P.M.

Pursuant to Section 3-05 of the NYC Procurement Policy Board Rules, it is the intent of the Mayor's Office of Management and Budget ("OMB") to enter into sole source negotiations with Vjoon Inc. ("Vjoon"), located at 251 Little Falls Drive Wilmington, Delaware 19808 for a digital content management system ("CMS").

Any entity able to provide this software is invited to express its interest and submit qualifications in the Procurement and Sourcing Solutions Portal (PASSPort) by responding to the RFX E-PIN 00224Y0197 in PASSPort no later than January 29, 2024 at 2:00 P.M.

Need help or have a question? Submit an inquiry to the MOCS service desk at https://mocssupport.atlassian.net/servicedesk/customer/portal/8

j16-23

NYC HEALTH + HOSPITALS

SOLICITATION

Services (other than human services)

KINGS COUNTY HOSPITAL LABOR AND DELIVERY SUITE - Request for Qualifications - PIN#2766 - Due 2-9-24 at 5:00 P.M.

NYC Health + Hospitals seeks Statements of Qualifications ("SOQs") from qualified proposers interested in performing DB services: design, construction, quality control, construction inspection, cost and schedule management and other required services identified for the success of the Project. This RFQ is the first phase of a two-phase, best value procurement process. In the subsequent Request For Proposal (RFP) phase, evaluation will be based on Design-Build quality, design excellence, experience, past performance, price and other factors.

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, New York, NY 10004. Randy Lee (646) 815-3245; leer31@nychhc.org

• j19

**FACILITIES DEVELOPMENT**

■ SOLICITATION

Construction/Construction Services

**SAND1122: BELLEVUE MACHINE ROOM COOLING -** Competitive Sealed Bids - PIN# BEL-SAND1122 - Due 2-20-24 at 1:30 P.M.

Located at Bellevue Hospital – 462 1st Ave, New York, NY 10016.

All Bids shall be in accordance with the terms of the NYC Health and Hospitals (HHC) Project Labor Agreement.

NYC Health + Hospitals is requiring all vendors and contractors to maintain proof of COVID-19 vaccination for all of their employees who spend time at a NYC Health + Hospitals facility. Proof of COVID-19 vaccination is completion of the vaccination series as outlined by the manufacturer.

Only Bidders who attend one or more of the mandatory pre-bid meetings will be allowed to bid. Section "A" Bid Forms Fee is waived. However, you must sign the form at the Pre-Bid Meetings and request that the Section "A" Bid Forms be sent to you. Bidders are encouraged to arrive at least 30 minutes before mandatory Pre-Bid Meeting start time. Social distancing protocols must be observed, and limit your staff to one person at the meetings.

Mandatory Meetings/site tours are scheduled for Tuesday, January 23, 2024 at 11:00 A.M. and Wednesday, January 24, 2024 at 11:00 A.M., Bellevue A Building, 9th Floor Conference Room. Technical questions must be submitted in writing by email, no later than five (5) calendar days after the Mandatory Pre-Bid Meetings to shapiro1@nychhc.org, Janet.Oliveraj@nychhc.org, Clifton.Mclaughlin@nychhc.org, and Elizabeth.Youngbar@nychhc.org.

Under Article 15A of The State of New York, the following M/WBE goals apply to this contract: M/WBE 34%. These goals apply to any bid submitted of \$500,000 or more. Bidders not complying with these terms will have their bids declared non-responsive.

Required Trade Licenses where applicable.

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, 55 Water Street, 25th Floor, New York, NY 10041. Gabriella Shapiro (332) 237-0817; Shapiro1@nychhc.org

• j19

**PUBLIC LIBRARY - QUEENS**

■ SOLICITATION

Construction/Construction Services

**SYSTEM WIDE PLUMBING SERVICES TO BE AWARDED TO MULTIPLE FIRMS -** Competitive Sealed Bids - PIN# 0124-1 - Due 2-13-24 at 2:00 P.M.

To All Interested Bidders: The Queens Borough Public Library (the "Library"), hereby solicits proposals from experienced firms and individuals (hereinafter referred to as "Bidders") in response to this Invitation for Bid ("IFB") to enter into a contract for System Wide Plumbing Services To be Awarded to Multiple Firms. To facilitate communication between the Library and Bidders and to ensure that all Bidders have access to the same information, all information concerning this IFB, including how to submit a bid, will be posted on

the Library's website at: <https://www.queenslibrary.org/about-us/procurement-opportunities>. All questions regarding this IFB must be submitted as set forth in the IFB. The Library will post questions and responses on the bid website. We look forward to your interest and participation in this IFB.

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.

Public Library - Queens, <https://www.queenslibrary.org/about-us/procurement-opportunities>. William R. Funk (718) 990-0782; bidcontact@queenslibrary.org

• j19

**SANITATION**

■ AWARD

Services (other than human services)

**SAMHSA FORENSIC TOXICOLOGY -** M/WBE Noncompetitive Small Purchase - PIN#82724W0015001 - AMT: \$1,000,000.00 - TO: Statacare Urgent & Walkin Medical, 17 East Old Country Road, Unit B, Hicksville, NY 11801.

• j19

**TRANSPORTATION**

FACILITIES MANAGEMENT

■ AWARD

Services (other than human services)

**ELECTRICAL REPAIR & REPLACEMENT SERVICES -** M/WBE Noncompetitive Small Purchase - PIN#84124W0002001 - AMT: \$1,000,000.00 - TO: Electrical Services & Consulting Group LLC, 18-11 Steinway Place, Astoria, NY 11105.

• j19

**IT AND TELECOM**

■ AWARD

Goods

**DELL LATITUDE 3540 LAPTOPS -** M/WBE Noncompetitive Small Purchase - PIN#84124W0036001 - AMT: \$53,252.50 - TO: Bens Distribution Center Inc, 175 Walnut Ave, #302D, Bronx, NY 10454.

• j19

**OFFICE OF THE COMMISSIONER**

■ AWARD

Services (other than human services)

**MAINTAIN CONTINUITY OF SERVICE - EVENT PRODUCTION, SPONSORSHIP RECRUITMENT AND MARKETING SERVICES -** Renewal - PIN#84120P8930KXLR002 - AMT: \$4,000,000.00 - TO: CSM Sport and Entertainment Inc, 80 8th Avenue, 5th Floor, New York, NY 10011.

• j19

**VETERANS' SERVICES**

■ INTENT TO AWARD

Goods and Services

**VETCONNECT -** Negotiated Acquisition - Other - PIN# 06323N0002

Develop and maintain a website that allows veterans and their families to request services online. The contractor will provide a system that enables Providers to accept, decline, reroute, and manage requests for services and resources received from the Website, manage cases, and generate reports about cases ("Case Management System") (together with the "Website and Case Management System"). The contractor will engage a minimum of 2 Providers in 6 specific service categories listed below, that provides services within those category

and that are located and/or offered within the greater NYC area. Services categories include: Benefits Navigation, Economic Growth Services, Financial Services, Health Services, Housing Services, and Legal Services. The contractor will be encouraged to engage beyond the minimum 2 providers, with a focus on the areas of the greatest need.

DVS will be negotiating with the following vendors:

• JobPath • Unite Us • Qualtrics • Combined Arms • Tyler Technologies

While DVS is not accepting expressions of interest for this procurement, DVS will consider expressions of interest in future solicitations.

There are several justifications I would like to add. 1. The agency's market research determined that there were very few select vendors that could provide what the agency is seeking in this NA. 2. There is a time sensitive situation where a supplier must be retained quickly, because Agency has decided not to renew or extend an existing contract in best interest of City, and Agency requires substitute/successor as soon as possible. 3. Neither competitive sealed bidding nor competitive sealed proposals are practicable or advantageous. Due to there being a limited number of vendors that can perform the work, and the highly technical nature of this procurement, It was determined that a Non-Competitive NA would be the best method and most advantageous for the City.

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.

Veterans' Services, 1 Centre Street, 22nd Floor, New York, NY 10007-1602. Jon Ortiz (646) 584-1606.

j16-22

## YOUTH AND COMMUNITY DEVELOPMENT

### PROCUREMENT

#### ■ INTENT TO AWARD

*Services (other than human services)*

**PAYROLL SERVICES** - Other - PIN# 26023N0016001 - Due 1-23-24 at 9:00 A.M.

In accordance with Section 3-04(b)(2)(i)(D) of the Procurement Policy Board Rules, the Department of Youth and Community Development (DYCD), wishes to extend the Payroll Services with the below provider, through a Negotiated Acquisition Extension. The contractor provides payroll related services, for DYCD's Workforce programs participants. The term will be April 1, 2023, to March 31, 2026.

PIN: 26023N0016001

AMOUNT: \$ 10,007,876.00

NAME: Community Software Solutions

ADDRESS: 30 Jefferson Plaza, Princeton, NJ 08540

Please be advised, this ad is for informational purposes only. If you wish to contact DYCD for further information, please send an email to ACCO@dycd.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.

Youth and Community Development, 2 Lafayette Street, 14th Floor, New York, NY 10007. Kevin Best (646) 343-6304; kbest@dycd.nyc.gov

j16-22

## 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 E-MAIL AT DISABILITYAFFAIRS@MOCS.NYC.GOV OR**

**VIA PHONE AT (212) 298-0734. 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.**



## INFORMATION TECHNOLOGY AND TELECOMMUNICATIONS

### ■ PUBLIC HEARINGS

**NOTICE IS HEREBY GIVEN** that a Contract Public Hearing will be held on Monday, February 5th, 2023, at 10:00 A.M. The Public Hearing will be held via Conference Call, Call-in #: 1-917-410-4077, ACCESS CODE: 905 881 372 on the following:

**IN THE MATTER OF** a contract between the New York City Department of Information Technology and Telecommunications (DOITT) and K Systems Solutions LLC, located at 405 Kearny Avenue, Kearny, NJ 07032 for EVERYACTION Renewal. The amount of this contract will be \$143,188.56.

The term of this contract will be for 1 year from date of registration. Brooklyn Community Board 2. PIN #: 20240341223, E-PIN #: 85824W0077001.

The Vendor has been selected by M/WBE Noncompetitive Innovative Procurement method, pursuant to Section 3-08 of the Procurement Policy Board Rules. In order to access the Public Hearing and testify, please call 1-917-410-4077, ACCESS CODE: 905 881 372 no later than 9:55 A.M.

Pursuant to Section 2-11(c)(3) of the Procurement Policy Board Rules, if DoITT does not receive, by January 26th, 2024, from any individual, a written request to speak at this hearing, then DoITT need not conduct this hearing. Written notice should be sent to Sonny Chen, NYC DoITT, via email to sochen@oti.nyc.gov.

◀ j19

**NOTICE IS HEREBY GIVEN** that a Contract Public Hearing will be held on Friday, February 2, 2024, at 10:00 A.M. The Public Hearing will be held via Conference Call. Call-in #: 1-917-410-4077, ACCESS CODE: 269 296 407.

**IN THE MATTER OF** a Purchase Order/Contract between the New York City Department of Information Technology and Telecommunications and Blenderbox, Inc. located at 228 Park Avenue S, Ste 92796 New York, New York 10003 for MyCity Design System - Phase 2. The amount of this Purchase Order/Contract will be \$1,000,000.00.

The term will be 1 year from the Notice to Proceed. CB 2, Brooklyn. E-PIN #: 85824W0076001.

The Vendor has been selected by M/WBE Noncompetitive Small Purchase Method, pursuant to Section 3-08 (c)(1)(iv) of the Procurement Policy Board Rules. In order to access the Public Hearing and testify, please call 1-917-410-4077, ACCESS CODE: 269 296 407 no later than 9:55 AM.

Pursuant to Section 2-11(c)(3) of the Procurement Policy Board Rules, if DoITT does not receive, by January 26, 2024, from any individual a written request to speak at this hearing, then DoITT need not conduct this hearing. Written notice should be sent to Danielle DiMaggio, NYC DoITT, via email to ddimaggio@oti.nyc.gov.

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## AGENCY RULES

### HEALTH AND MENTAL HYGIENE

#### ■ NOTICE

#### Notice of Public Hearing and Opportunity to Comment on Proposed Rules

**What are we proposing?** The New York City Department of Health and Mental Hygiene (“Department”) is proposing rules to allow the public to petition the Department for creating, amending or deleting rules promulgated by the Department.

**When and where is the hearing?** The Department will hold a public hearing on the proposed rules. The public hearing will take place from 10:00 A.M. to 12:00 P.M. on February 22, 2024. The hearing will be conducted by video conference accessible via internet or telephone.

- **Internet. To participate in the public hearing, please register at this Webex URL:** <https://nycdohmh.webex.com/nycdohmh/j.php?MTID=m90fdb5943d57106cedb45cff48540e27>

If prompted to provide an event number or password, please enter the following:

Event number: **2347 771 3678**

Password: Health (432584 from phones and video systems)

- **Phone:** For access, dial: **(646) 992-2010, (408) 418-9388**, then please enter the following:

Access code: **234 777 13678**

Password: Health (432584 from phones and video systems)

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

- **Website:** You can submit comments to the Department through the NYC Rules website at <http://rules.cityofnewyork.us>.
- **Email:** You can email written comments directly to the Department: [resolutioncomments@health.nyc.gov](mailto:resolutioncomments@health.nyc.gov)
- **Mail:** You can mail written comments to the Department: New York City Department of Health and Mental Hygiene  
Office of the General Counsel  
Gotham Center, 42-09 28th Street, 14<sup>th</sup> Floor, CN 30  
Long Island City, NY 11101-4132
- **Fax.** You can fax written comments to the Department at (347) 396-6087.
- **Speaking at the hearing.** Anyone who wants to comment on the proposed rules at the public hearing must sign up to speak. You can sign up before the hearing by calling Svetlana Burdeynik at (347) 396-6078 or by emailing at [resolutioncomments@health.nyc.gov](mailto:resolutioncomments@health.nyc.gov) before the hearing begins at 10:00 A.M. on February 22, 2024. While you will be given the opportunity during the hearing to indicate that you would like to comment, we prefer that you sign-up in advance. You can speak for up to three minutes.

**Is there a deadline to submit written comments?** Written comments must be received on or before 5:00 P.M. on February 22, 2024.

**What if I need assistance to participate in the hearing?** You must tell the Department’s Office of General Counsel if you need a reasonable accommodation of a disability at the hearing, including whether you need a sign language interpreter. You can tell us by e-mail or by mail at the addresses given above. You may also tell us by telephone at (347) 396-6078. Advance notice is requested to allow sufficient time to arrange the accommodation. Please tell us by February 8, 2024.

**Can I review the comments made regarding the proposed rules?** You may review the online comments made on the proposed rules at <https://rules.cityofnewyork.us/proposed-rules/>. All written comments and a summary of the oral comments received by the Department will be made available to the public within a reasonable

period of time after the hearing by the Department’s Office of General Counsel.

**What authorizes the Department to make this rule?** Section 389(b) of the New York City Charter (“Charter”) provides that “heads of mayoral agencies shall have the power to adopt rules to carry out the powers and duties delegated to the agency head or the agency by or pursuant to federal, state or local law.” Section 1043(a) of the Charter similarly provides that each “agency is empowered to adopt rules necessary to carry out the powers and duties delegated to it by or pursuant to federal, state or local law.”

Section 1043(g) of the Charter allows for any person to petition an agency to consider the adoption of any rule. These proposed rules were not included in the Department’s 2023 regulatory agenda as they were not contemplated at the time of the publication of such agenda.

**Where can I find the Department’s rules and the New York City Health Code?** The Department’s rules and the New York City Health Code (“Health Code”) are located in Title 24 of the Rules of the City of New York.

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

#### Statement of Basis and Purpose of Proposed Rule

In accordance with Charter § 1043(g), any person may petition an agency to consider the adoption of any rule and each agency is to prescribe by rule the procedure for submission, consideration and disposition of such petitions. This proposed Chapter 37 provides procedures for how the public may petition the Department to amend, adopt or delete a rule promulgated by this Department.

#### Statutory Authority

These rules are promulgated pursuant to Charter §1043(g).

The proposed rules are as follows.

New material is underlined.

**RESOLVED**, that Title 24 of the rules of the city of New York is amended by adding a new Chapter 37 to read as follows:

#### Chapter 37

#### Petitioning the Department to Commence Rulemaking

##### § 37.01 Definitions.

- Department means the New York City Department of Health and Mental Hygiene.
- Petition means a request or application by a member of the public for the Department to create, amend or repeal a rule promulgated by the Department.
- Petitioner means the person who submits a petition.
- Rule shall have the meaning set forth in § 1041(5) of the New York City Charter (“Charter”) and, for the purposes of this Chapter, means only those provisions of law contained in, or to be contained in, Title 24 of the Rules of the City of New York with numerical Chapter headings and also known as Commissioner Regulations (“Commissioner Regulations”). For the purposes of this Chapter, rule does not include any provision of the New York City Health Code.

##### § 37.03 Scope.

This Chapter governs the procedures by which the public may petition the Department to commence rulemaking of Commissioner Regulations pursuant to § 1043(g) of the Charter.

##### § 37.05 Procedures for Submitting Petitions; Responses to Petitions.

- Any person may petition the Department to consider the adoption, amendment or repeal of a rule. The petition must be in writing and must contain the following information:
  - The rule to be considered, including proposed language for adoption;
  - A statement as to the purpose of the rule, amendment or repeal and the Department’s authority to promulgate the rule;
  - Petitioner’s argument(s) in support of adoption of the rule, amendment or repeal;
  - The period of time the rule should be in effect, if applicable;
  - Whether the person submitting the petition represents another individual or an organization;
  - The name, address and telephone number of the petitioner or his or her authorized representative.
  - The signature of petitioner or their representative.
- Illegible petitions will not be accepted.
- All petitions must be delivered to the office of the Secretary to the Department by mail, courier, facsimile, electronic mail or online.

- (d) The petitioner must promptly communicate any changes in the information required by this section in writing to the office of the Secretary to the Department.
- (e) Upon receipt of a petition submitted in the proper form, the Secretary to the Department will stamp the petition with the date it was received and assign the petition a number and a date- stamped receipt with the petition number shall be sent to the petitioner. The Secretary will forward the petition to the Commissioner and appropriate staff of the Department for their review.
- (f) Within sixty (60) days from the date the petition is properly received by the Secretary to the Department, the Commissioner will either deny such petition in a written statement to the petitioner containing the reasons for denial, or state in writing to the petitioner the intention to grant the petition and to initiate rulemaking on the subject matter by a specified date. In all cases where the Commissioner has granted a petition to initiate rulemaking, the Department is not bound by any specific language proposed by the petitioner.
- (g) The Commissioner's decision to grant or deny a petition will be a final decision which is not subject to judicial review pursuant to § 1043(g) of the Charter.

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

/s/ Francisco X. Navarro January 9, 2024  
 Mayor's Office of Operations Date

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

**CERTIFICATION PURSUANT TO  
 CHARTER §1043(d)**

**RULE TITLE:** Procedures for Submission of Rulemaking Petitions  
**REFERENCE NUMBER:** 2023 RG 100  
**RULEMAKING AGENCY:** Department of Health and Mental Hygiene

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

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

/s/ STEVEN GOULDEN Date: January 8, 2024  
 Senior Counsel

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

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

**RULE TITLE:** Procedures for Submission of Rulemaking Petitions

**REFERENCE NUMBER:** DOHMH-138

**RULEMAKING AGENCY:** Department of Health and Mental Hygiene

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

- (i) Is understandable and written in plain language for the discrete regulated community or communities;

**SPECIAL MATERIALS**

**CITYWIDE ADMINISTRATIVE SERVICES**

■ NOTICE

**OFFICIAL FUEL PRICE (\$) SCHEDULE NO. 9312  
 FUEL OIL AND KEROSENE**

CONTR. NO.	ITEM NO.	FUEL/OIL TYPE	DELIVERY	VENDOR	CHANGE (\$)	PRICE (\$) EFF. 1/15/2024
4287148	1	#2DULS	CITYWIDE BY TW	GLOBAL MONTELLO	0.0600 GAL.	2.8644 GAL.
4287148	2	#2DULS	RACK PICK-UP	GLOBAL MONTELLO	0.0600 GAL.	2.7474 GAL.
4287148	3	#2DULS	CITYWIDE BY TW	GLOBAL MONTELLO	0.0600 GAL.	2.9026 GAL.
4287148	4	#2DULS	RACK PICK-UP	GLOBAL MONTELLO	0.0600 GAL.	2.7856 GAL.
4287149	5	#2DULS	CITYWIDE BY TW	SPRAGUE	0.0600 GAL.	3.1490 GAL.
4287149	6	#2DULS	CITYWIDE BY TW	SPRAGUE	0.0600 GAL.	3.3620 GAL.
4287149	7	B100	CITYWIDE BY TW	SPRAGUE	-0.0160 GAL.	5.3920 GAL.
4287149	8	#2DULS	RACK PICK-UP	SPRAGUE	0.0600 GAL.	2.9990 GAL.
4287149	9	#2DULS	RACK PICK-UP	SPRAGUE	0.0600 GAL.	3.2120 GAL.
4287149	10	B100	RACK PICK-UP	SPRAGUE	-0.0160 GAL.	5.2420 GAL.
4287149	11	#1DULS	CITYWIDE BY TW	SPRAGUE	0.0780 GAL.	3.8415 GAL.
4287149	12	B100	CITYWIDE BY TW	SPRAGUE	-0.0160 GAL.	5.4160 GAL.
4287149	13	#1DULS	RACK PICK-UP	SPRAGUE	0.0780 GAL.	3.6915 GAL.
4287149	14	B100	RACK PICK-UP	SPRAGUE	-0.0160 GAL.	5.2660 GAL.
4287149	15	#2DULS	BARGE DELIVERY	SPRAGUE	0.0600 GAL.	2.8984 GAL.
4287149	16	#2DULS	BARGE DELIVERY	SPRAGUE	0.0600 GAL.	2.9644 GAL.

4287149	17	#2DULSB50	CITYWIDE BY TW	SPRAGUE	0.0600 GAL.	3.7732 GAL.
4287149	18	#2DULSB50	CITYWIDE BY TW	SPRAGUE	-0.0160 GAL.	5.0062 GAL.
4287149	19	#2DULSB50	RACK PICK-UP	SPRAGUE	0.0600 GAL.	3.6232 GAL.
4287149	20	#2DULSB50	RACK PICK-UP	SPRAGUE	-0.0160 GAL.	4.8562 GAL.
4287126	1	JET	FLOYD BENNETT	SPRAGUE	0.1275 GAL.	3.8890 GAL.

Non-Winterized		Apr 1 - Oct 31				
4287149	#2DULSB5	95% ITEM 5.0 5% ITEM 7.0	CITYWIDE BY TW	SPRAGUE	0.0562 GAL.	3.2611 GAL.
4287149	#2DULSB10	90% ITEM 5.0 10% ITEM 7.0	CITYWIDE BY TW	SPRAGUE	0.0524 GAL.	3.3733 GAL.
4287149	#2DULSB20	80% ITEM 5.0 20% ITEM 7.0	CITYWIDE BY TW	SPRAGUE	0.0448 GAL.	3.5976 GAL.
4287149	#2DULSB5	95% ITEM 8.0 5% ITEM 10.0	RACK PICK-UP	SPRAGUE	0.0562 GAL.	3.1112 GAL.
4287149	#2DULSB10	90% ITEM 8.0 10% ITEM 10.0	RACK PICK-UP	SPRAGUE	0.0524 GAL.	3.2233 GAL.
4287149	#2DULSB20	80% ITEM 8.0 20% ITEM 10.0	RACK PICK-UP	SPRAGUE	0.0448 GAL.	3.4476 GAL.
4287149	#2DULSB50	50% ITEM 17.0 50% ITEM 18.0	CITYWIDE BY TW	SPRAGUE	0.0220 GAL.	4.3897 GAL.
4287149	#2DULSB50	50% ITEM 19.0 50% ITEM 20.0	RACK PICK-UP	SPRAGUE	0.0220 GAL.	4.2397 GAL.
4387181	HDRD NW1	HDRD 95%+ B100 5% (TW)	CITYWIDE BY TW	APPROVED OIL COMPANY	0.0000 GAL.	4.8109 GAL.
4387181	HDRD NW2	HDRD 95%+ B100 5% (P/U)	RACK PICK-UP	APPROVED OIL COMPANY	0.0000 GAL.	4.6690 GAL.
Winterized		Nov 1 - Mar 31				
4287149	#2DULSB5	95% ITEM 6.0 5% ITEM 7.0	CITYWIDE BY TW	SPRAGUE	0.0562 GAL.	3.4635 GAL.
4287149	#2DULSB10	90% ITEM 6.0 10% ITEM 7.0	CITYWIDE BY TW	SPRAGUE	0.0524 GAL.	3.5650 GAL.
4287149	#2DULSB20	80% ITEM 6.0 20% ITEM 7.0	CITYWIDE BY TW	SPRAGUE	0.0448 GAL.	3.7680 GAL.
4287149	#2DULSB5	95% ITEM 9.0 5% ITEM 10.0	RACK PICK-UP	SPRAGUE	0.0562 GAL.	3.3135 GAL.
4287149	#2DULSB10	90% ITEM 9.0 10% ITEM 10.0	RACK PICK-UP	SPRAGUE	0.0524 GAL.	3.4150 GAL.
4287149	#2DULSB20	80% ITEM 9.0 20% ITEM 10.0	RACK PICK-UP	SPRAGUE	0.0448 GAL.	3.6180 GAL.
4387181	HDRD W1	HDRD 95%+ B100 5% in effect 12/1 until further notice	CITYWIDE BY TW	APPROVED OIL COMPANY	0.0000 GAL.	4.8432 GAL.
4387181	HDRD W2	HDRD 95%+ B100 5% in effect 12/1 until further notice	RACK PICK-UP	APPROVED OIL COMPANY	0.0000 GAL.	4.6932 GAL.
Non-Winterized / Winterized		Year-Round				
4287149	#1DULSB20	80% ITEM 11.0 20% ITEM 12.0	CITYWIDE BY TW	SPRAGUE	0.0592 GAL.	4.1564 GAL.
4287149	#1DULSB20	80% ITEM 13.0 20% ITEM 14.0	RACK PICK-UP	SPRAGUE	0.0592 GAL.	4.0064 GAL.
4287149	#1DULSB5	95% ITEM 11.0 5% ITEM 12.0	CITYWIDE BY TW	SPRAGUE	0.0733 GAL.	3.9202 GAL.
4287149	#1DULSB5	95% ITEM 13.0 5% ITEM 14.0	RACK PICK-UP	SPRAGUE	0.0733 GAL.	3.7702 GAL.

OFFICIAL FUEL PRICE (\$) SCHEDULE NO. 9313  
FUEL OIL, PRIME AND START

CONTR. NO.	ITEM NO.	FUEL/OIL TYPE	DELIVERY	VENDOR	CHANGE (\$)	PRICE (\$) EFF. 1/15/2024
4287030	1	#4B5	MANHATTAN	UNITED METRO	0.0504 GAL.	2.6527 GAL.
4287030	2	#4B5	BRONX	UNITED METRO	0.0504 GAL.	2.6727 GAL.
4287030	3	#4B5	BROOKLYN	UNITED METRO	0.0504 GAL.	2.6127 GAL.
4287030	4	#4B5	QUEENS	UNITED METRO	0.0504 GAL.	2.6427 GAL.
4287031	5	#4B5	RICHMOND	APPROVED OIL COMPANY	0.0504 GAL.	2.8327 GAL.
4187014	1	#2B5	MANHATTAN	SPRAGUE	0.0562 GAL.	2.9680 GAL.
4187014	3	#2B5	BRONX	SPRAGUE	0.0562 GAL.	2.9200 GAL.
4187014	5	#2B5	BROOKLYN	SPRAGUE	0.0562 GAL.	2.9330 GAL.
4187014	7	#2B5	QUEENS	SPRAGUE	0.0562 GAL.	2.9410 GAL.
4187014	9	#2B5	STATEN ISLAND	SPRAGUE	0.0562 GAL.	3.0200 GAL.
4187014	11	#2B10	CITYWIDE BY TW	SPRAGUE	0.0524 GAL.	3.0043 GAL.
4187014	12	#2B20	CITYWIDE BY TW	SPRAGUE	0.0448 GAL.	3.1310 GAL.
4187015	2	#2B5	MANHATTAN (RACK PICK-UP)	APPROVED OIL COMPANY	0.0562 GAL.	2.7333 GAL.
4187015	4	#2B5	BRONX (RACK PICK-UP)	APPROVED OIL COMPANY	0.0562 GAL.	2.7333 GAL.

4187015	6	#2B5	BROOKLYN (RACK PICK-UP)	APPROVED OIL COMPANY	0.0562 GAL.	2.7333 GAL.
4187015	8	#2B5	QUEENS (RACK PICK-UP)	APPROVED OIL COMPANY	0.0562 GAL.	2.7333 GAL.
4187015	10	#2B5	STATEN ISLAND (RACK PICK-UP)	APPROVED OIL COMPANY	0.0562 GAL.	2.7333 GAL.

**OFFICIAL FUEL PRICE (\$) SCHEDULE NO. 9314  
FUEL OIL AND REPAIRS**

CONTR. NO.	ITEM NO.	FUEL/OIL TYPE	DELIVERY	VENDOR	CHANGE (\$)	PRICE (\$) EFF. 1/15/2024
20211200451	1	#2B5	All Boroughs (Pickup under delivery)	APPROVED OIL	0.0562 GAL	3.1474 GAL.
20211200451	2	#4B5	All Boroughs (Pickup under delivery)	APPROVED OIL	0.0504 GAL	2.9031 GAL.

**OFFICIAL FUEL PRICE (\$) SCHEDULE NO. 9315  
GASOLINE**

CONTR. NO.	ITEM NO.	FUEL/OIL TYPE	DELIVERY	VENDOR	CHANGE (\$)	PRICE (\$) EFF. 1/15/2024
4387063	1.0	Reg UL	CITYWIDE BY TW	GLOBAL MONTELLO	-0.0331 GAL	2.1862 GAL.
4387063	2.0	Prem UL	CITYWIDE BY TW	GLOBAL MONTELLO	-0.0253 GAL	2.5802 GAL.
4387063	3.0	Reg UL	RACK PICK-UP	GLOBAL MONTELLO	-0.0331 GAL	2.0840 GAL.
4387063	4.0	Prem UL	RACK PICK-UP	GLOBAL MONTELLO	-0.0253 GAL	2.4829 GAL.
3787121	5.0	E85	<b>Non-Winterized</b> CITYWIDE BY DELIVERY	UNITED METRO	0.0101 GAL	2.2005 GAL.
3787121	6.0	E70	<b>Winterized</b> CITYWIDE BY DELIVERY	UNITED METRO	0.0015 GAL	2.2879 GAL.

**NOTE:**

1. 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.
2. 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.
3. Items 1 - 4 on contract 4287148 and 5 - 20 on contract 4287149 are effective as of June 1st, 2022.
4. Items 1 - 4 on contract 4387063 are effective as of December 19, 2022.
5. Federal Superfund Tax is included in the DCAS weekly pricing schedule, and it should not show as an additional fee.

**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.

Starting November 1st, city agencies must transition from non-winterized fuel to winterized fuel. Please make sure your agency orders winter fuel according to the fuel options listed on the weekly price schedule.

◀ j19

**COMPTROLLER**

■ NOTICE

NOTICE OF ADVANCE PAYMENT OF AWARDS PURSUANT TO THE STATUTES IN SUCH cases made and provided, notice is hereby given that the Comptroller of the City of New York, will be ready to pay, at 1 Centre St., RM 629, New York, NY 10007 on 01/31/2024 to the person or persons legally entitled an amount as certified to the Comptroller by the Corporation Counsel on damage parcels, as follows:

Damage Parcel No.	Block	Lot
118A	4045	44
119A	4045	40
120A	4045	17
121A	4045	19
122A	4045	21
123A AND 124A	4045	29, 31
126A	4064	23

Acquired in the proceeding entitled: ROMA AND HETT AVENUE subject to any liens and encumbrances of record on such property. The amount advanced shall cease to bear interest on the specified date above.

BRAD S. LANDER  
Comptroller

j17-30

**HOUSING PRESERVATION AND DEVELOPMENT**

■ NOTICE

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

Notice Date: **January 16, 2024**

To: **Occupants, Former Occupants, and Other Interested Parties**

Property:	Address	Application #	Inquiry Period
	330 West 45 <sup>th</sup> Street, Manhattan	107/2023	December 28, 2008 to Present
	314 West 51 <sup>st</sup> Street, Manhattan	112/2023	December 13, 2008 to Present

Authority: **Special Clinton District, Zoning Resolution §96-110**

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

illegally locking out building residents, starting frivolous lawsuits, and using threats or physical force.

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

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

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

Fecha de notificación: January 16, 2024

Para: Inquilinos, Inquilinos Anteriores, y Otras Personas Interesadas

Table with 4 columns: Propiedad, Dirección, Solicitud #, Período de consulta. Rows include 330 West 45th Street, Manhattan and 314 West 51st Street, Manhattan.

Autoridad: Special Clinton District District, Zoning Resolution Código Administrativo §96-110

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

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

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

j16-24

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

Notice Date: January 16, 2024

To: Occupants, Former Occupants, and Other Interested Parties

Table with 4 columns: Property, Address, Application #, Inquiry Period. Rows include 232 West 139th Street, Manhattan and 420 Sterling Place, Brooklyn.

Authority: SRO, Administrative Code §27-2093

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

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

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

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

Fecha de notificación: January 16, 2024

Para: Inquilinos, Inquilinos Anteriores, y Otras Personas Interesadas

Table with 4 columns: Propiedad, Dirección, Solicitud #, Período de consulta. Rows include 232 West 139th Street, Manhattan and 420 Sterling Place, Brooklyn.

Autoridad: SRO, Código Administrativo §27-2093

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

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

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

j16-24



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

**Notice Date:** January 16, 2024

**To:** Occupants, Former Occupants, and Other Interested Parties

Property:	Address	Application #	Inquiry Period
143 Berry Street, Brooklyn		105/2023	October 4, 2004 to Present

**Authority:** Greenpoint-Williamsburg Anti-Harassment Area, Zoning Resolution §§23-013, 93-90

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

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

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

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

**Fecha de notificación:** January 16, 2024

**Para:** Inquilinos, Inquilinos Anteriores, y Otras Personas Interesadas

Propiedad:	Dirección:	Solicitud #:	Período de consulta:
143 Berry Street, Brooklyn		105/2023	October 4, 2004 to Present

**Autoridad:** Greenpoint-Williamsburg Anti-Harassment Area, Código Administrativo Zoning Resolution §§23-013, 93-90

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

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

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

j16-24

**LANDMARKS PRESERVATION COMMISSION**

■ NOTICE

**ADVISORY REPORT**

<b>ISSUE DATE:</b> 12/28/2023	<b>EXPIRATION DATE:</b> 7/11/2029	<b>DOCKET #:</b> LPC-23-09608	<b>CRA</b> CRA-23-09608
<b>ADDRESS:</b> GOVERNORS ISLAND		<b>BOROUGH:</b> MANHATTAN	<b>BLOCK/ LOT:</b> 1 / 111
Building 555 Governors Island Historic District			

To the Mayor, the Council, and the Trust for Governors Island

This report is issued pursuant to Section 25-318 of the Administrative Code of the City of New York, which requires a report from the Landmarks Preservation Commission for plans for the construction, reconstruction, alteration, or demolition of any improvement or proposed improvement which is owned by the City or is to be constructed upon property owned by the City and is or is to be located on a landmark site or in a historic district or which contains an interior landmark.

At the Public Meeting of July 11, 2023, following the Public Hearing of the same date, the Landmarks Preservation Commission voted to issue a favorable report for the proposed work, as put forward in your application completed on June 13, 2023.

The proposed work consists of, at the southeast façade, removing four (4) windows at the basement and 1st floor at the central wing, removing brick, and cast stone and stucco cladding to combine and enlarge the openings, and installing a new entry door assembly within the modified opening at the 1st floor, featuring two (2) entry doors and a cast stone surround; constructing new stairs at the courtyard to provide access to the new entry doors, featuring black metal handrails, and brick and cast stone screen walls; at the southwest return at the central wing, removing a portion of the brick, cast stone, and stucco façade to create a new opening at the ground level, and installing one (1) barrier-free access door with a cast stone surround; installing a metal flood barrier set in new concrete paving fronting the new barrier-free access door, and constructing a brick and cast stone screen wall; at all facades, removing seventeen (17) windows at the basement through 4th floor, and installing seventeen (17) HVAC louver assemblies within the existing openings, featuring aluminum false muntin assemblies; removing fourteen (14) windows at the basement, and installing fourteen (14) casement window and flood vent assemblies within the existing openings; and at the north yard, installing HVAC equipment on steel dunnage, featuring mechanical screen fencing. The proposal was shown in a digital slide presentation, titled "New York Harbor School Annex," undated, and consisting of 26 slides of drawings and photos, prepared by Ciardullo Architecture + Engineering, all presented at the Public Hearing and Public Meeting.

In reviewing this proposal, the Commission noted that the Governors Island Historic District Designation Report describes building 555 as a neo-Georgian-style officers' quarters building built in 1938-40.

With regards to this proposal, a quorum of Commissioners voted to approve the overall concept of the proposal as presented, but recommended that the New York School Construction Authority ask the applicants to explore and restudy aspects of the design.

All of the Commissioners supported the proposed installation of a new entrance and stair, and a new barrier-free access entrance, finding that the work will not damage or eliminate any significant architectural features; that the work will facilitate circulation across Short Avenue from Building 550 and support the reactivation of this long-vacant building; that the large scale of the building can support the presence of new entrances along Short Avenue, which currently lacks a primary entrance, and the proposed new entrance doors, stairs, and railings will be centrally located and well-scaled to the building; that the cast stone, red brick, concrete and black ironwork at the proposed new entrances and stairs will be in keeping with the materials found at the building and throughout the historic district; that the proposed at-grade entrance will provide barrier-free access at a return façade close to the new primary entrance, and the proposed wall adjacent to this entry,

needed to support a deployable barrier related to flood-mitigation, will align with the base of the building to help it recede from view.

However, a plurality of Commissioners expressed concerns about specific aspects of the proposed design and details of the new entrances, screen walls and stair.

These Commissioners expressed concerns about the materiality and details of the brick and cast stone screen walls, noting that they will call undue attention to themselves. Most of these Commissioners recommended revising the screen wall at the barrier-free access entrance to be constructed entirely in cast stone, and some Commissioners suggested that the screen wall at the base of the stair could be changed to an open railing. One Commissioner felt that the screen walls are appropriate as designed.

Additionally, these Commissioners expressed concerns about the proposed entry door surround details, noting that they would have a too subtle presence at this designed façade, with a few Commissioners recommending specific modifications to these details in order to establish more prominence at this new entry and its relationship to the façade, including: raising the height of the door headers to align with the adjacent window headers; cladding the center mullion of the new door assembly in a material other than cast stone; and revising the entry door surround details to harmonize more closely with existing door surrounds at the west façade. However, one Commissioner noted the New York State Historic Preservation Office's and U.S. Department of the Interior's requirements that the design and details of new ornamental features be differentiated from original historic details, and that the details and materiality at the entry door surrounds are appropriate as designed, while another Commissioner recommended omitting the surround entirely at the new barrier-free access door.

All of the Commissioners supported the installation of through-window flood vents, and HVAC louver and muntin assemblies, finding that the installation of flood vents is warranted by current flood zone requirements, and will aid in long term preservation of the building; and that the proposed louvers with external grilles at various windows will be configured to match the existing fenestration pattern, helping them recede from view.

However, these Commissioners also expressed concerns about the details and finish of the HVAC louver assemblies and grilles, noting that the proposed details and finish color combinations of the louver, grille, and frame, will draw undue attention to these features and not harmonize with the existing frames. Some of these Commissioners recommended specific modifications to the details, including integrating the louvers into the windows frames; reducing the height of the louver blades; increasing the thickness of the outer louver frame; finishing the muntins and louvers in the same color; and preparing color combination mock-ups in consultation with LPC staff. One Commissioner recommended finishing the louvers in gray in lieu of the proposed black finish.

Finally, most Commissioners did not comment on the proposed HVAC equipment and screening. However, one Commissioner supported these installations, noting that, although the current standard for HVAC equipment and screening throughout the historic district should be revisited, the proposed equipment and screening design was consistent with this standard.

Subsequently, on November 13, 2023, the Commission received a revised proposal, including drawings labeled 01 through 07, dated (as received) November 13, 2023, prepared by Ciardullo Architecture + Engineering; a letter dated November 13, 2023, prepared by the NYC School Construction Authority; and a letter dated October 11, 2023, prepared by New York State Parks, Recreation and Historic Preservation. Accordingly, the Commission staff reviewed these materials, noting that black ironwork is proposed in front of the new entrance stairs, in lieu of the previously proposed brick and cast stone screen walls; that the materiality of the screen wall adjacent to the barrier-free access entrance and the sides of the new entrance stairs has been revised to be fully cast stone, instead of the previously proposed brick and cast stone materiality; that the height of the proposed main entrance doors and cast stone surround has been raised; that minor modifications have been made to the proposed details and finish of the HVAC louvers and muntin assemblies; and that the revised proposal is in keeping with the intent of the Commissioners' support.

This report is issued on the basis of the building and site conditions described in the application and disclosed during the review process. By accepting this permit, the applicant agrees to notify the Commission if the actual building or site conditions vary or if original or historic building fabric is discovered. The Commission reserves the right to amend or revoke this permit, upon written notice to the applicant, in the event that the actual building or site conditions are materially different from those described in the application or disclosed during the review process.

All approved drawings are marked approved by the Commission with a perforated seal indicating the date of approval. The work is limited to what is contained in the perforated documents. Other work or amendments to this filing must be reviewed and approved separately. This report constitutes the permit; a copy must be prominently displayed at the site while work is in progress. Please direct inquiries to Marcello Pacheco.

Sarah Carroll  
Chair

cc: William Neeley, Deputy Director; Kelly Murphy,  
NYC School Construction Authority

<b>ISSUE DATE:</b> 12/21/23	<b>EXPIRATION DATE:</b> 12/21/2029	<b>DOCKET #:</b> LPC-24-05096	<b>SRA</b> SRA-24-05096
<b>ADDRESS:</b> OCEAN PARKWAY SCENIC LANDMARK		<b>BOROUGH:</b> Queens	<b>BLOCK/ LOT:</b> 0 / 0
Ocean Parkway, Scenic Landmark			

To the Mayor, the Council, and the Associate Commissioner, NYC Department of Design + Construction,

This report is issued pursuant to Section 25-318 of the Administrative Code of the City of New York, which requires a report from the Landmarks Preservation Commission for plans for the construction, reconstruction, alteration, or demolition of any improvement or proposed improvement which is owned by the City or is to be constructed upon property owned by the City and is or is to be located on a landmark site or in a historic district or which contains an interior landmark.

The Landmarks Preservation Commission has reviewed a proposal for replacing asphalt paving with light gray tinted precast concrete panels and curbing at select locations in the street bed along the western auxiliary road of Ocean Parkway between Parkwood and Foster Avenues and Elmwood Avenue and Avenue I; and replacing the adjoining concrete sidewalk curbing, in-kind, as described in a letter, dated December 4, 2023, prepared by Lauren Tucker; written specifications, dated (received) December 4, 2023, prepared by the NYC Department of Design and Construction; as shown on existing condition photographs; and drawings T-1, I-1, L-1, K-1, K-2, LPC-1, LPC-2, LPC-3, and GI-400 through GI-409, dated September 29, 2023, and prepared by the NYC Department of Design + Construction, Division of Infrastructure, Bureau of Design, all submitted as components of the application.

In reviewing this proposal, the Commission notes that the Ocean Parkway Designation Report describes Ocean Parkway as a parkway, designed by Frederick Law Olmsted and Calvert Vaux and built in 1874-76; and that the parkway was substantially reconstructed circa 1980, with new paving and furnishings.

With regards to the proposal, the Commission finds that the work will not alter, eliminate or conceal any of the significant historic or scenic characteristics of the parkway; that the proposed work will help address climate resiliency goals and be minor variations from the existing conditions; that the paving and curbing will be in keeping with the paving and curbing along this scenic landmark in terms of basic design; and that this work will not diminish the significant scenic and historic character of this scenic landmark.

This report is issued on the basis of the building and site conditions described in the application and disclosed during the review process. By accepting this permit, the applicant agrees to notify the Commission if the actual building or site conditions vary or if original or historic building fabric is discovered. The Commission reserves the right to amend or revoke this permit, upon written notice to the applicant, in the event that the actual building or site conditions are materially different from those described in the application or disclosed during the review process.

All approved drawings are marked approved by the Commission with a perforated seal indicating the date of approval. The work is limited to what is contained in the perforated documents. Other work or amendments to this filing must be reviewed and approved separately. This report constitutes the permit; a copy must be prominently displayed at the site while work is in progress. Please direct inquiries to Marie Guarino.

Sarah Carroll  
Chair

cc: Edith Bellinghausen, Deputy Director; Lauren Tucker, NYC DDC

<b>ISSUE DATE:</b> 12/12/23	<b>EXPIRATION DATE:</b> 12/12/2029	<b>DOCKET #:</b> LPC-24-05241	<b>SRA</b> SRA-24-05241
<b>ADDRESS:</b> 280 BROADWAY Apt/Floor: 1,3,5,6		<b>BOROUGH:</b> MANHATTAN	<b>BLOCK/ LOT:</b> 153 / 1
African Burial Ground & The Commons Historic District Sun Building, Individual Landmark			

To the Mayor, the Council, and the Department of Citywide Administrative Services

This report is issued pursuant to Section 25-318 of the Administrative Code of the City of New York, which requires a report from the Landmarks Preservation Commission for plans for the construction, reconstruction, alteration, or demolition of any improvement or proposed improvement which is owned by the City or is to be constructed upon property owned by the City and is or is to be located on a landmark site or in a historic district or which contains an interior landmark.

The Landmarks Preservation Commission has reviewed a proposal for interior alterations only at the first, third, fifth, and sixth floors, as shown on drawings labeled G-001.00, A-300.00, A-301.00, dated February 28, 2022; A-500.00, dated (revised) August 10, 2022; A-501.01, A-601.01, A-101.01, dated (revised) October 27, 2023; A-600.00, dated (revised) April 11, 2023, and prepared by Karim Ahmed, RA, all submitted as components of the application.

The Commission has reviewed these drawings and finds that the work will have no effect on the significant protected features of the building.

This report is issued on the basis of the building and site conditions described in the application and disclosed during the review process. By accepting this permit, the applicant agrees to notify the Commission if the actual building or site conditions vary or if original or historic building fabric is discovered. The Commission reserves the right to amend or revoke this permit, upon written notice to the applicant, in the event that the actual building or site conditions are materially different from those described in the application or disclosed during the review process.

All approved drawings are marked approved by the Commission with a perforated seal indicating the date of approval. The work is limited to what is contained in the perforated documents. Other work or amendments to this filing must be reviewed and approved separately. This report constitutes the permit; a copy must be prominently displayed at the site while work is in progress. Please direct inquiries to Dana Litowitz.

Sarah Carroll  
Chair

cc: Caroline Kane Levy, Deputy Director; Karim Ahmed, Reform Architecture PLLC

## BINDING REPORT

<b>ISSUE DATE:</b> 12/12/23	<b>EXPIRATION DATE:</b> 12/12/2029	<b>DOCKET #:</b> LPC-22-10314	<b>SRB</b> SRB-22-10314
<b>ADDRESS:</b> Multiple Locations		<b>BOROUGH:</b> Manhattan	<b>BLOCK/ LOT:</b> /
Pedestrian Ramps Tribeca South Historic District Tribeca West Historic District Tribeca East Historic District West Chelsea Historic District Ladies' Mile Historic District Tudor City Historic District Upper East Side Historic District Upper West Side/Central Park West Historic District Central Park West - West 76th Street Historic District Central Park, Scenic Landmark Riverside Park and Riverside Drive, Scenic Landmark Fort Tryon Park, Scenic Landmark			

To the Mayor, the Council, and the Associate Commissioner/NYC Department of Design & Construction

This report is issued pursuant to Sections 3020 and 854 (h) of the New York City Charter and Section 25- 318 of the Administrative Code of the City of New York, which require a report from the Landmarks Preservation Commission for certain plans for the construction, reconstruction, alteration, or demolition of any improvement or proposed improvement which is owned by the City or is to be constructed upon property owned by the City and is or is to be located on a landmark site or in a historic district or which contains an interior landmark.

The Landmarks Preservation Commission has reviewed a proposal for the installation of pedestrian ramps and curb extensions at multiple locations in the Borough of Manhattan, located within the Central Park West - West 76th Street Historic District, Central Park Scenic Landmark, Fort Tryon Park Scenic Landmark, Ladies' Mile Historic District, Riverside Park and Riverside Drive Scenic Landmark, Tribeca East Historic District, Tribeca South Historic District, Tribeca West Historic District, Tudor City Historic District, Upper East Side Historic District, Upper West Side/Central Park West Historic District and West Chelsea Historic District.

The proposed work consists of installing bluestone ramps and flares; installing concrete sidewalks, ramps and flares; and installing concrete neckdowns, tinted or untinted, to match adjacent sidewalk or median, all featuring detectable warning pads; resetting historic bluestone and granite pavers; installing hexagonal asphalt pavers; removing and resetting granite curbs; and installing new granite curbs and steel-faced concrete curbs, as described in written specifications; and as shown on existing condition photographs; and drawings labeled Sheets 1 of 27 through 13 of 27 and 16 of 27 through 25 of 27 all dated February 2022, prepared by Department of Design and Construction and submitted as components of the application.

With regard to this proposal, the Commission finds that the work is in accordance with the provisions set forth in Title 63 of the Rules of the City of New York, Section 2-19 for Sidewalks, including Section 2- 19(b) (1) for repairing and resetting existing bluestone sidewalks; Section 2-19(b)(2) for new bluestone sidewalks; Section 2-19(c) for replacement of existing non-bluestone sidewalk; Section 2-19(e) for repairing, resetting, and new granite sidewalks; and Section 2-19(g)(1) for pedestrian ramps at sidewalk intersections. Based on these findings, the work is approved.

Please see Title 63 of the Rules of the City of New York for complete text of any cited Rule section(s): <http://www1.nyc.gov/site/lpc/applications/rules-guides.page>

This report is issued on the basis of the building and site conditions described in the application and disclosed during the review process. By accepting this permit, the applicant agrees to notify the

Commission if the actual building or site conditions vary or if original or historic building fabric is discovered. The Commission reserves the right to amend or revoke this permit, upon written notice to the applicant, in the event that the actual building or site conditions are materially different from those described in the application or disclosed during the review process.

All approved drawings are marked approved by the Commission with a perforated seal indicating the date of approval. The work is limited to what is contained in the perforated documents. Other work or amendments to this filing must be reviewed and approved separately. This report constitutes the permit; a copy must be prominently displayed at the site while work is in progress. Please direct inquiries to Caroline Pasion.

Sarah Carroll  
Chair

cc: Jared Knowles, Deputy Director; Lauren Tucker,  
NYC Department of Design & Construction

<b>ISSUE DATE:</b> 12/07/23	<b>EXPIRATION DATE:</b> 12/7/2029	<b>DOCKET #:</b> LPC-24-04506	<b>SRB</b> SRB-24-04506
<b>ADDRESS:</b> 1118 GRAND CONCOURSE Apt/Floor: Roof/Bulkheads		<b>BOROUGH:</b> BRONX	<b>BLOCK/ LOT:</b> 2462 / 39
Grand Concourse Historic District			

To the Mayor, the Council, and the City of New York Department of Design + Construction,

This report is issued pursuant to Sections 3020 and 854 (h) of the New York City Charter and Section 25- 318 of the Administrative Code of the City of New York, which require a report from the Landmarks Preservation Commission for certain plans for the construction, reconstruction, alteration, or demolition of any improvement or proposed improvement which is owned by the City or is to be constructed upon property owned by the City and is or is to be located on a landmark site or in a historic district or which contains an interior landmark.

The Landmarks Preservation Commission has reviewed a proposal for restorative work, including resealing existing expansion joints matching adjacent the material finishes, and replacing a metal door in-kind at the rooftop bulkhead; installing wall mounted conduits at a north facing bulkhead facade; and installing an HVAC unit at the main roof, and HVAC units at the lower roof at the 6th floor; as described and shown in a report consisting of drawings marked up color photos, visibility studies and existing conditions photographs; and a specification report prepared by Joseph LePique of NYC Department of Design + Construction, all submitted as components of the application.

In reviewing this proposal, the Commission notes that the Grand Concourse Historic District Designation Report describes 1118 Grand Concourse (aka 1118-1120 Grand Concourse; 1109 Carroll Place) as a contemporary style courthouse, designed by Rafael Viñoly, and built in 1990-99.

With regard to this proposal, the Commission finds that the work is in accordance with the provisions set forth in Title 63 of the Rules of the City of New York, Section 2-11 for Repair, Restoration, Replacement, and Re-creation of Building Facades and Related Exterior Elements, including Section 2-11(d)(1)(i) for in-kind material replacement; Section 2-21 for Installation of Heating, Ventilation, Air Conditioning and other Mechanical Equipment, including Section 2-21(d)(3) for installation of through-wall HVAC equipment on nonvisible secondary facades; and Section 2-21 for Installation of Heating, Ventilation, Air Conditioning and other Mechanical Equipment, including Section 2-21(g)(2) for installation of HVAC and other mechanical equipment on rooftops and terraces. Based on these findings, the Commission determined that the work is appropriate to the building. The work, therefore, is approved.

Please see Title 63 of the Rules of the City of New York for complete text of any cited Rule section(s): <http://www1.nyc.gov/site/lpc/applications/rules-guides.page>

**SAMPLES REQUIRED:** Pursuant to Title 63 of the Rules of the City of New York, Section 2-11(b)(5) and 2-11(b)(7) for Repair, Restoration, Replacement and Re-creation of Building Façades and Related Exterior Elements, this permit is being issued contingent upon the Commission's review and approval of installed sample mockups of sealant color at locations requiring repair, prior to the commencement

of work. Review instructions in the subsection cited above before preparing samples. Submit clear, color digital photographs of all samples to mhui@lpc.nyc.gov for review, or contact staff to schedule a site visit.

**SAMPLES REQUIRED:** Pursuant to Title 63 of the Rules of the City of New York, Section 2-11(b)(5) and 2-11(b)(7) for Repair, Restoration, Replacement and Re-creation of Building Façades and Related Exterior Elements, this permit is being issued contingent upon the Commission's review and approval of installed sample mockups of sealant color at locations requiring repair, prior to the commencement of work. Review instructions in the subsection cited above before preparing samples. Submit clear, color digital photographs of all samples to mhui@lpc.nyc.gov for review, or contact staff to schedule a site visit.

This report is issued on the basis of the building and site conditions described in the application and disclosed during the review process. By accepting this permit, the applicant agrees to notify the Commission if the actual building or site conditions vary or if original or historic building fabric is discovered. The Commission reserves the right to amend or revoke this permit, upon written notice to the applicant, in the event that the actual building or site conditions are materially different from those described in the application or disclosed during the review process.

All approved drawings are marked approved by the Commission with a perforated seal indicating the date of approval. The work is limited to what is contained in the perforated documents. Other work or amendments to this filing must be reviewed and approved separately. This report constitutes the permit; a copy must be prominently displayed at the site while work is in progress. Please direct inquiries to Maggie Mei Hui.

Sarah Carroll  
Chair

cc: Jared Knowles, Deputy Director; Joseph LePique RA,

<b>ISSUE DATE:</b> 12/07/23	<b>EXPIRATION DATE:</b> 12/7/2029	<b>DOCKET #:</b> LPC-24-04969	<b>SRB</b> SRB-24-04969
<b>ADDRESS:</b> Multiple intersections		<b>BOROUGH:</b> Brooklyn	<b>BLOCK/ LOT:</b> /
Sidewalks and Pedestrian Ramps Fort Greene Historic District			

To the Mayor, the Council, and the City of New York Department of Design + Construction,

This report is issued pursuant to Sections 3020 and 854 (h) of the New York City Charter and Section 25- 318 of the Administrative Code of the City of New York, which require a report from the Landmarks Preservation Commission for certain plans for the construction, reconstruction, alteration, or demolition of any improvement or proposed improvement which is owned by the City or is to be constructed upon property owned by the City and is or is to be located on a landmark site or in a historic district or which contains an interior landmark.

The Landmarks Preservation Commission has reviewed a proposal for the installation of pedestrian ramps at an intersection located within the Fort Greene Historic District. The proposed work consists of select removal of concrete sidewalk and the installation of concrete, tinted/ or untinted, scored to match the adjacent paving, and resetting existing bluestone paving and curb or replacing the existing curb with a granite curb, limited to corner quadrant pedestrian ramps, in conjunction with installing white finished plastic detectable warning units, as described in a letter, dated November 27, 2023, and prepared by Lauren Tucker of Department of Design and Construction; and as shown in a 14 pages report titled "PROJECT ID HWPR20KMC", consist of existing condition photographs and drawings, dated September 1, 2023, and prepared by NYC Department of Design and Construction, all submitted as components of the application.

With regard to this proposal, the Commission finds that the work is in accordance with the provisions set forth in Title 63 of the Rules of the City of New York, Section 2-19 for Sidewalks, including Section 2- 19(g) (1) for pedestrian ramps at sidewalk intersections. Based on these findings, the Commission determined that the work is appropriate to the historic districts. The work, therefore, is approved.

Please see Title 63 of the Rules of the City of New York for complete text of any cited Rule section(s): <http://www1.nyc.gov/site/lpc/applications/rules-guides.page>

This report is issued on the basis of the building and site conditions described in the application and disclosed during the review process. By accepting this permit, the applicant agrees to notify the Commission if the actual building or site conditions vary or if original or historic building fabric is discovered. The Commission reserves the right to amend or revoke this permit, upon written notice to the applicant, in the event that the actual building or site conditions are materially different from those described in the application or disclosed during the review process.

All approved drawings are marked approved by the Commission with a perforated seal indicating the date of approval. The work is limited to what is contained in the perforated documents. Other work or amendments to this filing must be reviewed and approved separately. This report constitutes the permit; a copy must be prominently displayed at the site while work is in progress. Please direct inquiries to Maggie Mei Kei Hui.

Sarah Carroll  
Chair

cc: Jared Knowles, Deputy Director; Lauren Tucker,

<b>ISSUE DATE:</b> 12/07/23	<b>EXPIRATION DATE:</b> 12/7/2029	<b>DOCKET #:</b> LPC-24-04970	<b>SRB</b> SRB-24-04970
<b>ADDRESS:</b> Multiple intersections		<b>BOROUGH:</b> Manhattan	<b>BLOCK/ LOT:</b> /
Sidewalks and Pedestrian Ramps NoHo East Historic District East 10th Street Historic District NoHo Historic District SoHo-Cast Iron Historic District			

To the Mayor, the Council, and the NYC Department of Design + Construction,

This report is issued pursuant to Sections 3020 and 854 (h) of the New York City Charter and Section 25- 318 of the Administrative Code of the City of New York, which require a report from the Landmarks Preservation Commission for certain plans for the construction, reconstruction, alteration, or demolition of any improvement or proposed improvement which is owned by the City or is to be constructed upon property owned by the City and is or is to be located on a landmark site or in a historic district or which contains an interior landmark.

The Landmarks Preservation Commission has reviewed a proposal for the installation of pedestrian ramps at multiple intersections located within the SoHo-Cast Iron Historic District, the NoHo Historic District, the NoHo East Historic District and the East 10th Street Historic District in the Borough of Manhattan.

The proposed work consists of select removal of concrete sidewalk and the installation of concrete, tinted/ or united, scored to match the adjacent paving, and/or, resetting existing bluestone paving and curb, and/ or replacement of damaged bluestone paving in-kind, and/or replacing existing curb with granite curb, limited to corner quadrant pedestrian ramps, in conjunction with installing white finished plastic detectable warning units, as described in a letter, dated November 27, 2023, and prepared by Lauren Tucker of Department of Design and Construction; and as shown in a 14 pages report titled "PROJECT ID HWPR20KMC", consist of existing condition photographs and drawings, dated September 1, 2023, and prepared by the NYC Department of Design and Construction, all submitted as components of the application.

With regard to this proposal, the Commission finds that the work is in accordance with the provisions set forth in Title 63 of the Rules of the City of New York, Section 2-19 for Sidewalks, including Section 2- 19(g) (1) for pedestrian ramps at sidewalk intersections. Based on these findings, the Commission determined that the work is appropriate to the historic districts. The work, therefore, is approved.

Please see Title 63 of the Rules of the City of New York for complete text of any cited Rule section(s): <http://www1.nyc.gov/site/lpc/applications/rules-guides.page>

This report is issued on the basis of the building and site conditions described in the application and disclosed during the review process. By accepting this permit, the applicant agrees to notify the Commission if the actual building or site conditions vary or if original

or historic building fabric is discovered. The Commission reserves the right to amend or revoke this permit, upon written notice to the applicant, in the event that the actual building or site conditions are materially different from those described in the application or disclosed during the review process.

All approved drawings are marked approved by the Commission with a perforated seal indicating the date of approval. The work is limited to what is contained in the perforated documents. Other work or amendments to this filing must be reviewed and approved separately. This report constitutes the permit; a copy must be prominently displayed at the site while work is in progress. Please direct inquiries to Maggie Mei Kei Hui.

Sarah Carroll  
Chair

cc: Jared Knowles, Deputy Director; Lauren Tucker,

<b>ISSUE DATE:</b> 12/13/23	<b>EXPIRATION DATE:</b> 12/13/2029	<b>DOCKET #:</b> LPC-24-05168	<b>SRB</b> SRB-24-05168
<b>ADDRESS:</b> EAST 161 STREET & EAST 163 STREET		<b>BOROUGH:</b> Bronx	<b>BLOCK/ LOT:</b> 0 / 0
Sidewalks and Pedestrian Ramps Grand Concourse Historic District			

To the Mayor, the Council, and the City of New York Department of Design + Construction,

This report is issued pursuant to Sections 3020 and 854 (h) of the New York City Charter and Section 25- 318 of the Administrative Code of the City of New York, which require a report from the Landmarks Preservation Commission for certain plans for the construction, reconstruction, alteration, or demolition of any improvement or proposed improvement which is owned by the City or is to be constructed upon property owned by the City and is or is to be located on a landmark site or in a historic district or which contains an interior landmark.

The Landmarks Preservation Commission has reviewed a proposal for the installation of pedestrian ramps at multiple intersections located at the Grand Concourse Historic District within the Borough of Bronx.

The proposed work consists of select removal of concrete sidewalk and the installation of concrete, tinted/ or united, scored to match the adjacent paving, and/or, and/or replacing existing curb with granite curb, limited to corner quadrant pedestrian ramps, in conjunction with installing white finished plastic detectable warning units, as described in a letter, dated December 6, 2023, and prepared by Lauren Tucker of Department of Design and Construction; and as shown in 3 pages undated key plan drawings, and 19 pages report titled "PROJECT ID HWX100SBC", consist of existing condition photographs and drawings, dated December, 2023, and prepared by the NYC Department of Design and Construction, all submitted as components of the application.

With regard to this proposal, the Commission finds that the work is in accordance with the provisions set forth in Title 63 of the Rules of the City of New York, Section 2-19 for Sidewalks, including Section 2- 19(g) (1) for pedestrian ramps at sidewalk intersections. Based on these findings, the Commission determined that the work is appropriate to the historic districts. The work, therefore, is approved.

Please see Title 63 of the Rules of the City of New York for complete text of any cited Rule section(s): <http://www1.nyc.gov/site/lpc/applications/rules-guides.page>

This report is issued on the basis of the building and site conditions described in the application and disclosed during the review process. By accepting this permit, the applicant agrees to notify the Commission if the actual building or site conditions vary or if original or historic building fabric is discovered. The Commission reserves the right to amend or revoke this permit, upon written notice to the applicant, in the event that the actual building or site conditions are materially different from those described in the application or disclosed during the review process.

All approved drawings are marked approved by the Commission with a perforated seal indicating the date of approval. The work is limited to what is contained in the perforated documents. Other work or amendments to this filing must be reviewed and approved separately. This report constitutes the permit; a copy must be prominently

displayed at the site while work is in progress. Please direct inquiries to Maggie Mei Kei Hui.

Sarah Carroll  
Chair

cc: Jared Knowles, Deputy Director; Lauren Tucker,

ISSUE DATE:	EXPIRATION DATE:	DOCKET #:	SRB
12/13/23	12/13/2029	LPC-24-05169	SRB-24-05169
<b>ADDRESS:</b> BROADWAY & WEST 155 STREET		<b>BOROUGH:</b> Manhattan	<b>BLOCK/ LOT:</b> 0 / 0
Sidewalks and Pedestrian Ramps Hamilton Heights/Sugar Hill Historic District Macomb's Dam Bridge (former Central Bridge) and 155th Street Viaduct, Individual Landmark Jackie Robinson (Colonial Park) Play Center, Individual Landmark High Bridge, Aqueduct and Pedestrian Walk, Individual Landmark Audubon Terrace Historic District			

To the Mayor, the Council, and the City of New York Department of Design + Construction ,

This report is issued pursuant to Sections 3020 and 854 (h) of the New York City Charter and Section 25- 318 of the Administrative Code of the City of New York, which require a report from the Landmarks Preservation Commission for certain plans for the construction, reconstruction, alteration, or demolition of any improvement or proposed improvement which is owned by the City or is to be constructed upon property owned by the City and is or is to be located on a landmark site or in a historic district or which contains an interior landmark.

The Landmarks Preservation Commission has reviewed a proposal for the installation of pedestrian ramps at multiple intersections located at the Audubon Terrace Historic District, Hamilton Heights/Sugar Hill Historic District, High Bridge, Aqueduct and Pedestrian Walk, Jackie Robinson (Colonial Park) Play Center, and Macomb's Dam Bridge (former Central Bridge) and 155th Street Viaduct, within the Borough of Manhattan. The proposed work consists of select removal of concrete sidewalk and the installation of concrete, tinted/ or united, scored to match the adjacent paving, and/or, and/or replacing existing curb with granite curb, limited to corner quadrant pedestrian ramps, in conjunction with installing white finished plastic detectable warning units, as described in a letter, dated December 6, 2023, and prepared by Lauren Tucker of Department of Design and Construction; and as shown in 3 pages undated key plan drawings, and 19 pages report titled "PROJECT ID HWX100SBC", consist of existing condition photographs and drawings, dated December, 2023, and prepared by the NYC Department of Design and Construction, all submitted as components of the application.

With regard to this proposal, the Commission finds that the work is in accordance with the provisions set forth in Title 63 of the Rules of the City of New York, Section 2-19 for Sidewalks, including Section 2- 19(g) (1) for pedestrian ramps at sidewalk intersections. Based on these findings, the Commission determined that the work is appropriate to the historic districts. The work, therefore, is approved.

Please see Title 63 of the Rules of the City of New York for complete text of any cited Rule section(s): <http://www1.nyc.gov/site/lpc/applications/rules-guides.page>

This report is issued on the basis of the building and site conditions described in the application and disclosed during the review process. By accepting this permit, the applicant agrees to notify the Commission if the actual building or site conditions vary or if original or historic building fabric is discovered. The Commission reserves the right to amend or revoke this permit, upon written notice to the applicant, in the event that the actual building or site conditions are materially different from those described in the application or disclosed during the review process.

All approved drawings are marked approved by the Commission with a perforated seal indicating the date of approval. The work is limited to what is contained in the perforated documents. Other work or amendments to this filing must be reviewed and approved separately. This report constitutes the permit; a copy must be prominently

displayed at the site while work is in progress. Please direct inquiries to Maggie Mei Kei Hui.

Sarah Carroll  
Chair

cc: Jared Knowles, Deputy Director; Lauren Tucker,

ISSUE DATE:	EXPIRATION DATE:	DOCKET #:	SRB
12/08/23	12/8/2029	LPC-24-05205	SRB-24-05205
<b>ADDRESS:</b> Streetlight Poles		<b>BOROUGH:</b> Manhattan	<b>BLOCK/ LOT:</b> /
NYC Streetlight Poles Ladies' Mile Historic District Historic Street Lampposts, Individual Landmark			

To the Mayor, the Council, and the Office of Technology and Innovation,

This report is issued pursuant to Sections 3020 and 854 (h) of the New York City Charter and Section 25- 318 of the Administrative Code of the City of New York, which require a report from the Landmarks Preservation Commission for certain plans for the construction, reconstruction, alteration, or demolition of any improvement or proposed improvement which is owned by the City or is to be constructed upon property owned by the City and is or is to be located on a landmark site or in a historic district or which contains an interior landmark.

The Landmarks Preservation Commission has reviewed a proposal for installing a telecommunications poletop antenna and shroud, and associated transmitter box mounted on an existing light pole, the design and attachment of which are in accordance with the guidelines established by the Public Design Commission. The work will occur at a light pole located within the Ladies' Mile Historic District. The work consists of installing one (1) telecommunications poletop antenna and shroud, and transmitter box at an existing light pole, all finished grey to match the existing light pole; installing a grey-finished handhole at the sidewalk, adjacent to the pole; and excavating concrete pavers where the concrete will be replaced to match the pre-existing tint and scoring, as described and shown in existing conditions photographs, locator map, poletop manager print out, manhole cover diagram, and a letter, dated December 7, 2023, prepared by Judith Garcia of NYC OTI, and submitted as components of the application.

In reviewing this proposal, the Commission notes that multiple telecommunications poletop antenna and transmitter box are proposed to be mounted on light poles throughout New York City's historic districts; that the Office of Technology and Innovation applications for such work have been divided into multiple phases, of which the current proposal consists of one (1) of such installations. The Commission also notes that the current application excludes any proposal for work with the African Burial Ground and The Commons Historic District, which must be reviewed and approved separately by the Landmarks Preservation Commission's Director of Archaeology. The Commission further notes that the Art Commission issued Certificate of Final Approval 22232 on September 14, 2005, approving the design of telecommunications poletop antennas and transmitter boxes, with associated conditions; and that the Public Design Commission issued Certificate 27570 on August 10, 2020, approving the design of shrouds for 4G and 5G mobile telecommunications equipment on light poles, with associated conditions. The Approved poletop identification number within the Ladies' Mile Historic District is: 24401.

With regard to this proposal, the Commission finds that the small size, neutral finish, simple design, and mounting height of the shroud and transmitter box will help them to be discreet installations at the upper portions of the light pole; that the installations will not call attention to themselves and will not detract from the streetscape; that the handhole will be small in size, simple in design, and finished to match the adjacent concrete pavers; and that any concrete sidewalks to be excavated will be replaced with new concrete to match the tint and scoring of the adjacent concrete paving. Based on these findings, the proposed work is determined to be appropriate to this historic district. Therefore, the work is approved.

Please provide one or more 8 by 10 inch archival-quality color photographs of the completed work to the Public Design Commission of the City of New York, for its records.

This report is issued on the basis of the building and site conditions described in the application and disclosed during the review process. By accepting this permit, the applicant agrees to notify the Commission if the actual building or site conditions vary or if original

or historic building fabric is discovered. The Commission reserves the right to amend or revoke this permit, upon written notice to the applicant, in the event that the actual building or site conditions are materially different from those described in the application or disclosed during the review process.

All approved drawings are marked approved by the Commission with a perforated seal indicating the date of approval. The work is limited to what is contained in the perforated documents. Other work or amendments to this filing must be reviewed and approved separately. This report constitutes the permit; a copy must be prominently displayed at the site while work is in progress. Please direct inquiries to Winnie Chau.

Sarah Carroll  
Chair

cc: Caroline Kane Levy, Deputy Director; Imani Charles, NYC OTI

<b>ISSUE DATE:</b> 12/12/23	<b>EXPIRATION DATE:</b> 12/12/2029	<b>DOCKET #:</b> LPC-24-05268	<b>SRB</b> SRB-24-05268
<b>ADDRESS:</b> Multiple Locations		<b>BOROUGH:</b> Brooklyn	<b>BLOCK/ LOT:</b> /
Pedestrian Ramps Brooklyn Heights Historic District			

To the Mayor, the Council, and the Associate Commissioner/NYC Department of Design and Construction

This report is issued pursuant to Sections 3020 and 854 (h) of the New York City Charter and Section 25- 318 of the Administrative Code of the City of New York, which require a report from the Landmarks Preservation Commission for certain plans for the construction, reconstruction, alteration, or demolition of any improvement or proposed improvement which is owned by the City or is to be constructed upon property owned by the City and is or is to be located on a landmark site or in a historic district or which contains an interior landmark.

The Landmarks Preservation Commission has reviewed a proposal for the installation of pedestrian ramps at multiple locations in the Borough of Brooklyn, located within the Brooklyn Heights Historic District.

The proposed work consists of installing tinted concrete sidewalks, ramps and flares, at the intersection of State Street and Henry Street; and resetting historic bluestone pavers; and installing a new bluestone sidewalk, all featuring detectable warning pads and new granite curbs, as described in written specifications; and as shown on existing condition photographs; and drawings labeled Sheets 25 of 27 and 27 of 27 all dated February 2022, prepared by Department of Design and Construction and submitted as components of the application.

With regard to this proposal, the Commission finds that the work is in accordance with the provisions set forth in Title 63 of the Rules of the City of New York, Section 2-19 for Sidewalks, including Section 2- 19(b) (1) for repairing and resetting existing bluestone sidewalks; Section 2-19(b)(2) for new bluestone sidewalks; Section 2-19(c) for replacement of existing non-bluestone sidewalk; and Section 2-19(g)(1) for pedestrian ramps at sidewalk intersections. Based on these findings, the work is approved.

Please see Title 63 of the Rules of the City of New York for complete text of any cited Rule section(s): <http://www1.nyc.gov/site/lpc/applications/rules-guides.page>

This report is issued on the basis of the building and site conditions described in the application and disclosed during the review process. By accepting this permit, the applicant agrees to notify the Commission if the actual building or site conditions vary or if original or historic building fabric is discovered. The Commission reserves the right to amend or revoke this permit, upon written notice to the applicant, in the event that the actual building or site conditions are materially different from those described in the application or disclosed during the review process.

All approved drawings are marked approved by the Commission with a perforated seal indicating the date of approval. The work is limited to what is contained in the perforated documents. Other work or amendments to this filing must be reviewed and approved separately. This report constitutes the permit; a copy must be prominently

displayed at the site while work is in progress. Please direct inquiries to Caroline Pasion.

Sarah Carroll  
Chair

cc: Jared Knowles, Deputy Director; Lauren Tucker,  
NYC Department of Design and Construction

<b>ISSUE DATE:</b> 12/20/23	<b>EXPIRATION DATE:</b> 12/20/2029	<b>DOCKET #:</b> LPC-24-05383	<b>SRB</b> SRB-24-05383
<b>ADDRESS:</b> Streetlight Poles		<b>BOROUGH:</b> Manhattan	<b>BLOCK/ LOT:</b> /
NYC Streetlight Poles Historic Street Lampposts, Individual Landmark Central Park, Scenic Landmark			

To the Mayor, the Council, and the Office of Technology and Innovation,

This report is issued pursuant to Sections 3020 and 854 (h) of the New York City Charter and Section 25- 318 of the Administrative Code of the City of New York, which require a report from the Landmarks Preservation Commission for certain plans for the construction, reconstruction, alteration, or demolition of any improvement or proposed improvement which is owned by the City or is to be constructed upon property owned by the City and is or is to be located on a landmark site or in a historic district or which contains an interior landmark.

The Landmarks Preservation Commission has reviewed a proposal for installing telecommunications poletop antennas and shroud, and associated transmitter boxes mounted on existing light poles, the design and attachment of which are in accordance with the guidelines established by the Public Design Commission. The work will occur at a light pole located within the Central Park Scenic Landmark. The work consists of installing one (1) dark green finished telecommunications poletop equipment shroud and transmitter box, in conjunction with replacing the pole shaft and base, in-kind; temporarily removing and reinstalling any existing attachments at the new shaft, as needed; installing a grey-finished handhole at the sidewalk, adjacent to the pole; and excavating and resetting sections of the existing Belgian block paving, as described and shown in existing conditions photographs, locator map, poletop manager print out, manhole cover diagram, and a letter, dated December 13, 2023, prepared by Judith Garcia of NYC OTI, and submitted as components of the application.

In reviewing this proposal, the Commission notes that multiple telecommunications poletop antenna and transmitter box are proposed to be mounted on light poles throughout New York City's historic districts; that the Office of Technology and Innovation applications for such work have been divided into multiple

phases, of which the current proposal consists of one (1) of such installations. The Commission also notes that the current application excludes any proposal for work with the African Burial Ground and The Commons Historic District, which must be reviewed and approved separately by the Landmarks Preservation Commission's Director of Archaeology. The Commission further notes that the Art Commission issued Certificate of Final Approval 22232 on September 14, 2005, approving the design of telecommunications poletop antennas and transmitter boxes, with associated conditions; and that the Public Design Commission issued Certificate 27570 on August 10, 2020, approving the design of shrouds for 4G and 5G mobile telecommunications equipment on light poles, with associated conditions. The Approved poletop identification number within the Central Park Scenic Landmark is: 25033.

With regard to this proposal, the Commission finds that the neutral finish, simple design, and mounting height of the proposed poletop antenna and transmitter box will help them to be discreet installations at the upper portions of the light poles; that the installations will not call attention to themselves and will not detract from the streetscape; that the replacement shaft and base will match the existing in terms of placement, material, design, and finish; that the temporary removal and reinstallation of attachments will facilitate the installation of the telecommunications equipment; that the handhole will be small in size, simple in design, and finished to match the adjacent Belgian block pavers; and that the removed Belgian blocks will be re-used to repave the excavated areas in the street, and will be laid out in a similar

pattern as the existing paving. Based on these findings, the proposed work is determined to be appropriate to this historic district. Therefore, the work is approved.

Please provide one or more 8 by 10 inch black and white photographs of the completed work to the Public Design Commission of the City of New York, for its records.

This report is issued on the basis of the building and site conditions described in the application and disclosed during the review process. By accepting this permit, the applicant agrees to notify the Commission if the actual building or site conditions vary or if original or historic building fabric is discovered. The Commission reserves the right to amend or revoke this permit, upon written notice to the applicant, in the event that the actual building or site conditions are materially different from those described in the application or disclosed during the review process.

All approved drawings are marked approved by the Commission with a perforated seal indicating the date of approval. The work is limited to what is contained in the perforated documents. Other work or amendments to this filing must be reviewed and approved separately. This report constitutes the permit; a copy must be prominently displayed at the site while work is in progress. Please direct inquiries to Winnie Chau.

Sarah Carroll  
Chair

cc: Caroline Kane Levy, Deputy Director; Imani Charles, NYC OTI

<b>ISSUE DATE:</b> 12/20/23	<b>EXPIRATION DATE:</b> 12/20/2029	<b>DOCKET #:</b> LPC-24-05411	<b>SRB</b> SRB-24-05411
<b>ADDRESS:</b> Streetlight Poles		<b>BOROUGH:</b> Manhattan	<b>BLOCK/ LOT:</b> /
NYC Streetlight Poles Historic Street Lampposts, Individual Landmark Upper East Side Historic District			

To the Mayor, the Council, and the Office of Technology and Innovation,

This report is issued pursuant to Sections 3020 and 854 (h) of the New York City Charter and Section 25- 318 of the Administrative Code of the City of New York, which require a report from the Landmarks Preservation Commission for certain plans for the construction, reconstruction, alteration, or demolition of any improvement or proposed improvement which is owned by the City or is to be constructed upon property owned by the City and is or is to be located on a landmark site or in a historic district or which contains an interior landmark.

The Landmarks Preservation Commission has reviewed a proposal for installing telecommunications poletop antennas and shroud, and associated transmitter boxes mounted on existing light poles, the design and attachment of which are in accordance with the guidelines established by the Public Design Commission. The work will occur at a light pole located within the Upper East Side Historic District. The work consists of installing one (1) gray finished telecommunications poletop equipment shroud and transmitter box, in conjunction with replacing the pole shaft and base, in-kind; temporarily removing and reinstalling any existing attachments at the new shaft, as needed; installing a grey-finished handhole at the sidewalk, adjacent to the pole; and excavating and backfilling soil, as described and shown in existing conditions photographs, locator map, poletop manager print out, manhole cover diagram, and a letter, dated December 13, 2023, prepared by Judith Garcia of NYC OTI, and submitted as components of the application.

In reviewing this proposal, the Commission notes that multiple telecommunications poletop antenna and transmitter box are proposed to be mounted on light poles throughout New York City's historic districts; that the Office of Technology and Innovation applications for such work have been divided into multiple phases, of which the current proposal consists of one (1) of such installations. The Commission also notes that the current application excludes any proposal for work with the African Burial Ground and The Commons Historic District, which must be reviewed and approved separately by the Landmarks Preservation Commission's Director of Archaeology. The Commission further notes that the Art Commission issued Certificate of Final Approval 22232 on September 14, 2005, approving the design of telecommunications poletop antennas and transmitter boxes, with associated conditions; and that the Public Design Commission issued

Certificate 27570 on August 10, 2020, approving the design of shrouds for 4G and 5G mobile telecommunications equipment on light poles, with associated conditions. The Approved poletop identification number within the Upper East Side Historic District is: 25335.

With regard to this proposal, the Commission finds that the neutral finish, simple design, and mounting height of the proposed poletop antenna and transmitter box will help them to be discreet installations at the upper portions of the light poles; that the installations will not call attention to themselves and will not detract from the streetscape; that the replacement shaft and base will match the existing in terms of placement, material, design, and finish; that the temporary removal and reinstallation of attachments will facilitate the installation of the telecommunications equipment; that the handhole will be small in size and simple in design; and that the removed soil will be reused to refill the excavated areas. Based on these findings, the proposed work is determined to be appropriate to this historic district. Therefore, the work is approved.

Please provide one or more 8 by 10 inch black and white photographs of the completed work to the Public Design Commission of the City of New York, for its records.

This report is issued on the basis of the building and site conditions described in the application and disclosed during the review process. By accepting this permit, the applicant agrees to notify the Commission if the actual building or site conditions vary or if original or historic building fabric is discovered. The Commission reserves the right to amend or revoke this permit, upon written notice to the applicant, in the event that the actual building or site conditions are materially different from those described in the application or disclosed during the review process.

All approved drawings are marked approved by the Commission with a perforated seal indicating the date of approval. The work is limited to what is contained in the perforated documents. Other work or amendments to this filing must be reviewed and approved separately. This report constitutes the permit; a copy must be prominently displayed at the site while work is in progress. Please direct inquiries to Winnie Chau.

Sarah Carroll  
Chair

cc: Caroline Kane Levy, Deputy Director; Imani Charles, NYC OTI

◀ j19



**CITYWIDE ADMINISTRATIVE SERVICES**

■ SALE

The City of New York in partnership with IAAI.com posts vehicle and heavy machinery auctions online every week at: <https://iaai.com/search?keyword=dcas+public>.

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

Vehicles can be viewed in person at:  
Insurance Auto Auctions, Green Yard  
137 Peconic Ave., Medford, NY 11763  
Phone: (631) 207-3477

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

◀ j19-jy3