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# THE CITY RECORD

Official Journal of The City of New York

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## THE CITY RECORD

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The City Record.

## PUBLIC HEARINGS AND MEETINGS

*See Also: Procurement; Agency Rules*

### BOROUGH PRESIDENT - BROOKLYN

#### ■ PUBLIC HEARINGS

**NOTICE IS HEREBY GIVEN** that, pursuant to Section 197-c and Section 201 of the New York City Charter, the Brooklyn Borough President will hold a ULURP hearing on the matters below in person, at **6:00 P.M.** on Wednesday, **May 7, 2025**, in the Borough Hall

Courtroom, 209 Joralemon Street. The meeting will be recorded for public transparency.

Members of the public may watch a livestream of the hearing on WebEx at: <https://nycbp.webex.com/nycbp/j.php?MTID=meacc6aa1e3a42b73decf7d383cc5da28>.

Meeting number (access code): 2344 945 8785

Meeting password: EDsWRjPE632

Join by phone

+1-646-992-2010 United States Toll (New York City)

+1-408-418-9388 United States Toll

Testimony at the hearing is limited to 2 minutes, unless extended by the Chair. Pre-registration is not required. Testimony will only be accepted in person or in writing. For timely consideration, written comments must be submitted to [testimony@brooklynbp.nyc.gov](mailto:testimony@brooklynbp.nyc.gov) no later than Friday, May 9th, 2025.

For information on accessibility or to make a request for accommodations, such as sign language interpretation services, please contact Corina Lozada at [corina.lozada@brooklynbp.nyc.gov](mailto:corina.lozada@brooklynbp.nyc.gov) at least five (5) business days in advance to ensure availability.

The following agenda items will be heard:

- 347 Flushing Avenue**  
A zoning map amendment from M1-2 to M1-5 and R7-1/C2-4 to facilitate a new commercial and community facility eight-story development and legalize an existing non-conforming residential use, and a zoning text amendment to modify and add a new MIH area by private applicant Flushing Condo Holdings LLC at 347 Flushing Avenue in the Williamsburg neighborhood, Community District 1, Brooklyn.
- 1946 East 7th Street Rezoning**  
A zoning map amendment (R5 to R6A and R7A) and zoning text amendment to modify the boundaries of the Special Ocean Parkway District and Appendix F to designate a new MIH area to facilitate a new seven-story mixed-use building,

containing approx. 35,787 zsf of residential floor area (53 DUs, 100% affordable senior housing) and approx. 2,292 sf of community facility, is being sought by private applicant Ahi Ezer Expansion Fund Inc. at 1946 East 7th Street in Homecrest, Community District 15, Brooklyn.

Accessibility questions: Corina Lozada, corina.lozada@brooklynbp.nyc.gov, by: Friday, May 2, 2025, 6:00 P.M.



my1-7

## 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, May 21, 2025, regarding the calendar items listed below. The public hearing will be held in person in the NYC City Planning Commission Hearing Room, Lower Concourse, 120 Broadway, New York, NY. Anyone attending the meeting in-person is encouraged to wear a mask.

The meeting will be live streamed through Department of City Planning's (DCP's) website and accessible from the following webpage, which contains specific instructions on how to observe and participate, as well as materials relating to the meeting: <https://www.nyc.gov/site/nycengage/events/city-planning-commission-public-meeting/481496/1>

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

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

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

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

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

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

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

### BOROUGH OF BROOKLYN Nos. 1 & 2 347 FLUSHING AVENUE No. 1

**CD 1** **C 240275 ZMK**  
**IN THE MATTER OF** an application submitted by Flushing Condo Holdings LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 12d:

1. changing from an M1-2 District to an R7-1 District property bounded by a line 100 feet northerly of Flushing Avenue, Kent Avenue, Flushing Avenue, and a line 90 feet westerly of Kent Avenue;
2. changing from an M1-2 District to an M1-5 District property bounded by a line 100 feet northerly of Flushing Avenue, a line 90 feet westerly of Kent Avenue, Flushing Avenue, and Classon Avenue; and
3. establishing within the proposed R7-1 District a C2-4 District bounded by a line 100 feet northerly of Flushing Avenue, Kent Avenue, Flushing Avenue, and a line 90 feet westerly of Kent Avenue;

as shown on a diagram (for illustrative purposes only) dated February 3, 2025, and subject to the conditions of CEQR Declaration E-819.

### No. 2

N 240276 ZRK

**CD 1**  
**IN THE MATTER OF** an application submitted by Flushing Condo Holdings LLC, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area.

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

\* \* \*

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

\* \* \*

### BROOKLYN

#### Brooklyn Community District 1

\* \* \*

#### Map 6 – [date of adoption]



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

Portion of Community District 1, Brooklyn

\* \* \*

### Nos. 3 and 4 236 GOLD STREET REZONING No. 3

**CD 2** **C 250030 ZMK**  
**IN THE MATTER OF** an application submitted by 236 Gold LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 12d, changing from an R6B District to a C6-2A District property bounded by a line 100 feet southerly of Concord Street, Gold Street, a line 225 feet southerly of Concord Street, and a line midway between Duffield Street and Gold Street, as shown on a diagram (for illustrative purposes only) dated February 3, 2025, and subject to the conditions of CEQR Declaration E-820.

### No. 4

N 250032 ZRK

**CD 2**  
**IN THE MATTER OF** an application submitted by 236 Gold LLC, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area.

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

\* \* \*

## APPENDIX F

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

\* \* \*

## BROOKLYN

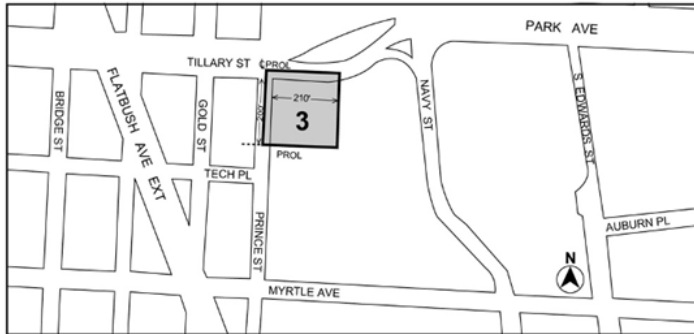
\* \* \*

## Brooklyn Community District 2

\* \* \*

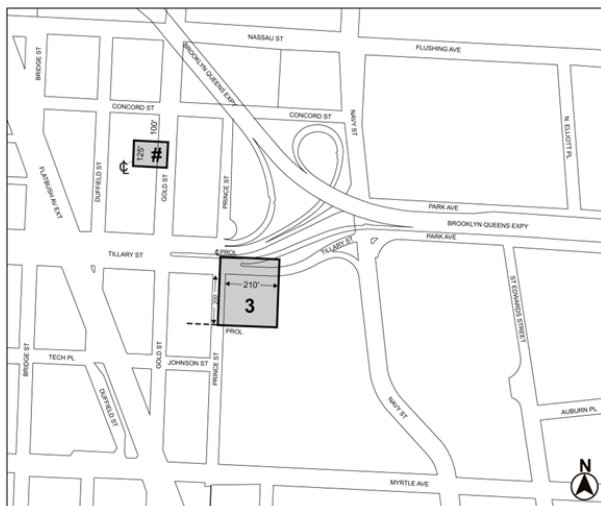
Map 7 – [date of adoption]

[EXISTING MAP]



■ Mandatory Inclusionary Housing Program area see Section 23-154(d)(3)  
Area 3 – 10/31/17 MIH Program Option 1

[PROPOSED MAP]



■ Mandatory Inclusionary Housing area  
Area 3 – 10/31/17 MIH Option 1  
Area # – [date of adoption] MIH Option 1 and Option 2

Portion of Community District 2, Brooklyn

\* \* \*

## BOROUGH OF MANHATTAN

Nos. 5 – 7

## LENOX HILL HOSPITAL

No. 5

## CD 8

C 250151 ZMM

IN THE MATTER OF an application submitted by Lenox Hill Hospital pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 8c:

1. changing from an R8B District to a C1-8 District property bounded by East 77<sup>th</sup> Street, a line 100 feet westerly of Lexington Avenue, East 76<sup>th</sup> Street, and a line 100 feet easterly of Park Avenue; and
2. changing from a C1-8X District to a C1-9 District property bounded by East 77<sup>th</sup> Street, Lexington Avenue, East 76<sup>th</sup> Street, and a line 100 feet westerly of Lexington Avenue;

as shown on a diagram (for illustrative purposes only) dated February 3, 2025, and subject to the conditions of CEQR Declaration E-777.

## No. 6

## CD 8

N 250152 ZRM

IN THE MATTER OF an application submitted by Lenox Hill Hospital, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, amending Article VI, Chapter 6 (Special Regulations Applying Around Mass Transit Stations), Article VII, Chapter 4 (Special Permits by the City Planning Commission), Article IX, Chapter 2 (Special Park Improvement District) and APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area.

Matter underlined is new, to be added;

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

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

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

## ARTICLE VI

## SPECIAL REGULATIONS APPLICABLE TO CERTAIN AREAS

\* \* \*

## Chapter 6

## Special Regulations Applying Around Mass Transit Stations

\* \* \*

## 66-50

## SPECIAL APPROVALS

\* \* \*

## 66-51

## Additional Floor Area for Mass Transit Station Improvements

\* \* \*

## 66-513

## Additional rules and limitations, conditions, findings, and requirements

Any authorization or special permit application pursuant to the provisions of Section 66-511 (Additional floor area for mass transit station improvements by authorization) or Section 66-512 (Additional floor area for mass transit station improvements by special permit), respectively, shall be subject to the following provisions.

## (a) Additional rules and limitations on bonus #floor area#

The following rules and limitations on bonus #floor area# shall apply in addition to the provisions set forth in Sections 66-511 and 66-512:

- (1) Where a #zoning lot# contains multiple #uses# with different #floor area ratios#, the bonus may be applied to any individual #use#, and the total of all #floor area ratios# shall not exceed 20 percent of the greatest #floor area ratio# permitted on the #zoning lot#;
- (2) The #floor area# bonus may be used in combination with other #floor area# bonuses, provided that the maximum #floor area ratio# permitted through the combination of bonuses does not exceed 20 percent of the maximum #floor area ratio# otherwise permitted on the #zoning lot#. However, such 20 percent limitation shall not apply:
  - (i) where explicitly stated otherwise in a Special Purpose District; or
  - (ii) where explicitly stated otherwise in a special permit of the City Planning Commission; and
- (3) For #MIH developments# or #UAP developments#, the requirements of Article II, Chapter 7 (Additional Regulations and Administration in Residence Districts) shall not apply to the bonus #floor area# granted under the provisions of this Section.

For the purposes of applying this paragraph to applications seeking an authorization pursuant to Section 66-511 (Additional floor area for mass transit station improvements by authorization), notwithstanding the above allowances, in no event shall the amount of bonus #floor area# exceed 200,000 square feet.

## (b) Conditions

\* \* \*

## ARTICLE VII

## ADMINISTRATION

\* \* \*

## Chapter 4

## Special Permits by the City Planning Commission

\* \* \*



## 74-90 ADDITIONAL PERMITS

\* \* \*

### 74-904

#### **Non-profit or voluntary hospitals in R9 or R10 Districts and certain Commercial Districts**

For a #zoning lot# occupying an entire #block# located in an R9 or an R10 District, or in #commercial districts# mapped within, or with a #residential equivalent# of an R9 or an R10 District, partially within the #Special Park Improvement District#, and containing a non-profit or voluntary hospital and related facilities, as listed in Use Group III(B), the City Planning Commission may, by special permit, allow the modifications set forth in paragraph (a) of this Section, provided the conditions set forth in paragraph (b) and findings set forth in paragraph (c) are met.

- (a) The Commission may allow an increase in the maximum #community facility# #floor area ratio# by up to a maximum of 20 percent. A #floor area# bonus pursuant to this Section may be used in combination with a #floor area# bonus permitted pursuant to Section 66-51 (Additional Floor Area for Mass Transit Station Improvements), and the combination of such bonuses may exceed 20 percent of the maximum #floor area ratio# otherwise permitted.

In connection with such #floor area# bonus, the Commission may allow modifications to applicable #bulk# regulations.

- (b) In order to grant a special permit pursuant to this Section, the following conditions shall be met:

- (1) a minimum #floor area# of 75 percent of any #development# or #enlargement# on such #zoning lot# will be allocated to such hospital #use#;
- (2) the bonus #floor area# allowed pursuant to this Section shall be exclusively allocated to such hospital #use#; and
- (3) the amount of #floor area# to be located on the portion of such #zoning lot# within the #Special Park Improvement District# shall not exceed a #floor area ratio# of 10.0.

- (c) In order to grant a special permit pursuant to this Section, the Commission shall find that:

- (1) the public benefit derived from such proposed hospital #development# or #enlargement# merits the additional #floor area# being granted pursuant to this special permit;
- (2) where #bulk# modifications are utilized, such modifications will provide a more satisfactory physical relationship to existing hospital #buildings or other structures# on the #zoning lot#, and facilitate a more efficient and integrated site plan; and
- (3) where #bulk# modifications are utilized, the distribution of #bulk# on the #zoning lot# will result in a satisfactory site plan and urban design relationships of #buildings or other structures# to adjacent #streets# and the surrounding area.

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

## 74-91 Modification of Public Plazas

\* \* \*

## ARTICLE IX SPECIAL PURPOSE DISTRICTS

\* \* \*

### Chapter 2 Special Park Improvement District

\* \* \*

## 92-20 SPECIAL BULK REGULATIONS

\* \* \*

### 92-21 Special Floor Area Regulations

The underlying #floor area# regulations shall apply except as modified in this Section.

For #developments# or #enlargements# on #qualifying transit improvement sites#, a #floor area# bonus for #mass transit station# improvements may be granted by the City Planning Commission pursuant to the provisions of Section 66-51 (Additional Floor Area

for Mass Transit Station Improvements). For the purposes of this paragraph, defined terms additionally include those in Section 66-11 (Definitions). In addition, a #floor area# bonus may be granted by the Commission pursuant to the provisions of Section 74-904 (Non-profit or voluntary hospitals in R9 or R10 Districts and certain Commercial Districts). No other #floor area# bonuses shall be permitted.

\* \* \*

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

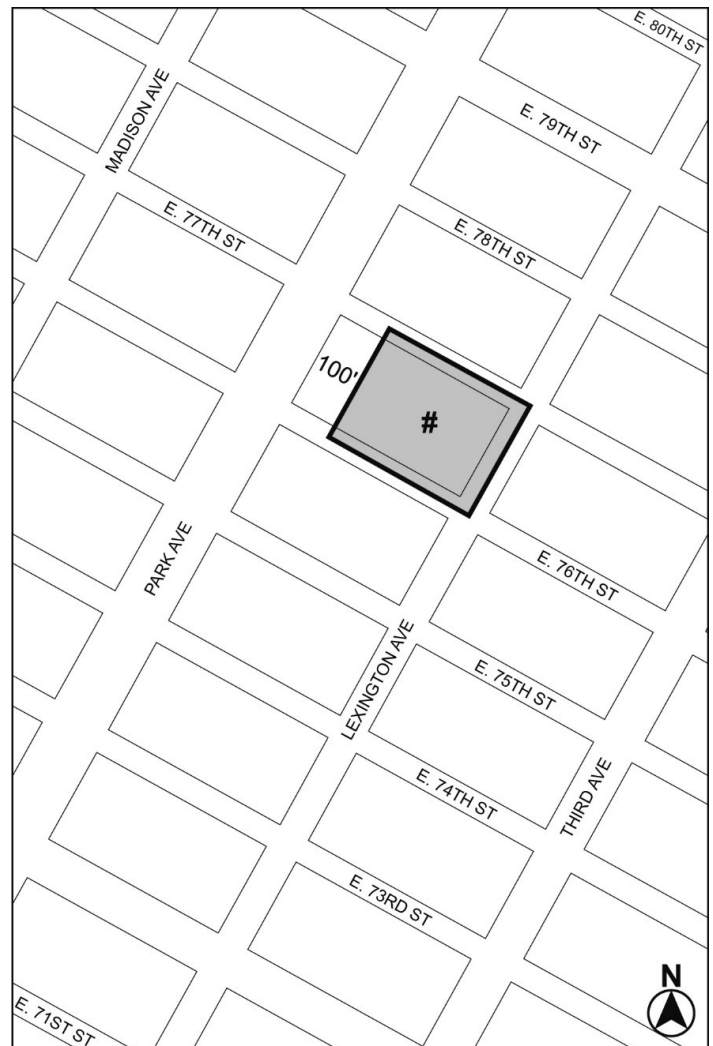
### MANHATTAN

\* \* \*

#### Manhattan Community District 8

\* \* \*

Map 3 – [date of adoption]



Mandatory Inclusionary Housing area

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

Portion of Community District 8, Manhattan

\* \* \*

No. 7

### CD 8

C 250153 ZSM

IN THE MATTER OF an application submitted by Lenox Hill Hospital pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-904\* of the Zoning Resolution to:

1. allow an increase in the maximum community facility floor area ratio by up to a maximum of 20 percent of the maximum floor area



ratio otherwise permitted, and to allow such 20 percent maximum to be exceeded when used in combination with a floor area bonus permitted pursuant to Section 66-51 (Additional Floor Area for Mass Transit Station Improvements);

2. modify the height and setback regulations of Section 24-50 (HEIGHT AND SETBACK REGULATIONS), Section 33-40 (HEIGHT AND SETBACK REGULATIONS), and Section 92-20 (Special Bulk Regulations); and
4. modify the lot coverage regulations of Section 24-11 (Maximum Floor Area Ratio and Percentage of Lot Coverage) and 24-12 (Height and Application of Lot Coverage);

in connection with the proposed enlargement and renovation of an existing hospital and related facilities occupying an entire block, on property located at 100 East 77<sup>th</sup> Street (Block 1411, Lots 1 & 113), in R10, C1-8\*\*, and C1-9\*\* Districts, partially within the Special Park Improvement District (PI), Borough of Manhattan, Community District 8.

\*Note: A zoning text amendment is proposed to create a new Section 74-904 (Non-profit or voluntary hospitals in R9 or R10 Districts and certain Commercial Districts) under a concurrent related application (N 250152 ZRM).

\*\*Note: Portions of the site are proposed to be rezoned by changing from existing R8B and C1-8X Districts to C1-8 and C1-9 Districts under a concurrent related application for a Zoning Map change (C 250151 ZMM).

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/P2017M0299>, or the Department of City Planning, 120 Broadway, 31st Floor, New York, NY, 10271-0001.

### NOTICE

On Wednesday, May 21, 2025, a public hearing is being held by the City Planning Commission (CPC), accessible in-person and remotely, in conjunction with the above ULURP hearing to receive comments related to a Draft Environmental Impact Statement (DEIS) concerning an application by Lenox Hill Hospital (LHH, the Applicant). The Applicant is requesting a series of discretionary actions from the CPC, including a zoning map amendment to rezone from a C1-8X to a C1-9 zoning district, and from an R8B to a C1-8 zoning district; zoning text amendments; special permits; and a zoning authorization. The Proposed Actions would facilitate the enlargement and modernization of the existing LHH complex located on the 1.9-acre block bounded by Park and Lexington Avenues and East 76<sup>th</sup> and East 77<sup>th</sup> Streets (Block 1411, Lots 1 and 113) in the Upper East Side neighborhood of Manhattan Community District 8. Two building envelopes are proposed, each of which would accommodate the Proposed Project's program. Envelope 1 would include a new approximately 771,000 gross square foot (gsf), 436-foot-tall, 26-story building on Lexington Avenue and 56,000 gsf of additions to the existing hospital; Envelope 2 would include a new approximately 867,000 gsf, 395-foot-tall, 21-story building and 8,000 gsf of additions to the existing hospital. The Reasonable Worst Case Development Scenario analyzed in the DEIS also considers the as-of-right development of 111-115 East 77<sup>th</sup> Street between Lexington and Park Avenues (Block 1412, Lots 9, 10, and 11), which would be redeveloped with an approximately 46,000-gsf, six-story, 75-foot-tall building to house hospital support functions, and would be connected to the LHH complex by a utility tunnel under East 77<sup>th</sup> Street. The analysis year for the Proposed Project is 2036.

Written comments on the DEIS are requested and will be received and considered by the Lead Agency through 5:00 P.M. on Monday, June 2, 2025.

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

This hearing is being held pursuant to the State Environmental Quality Review Act (SEQRA) and City Environmental Quality Review (CEQR), CEQR No. 23DCP079M.

### BOROUGH OF QUEENS Nos. 8 and 9 42-11 30<sup>TH</sup> AVENUE REZONING No. 8

CD 1  
IN THE MATTER OF an application submitted by CG Stone Realty, LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 9a:

1. eliminating from within an existing R5 District a C1-2 District bounded by a line 150 feet northeasterly of 30<sup>th</sup> Avenue, 43<sup>rd</sup> Street, 30<sup>th</sup> Avenue, and 42<sup>nd</sup> Street;
2. changing from an R5 District to an R6A District property bounded by a line 125 feet northeasterly of 30<sup>th</sup> Avenue, 43<sup>rd</sup> Street, 30<sup>th</sup> Avenue, and 42<sup>nd</sup> Street; and
3. establishing within the proposed R6A District a C2-4 District bounded by a line 125 feet northeasterly of 30<sup>th</sup> Avenue, 43<sup>rd</sup> Street, 30<sup>th</sup> Avenue, and 42<sup>nd</sup> Street;

as shown on a diagram (for illustrative purposes only) dated February 18, 2025, and subject to the conditions of CEQR Declaration E-804.

### No. 9

### CD 1

### N 240224 ZRQ

IN THE MATTER OF an application submitted by CG Stone 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.

Matter underlined is new, to be added;

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

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

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

\* \* \*

### APPENDIX F

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

\* \* \*

### QUEENS

### Queens Community District 1

\* \* \*

Map 9—(2/25/21)

[EXISTING MAP]



■ Mandatory Inclusionary Housing Program Area see Section 23-154(d)(3)  
Area 9—2/25/21 MIH Program Option 1

\* \* \*

Map 11—(10/5/23)

[EXISTING MAP]



■ Mandatory Inclusionary Housing Program Area see Section 23-154(d)(3)  
 Area 18 — 10/5/23 MIH Program Option 1 and Deep Affordability Option

Map 9 — [date of adoption]

[PROPOSED MAP]



■ Mandatory Inclusionary Housing area  
 Area 9 — 2/25/21 MIH Option 1  
 Area 18 — 10/5/23 MIH Option 1 and Option 3  
 Area # — [date of adoption] MIH Option 1 and Option 2

Portion of Community District 1, Queens

\* \* \*

No. 10

### 33-28 NORTHERN BLVD HRA OFFICE ACQUISITION CD 1 N 250174 PXQ

IN THE MATTER OF a Notice of Intent to Acquire Office space submitted by the Department of Citywide Administrative Services and the Human Resources Administration, pursuant to Section 195 of the New York City Charter, for office use at property located at 33-28/34-08 Northern Boulevard (Block 214, Lots 240 and 243), Borough of Queens, Community District 1.

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) 720-3366 / accessibilityinfo@planning.nyc.gov, by: Wednesday, May 14, 2025, 5:00 P.M.



my7-21

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, May 7, 2025, regarding the calendar items listed below. The public hearing will be held in person in the NYC City Planning Commission Hearing Room, Lower Concourse, 120 Broadway, New York, NY. Anyone attending the meeting in-person is encouraged to wear a mask.

The meeting will be live streamed through [Department of City Planning's \(DCP's\) website](https://www.nyc.gov/site/planning/dcp) and accessible from the following webpage, which contains specific instructions on how to observe and participate, as well as materials relating to the meeting: <https://www.nyc.gov/site/planning/dcp/481476/1>

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

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

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

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

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

Please inform the Department of City Planning if you need a reasonable accommodation, such as a sign language interpreter, in order to participate in the meeting. The submission of testimony, verbal or written, in a language other than English, will be accepted, and real time interpretation services will be provided based on available resources. Requests for a reasonable accommodation or foreign language assistance during the meeting should be emailed to [AccessibilityInfo@planning.nyc.gov] or made by calling (212) 720-3508. Requests must be submitted at least five business days before the meeting.

### BOROUGH OF BROOKLYN

Nos. 1 & 2  
**47 HALL STREET**  
 No. 1

CD 2 C 250050 ZMK  
 IN THE MATTER OF an application submitted by RXR 9-47 Hall Street Owner LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 12d:

- changing from an M1-2 District to an M1-5 District property bounded by a line perpendicular to the easterly street line of Hall Street distant 220 feet southerly (as measured along the street line) from the point of intersection of the easterly street line of Hall Street and the southerly street line of Flushing Avenue, a line midway between Hall Street and Ryerson Street, a line perpendicular to the easterly street line of Hall Street distant 120 feet northerly (as measured along the street line) from the point of intersection of the easterly street line of Hall Street and the northerly street line of Park Avenue, and Hall Street;

2. changing from an M1-2 District to an M1-6A/R8 District property bounded by Flushing Avenue, Ryerson Street, Park Avenue (southerly portion), Hall Street, a line perpendicular to the easterly street line of Hall Street distant 120 feet northerly (as measured along the street line) from the point of intersection of the easterly street line of Hall Street and the northerly street line of Park Avenue, a line midway between Hall Street and Ryerson Street, a line perpendicular to the easterly street line of Hall Street distant 220 feet southerly (as measured along the street line) from the point of intersection of the easterly street line of Hall Street and the southerly street line of Flushing Avenue, and Hall Street; and
3. establishing a Special Mixed Use District (MX-27) bounded by Flushing Avenue, Ryerson Street, Park Avenue (southerly portion), Hall Street, a line perpendicular to the easterly street line of Hall Street distant 120 feet northerly (as measured along the street line) from the point of intersection of the easterly street line of Hall Street and the northerly street line of Park Avenue, a line midway between Hall Street and Ryerson Street, a line perpendicular to the easterly street line of Hall Street distant 220 feet southerly (as measured along the street line) from the point of intersection of the easterly street line of Hall Street and the southerly street line of Flushing Avenue, and Hall Street;

as shown on a diagram (for illustrative purposes only) dated January 21, 2025, and subject to the conditions of CEQR Declaration E-831.

## No. 2

CD 2

N 250051 ZRK

**IN THE MATTER OF** an application submitted by RXR 9-47 Hall Street Owner LLC, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York to amend Article XII, Chapter 3 (Special Mixed Use District) for the purpose of establishing a new Special Mixed Use District and amending APPENDIX F, for the purpose of establishing a Mandatory Inclusionary Housing area.

Matter underlined is new, to be added;

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

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

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

\* \* \*

## ARTICLE XII SPECIAL PURPOSE DISTRICTS

### Chapter 3 Special Mixed Use District

\* \* \*

#### 123-90

#### Special Mixed Use Districts Specified

The #Special Mixed Use District# is mapped in the following areas:

\* \* \*

#Special Mixed Use District# - 25 (10/27/22)  
Gowanus, Brooklyn

The #Special Mixed Use District# - 25 is established in Gowanus in Brooklyn as indicated on the #zoning maps#.

#Special Mixed Use District# - 27 [date of adoption]  
Wallabout, Brooklyn

The #Special Mixed Use District# - 27 is established in Wallabout in Brooklyn as indicated on the #zoning maps#.

\* \* \*

## APPENDIX F

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

\* \* \*

## BROOKLYN

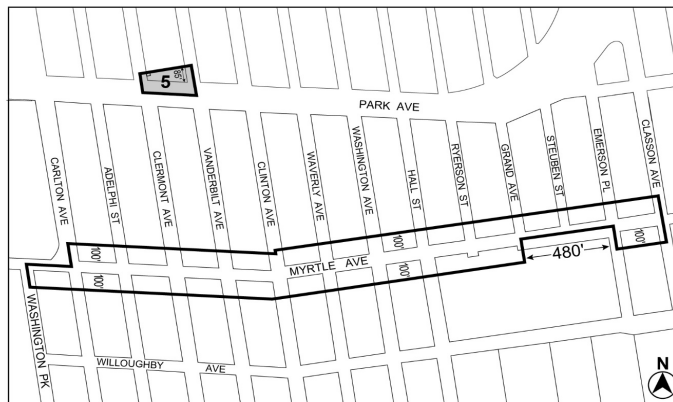
\* \* \*

### Brooklyn Community District 2

\* \* \*

Map 1 – [date of adoption]

## [EXISTING MAP]



□ Inclusionary Housing designated area  
■ Mandatory Inclusionary Housing Program Area see Section 23-154(d)(3)  
Area 5 – 9/26/18 MIH Program Option 1 and Deep Affordability Option

Portion of Community District 2, Brooklyn

\* \* \*

## [PROPOSED MAP]



□ Former Inclusionary Housing designated area  
■ Mandatory Inclusionary Housing area  
Area 5 — 9/26/18 MIH Option 1 and Option 3  
Area # — [date of adoption] MIH Option 1 and Option 2

Portion of Community District 2, Brooklyn

\* \* \*

## BOROUGH OF MANHATTAN

### Nos. 3 through 6

### CARMEN VILLEGAS APARTMENTS – SENIOR HOUSING

#### No. 3

CD 11

N 250147 ZRM

**IN THE MATTER OF** an application submitted by NYC Department of Housing Preservation and Development, Ascendant Neighborhood Development, Urban Builders Collaborative and Xylem Projects, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area.

Matter underlined is new, to be added;

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

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

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

\* \* \*



## APPENDIX F

Mandatory Inclusionary Housing Areas and former  
Inclusionary Housing Designated Areas

## MANHATTAN

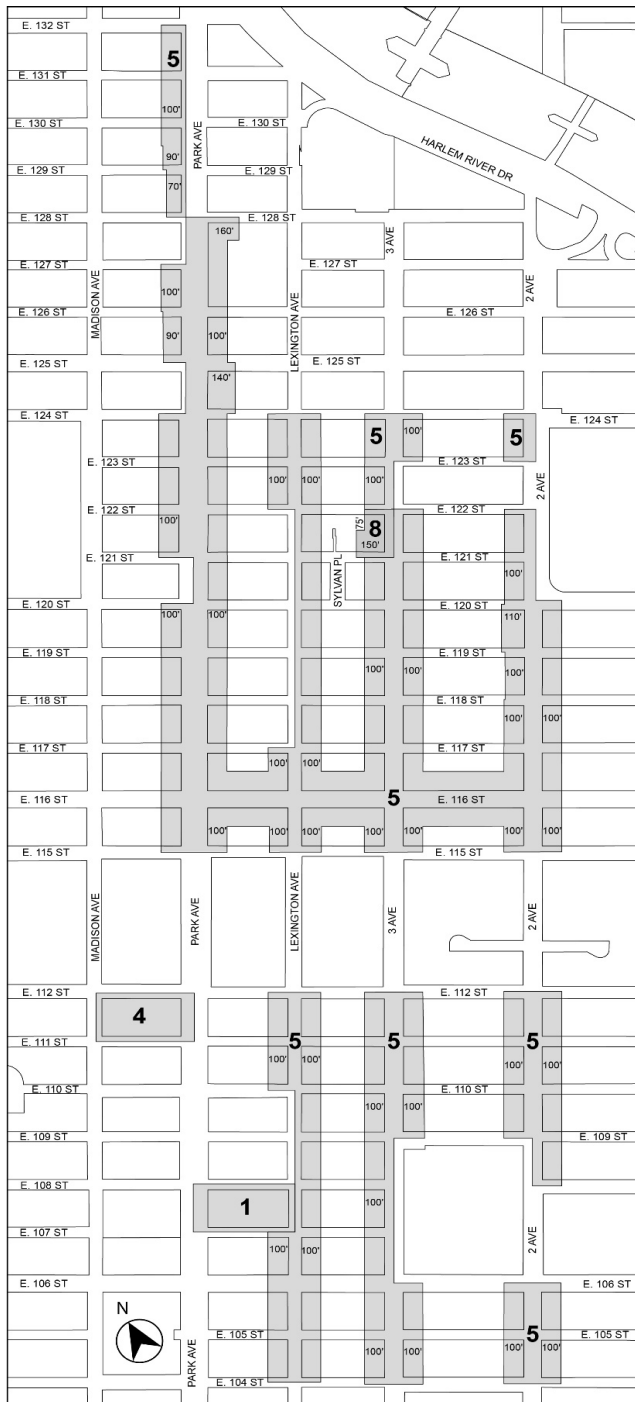
\* \* \*

## Manhattan Community District 11

\* \* \*

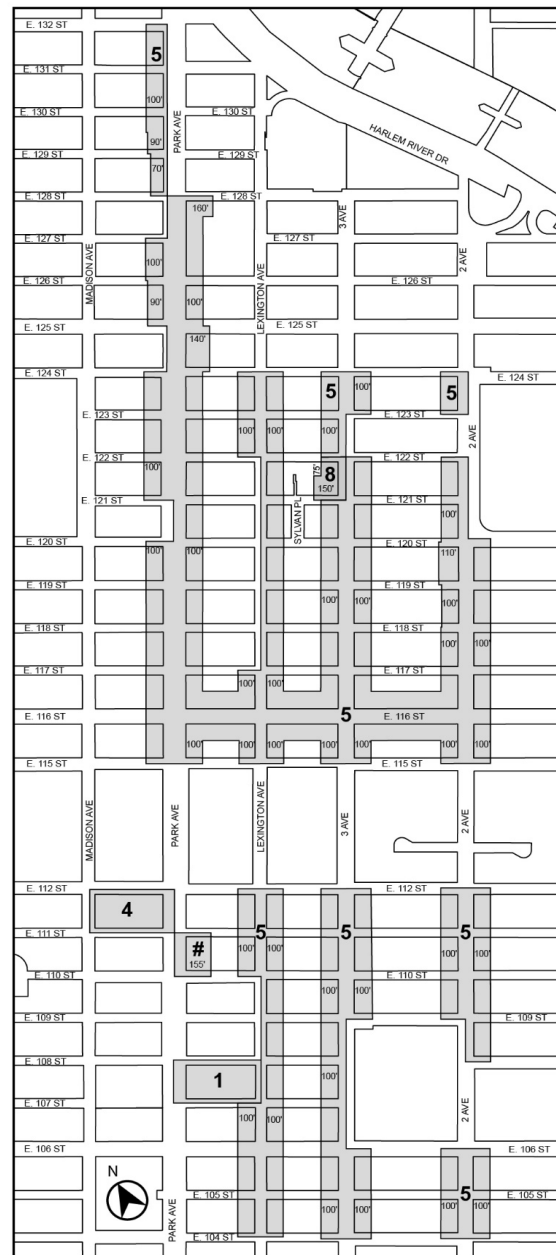
Map 5 – [date of adoption]

[EXISTING MAP]



Mandatory Inclusionary Housing Program Area see Section 23-154(d)(3)  
 Area 1 – 11/29/16 MIH Program Option 1  
 Area 4 – 11/30/17 MIH Program Option 1 and Deep Affordability Option  
 Area 5 – 11/30/17 MIH Program Option 1 and Deep Affordability Option  
 Area 8 – 2/8/24 MIH Program Option 1 and Deep Affordability Option

[PROPOSED MAP]



Mandatory Inclusionary Housing area  
 Area 1 – 11/29/16 MIH Program Option 1  
 Area 4 – 11/30/17 MIH Program Option 1 and Option 3  
 Area 5 – 11/30/17 MIH Program Option 1 and Option 3  
 Area 8 – 2/8/24 MIH Program Option 1 and Option 3  
 Area # – [date of adoption] MIH Program Option 1 and Option 2

Portion of Community District 11, Manhattan

\* \* \*

No. 4

CD 11

C 250148 ZMM

IN THE MATTER OF an application submitted by NYC Department of Housing Preservation and Development, Ascendant Neighborhood Development Corporation, Urban Builders Collaborative, and Xylem Projects 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 R7-2 District to an R9-1 District property bounded by East 111<sup>th</sup> Street, a line 155 feet easterly of Park Avenue, a line midway between East 111<sup>th</sup> Street and East 110<sup>th</sup> Street, a line 100 feet easterly of Park Avenue, East 110<sup>th</sup> Street,

and the westerly boundary line of the New York Central Railroad Right-of-Way; and

2. changing from an R7B District to an R9-1 District property bounded by a line midway between East 111<sup>th</sup> Street and East 110<sup>th</sup> Street, a line 155 feet easterly of Park Avenue, East 110<sup>th</sup> Street, and a line 100 feet easterly of Park Avenue;

as shown on a diagram (for illustrative purposes only) dated February 3, 2025, and subject to the conditions of CEQR Declaration E-808.

#### No. 5

#### CD 11 C 250149 PPM

**IN THE MATTER OF** an application submitted by the New York City Department of Housing Preservation and Development (HPD) pursuant to Section 197-c of the New York City Charter, for the disposition of city-owned property located at East 110th Street (Block 1638, p/o Lot 1) to facilitate the development of a mixed-use building containing approximately 210 income-restricted housing units, community facility and commercial space, Borough of Manhattan, Community District 11.

#### No. 6

#### CD 11 C 250150 PQM

**IN THE MATTER OF** an application submitted by the Department of Housing Preservation and Development pursuant to Section 197-c of the New York City Charter, for the acquisition of property located at East 110th Street (Block 1638, p/o Lot 1) to facilitate the development of a mixed-use building containing approximately 210 income-restricted housing units, community facility and commercial space, Borough of Manhattan, Community District 11.

#### Nos. 7 and 8

#### MIDTOWN SOUTH MIXED-USE PLAN (MSMX)

#### No. 7

#### CDs 4 & 5 C 250185 ZMM

**IN THE MATTER OF** an application submitted by the New York City Department of City Planning, Manhattan Borough Office pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 8d:

1. eliminating a Special Midtown District (MiD) bounded by a line midway between West 41<sup>st</sup> Street and West 40<sup>th</sup> Street, 7<sup>th</sup> Avenue - Fashion Avenue, West 40<sup>th</sup> Street, and Eighth Avenue;
2. eliminating a Special Garment Center District (GC) bounded by West 40<sup>th</sup> Street, 7<sup>th</sup> Avenue - Fashion Avenue, West 38<sup>th</sup> Street, Broadway, West 35<sup>th</sup> Street, 7<sup>th</sup> Avenue - Fashion Avenue, a line midway between West 35<sup>th</sup> Street and West 34<sup>th</sup> Street, Eighth Avenue, West 35<sup>th</sup> Street, a line 100 feet easterly of Ninth Avenue, West 39<sup>th</sup> Street, and Eighth Avenue;
3. changing from an M1-6 District to an M1-8A/R11 District property bounded by West 29<sup>th</sup> Street, a line 125 feet westerly of Avenue of the Americas, a line midway between West 24<sup>th</sup> Street and West Twenty-Third Street, a line 100 feet easterly of Seventh Avenue, West 25<sup>th</sup> Street, Seventh Avenue, and 7<sup>th</sup> Avenue - Fashion Avenue;
4. changing from an M1-6 District to an M1-8A/R12 District property bounded by:
  - a. West 31<sup>st</sup> Street, a line 100 feet westerly of Fifth Avenue, West 26<sup>th</sup> Street, a line 100 feet southwesterly of Broadway, West 25<sup>th</sup> Street, a line 275 feet westerly of Fifth Avenue, West Twenty-Third Street, a line 100 feet easterly of Avenue of the Americas, a line midway between West 24<sup>th</sup> Street and West Twenty-Third Street, a line 150 feet easterly of Avenue of the Americas, West 28<sup>th</sup> Street, and a line 125 feet easterly of Avenue of the Americas;
  - b. West 29<sup>th</sup> Street, 7<sup>th</sup> Avenue - Fashion Avenue, West 28<sup>th</sup> Street, and a line 100 feet westerly of 7<sup>th</sup> Avenue - Fashion Avenue;
5. changing from an M1-6 District to an M1-9A/R12 District property bounded by:
  - a. a line midway between West 41<sup>st</sup> Street and West 40<sup>th</sup> Street, 7<sup>th</sup> Avenue - Fashion Avenue, West 38<sup>th</sup> Street, Broadway, West 35<sup>th</sup> Street, 7<sup>th</sup> Avenue - Fashion Avenue, a line midway between West 35<sup>th</sup> Street and West 34<sup>th</sup> Street, Eighth Avenue, West 35<sup>th</sup> Street, a line 100 feet westerly of Eighth Avenue, West 39<sup>th</sup> Street, and Eighth Avenue;
  - b. a line midway between West 40<sup>th</sup> Street and West 39<sup>th</sup> Street, a line 200 feet westerly of Fifth Avenue, West 39<sup>th</sup> Street, a line 150 feet westerly of Fifth Avenue, West 35<sup>th</sup> Street, and a line 150 feet easterly of Avenue of the Americas; and

- c. West 31<sup>st</sup> Street, a line 125 feet westerly of Avenue of the Americas, West 29<sup>th</sup> Street, a line 100 feet westerly of 7<sup>th</sup> Avenue - Fashion Avenue, West 30<sup>th</sup> Street, and a line 225 feet easterly of 7<sup>th</sup> Avenue - Fashion Avenue;

6. changing from an M1-6D District to an M1-8A/R12 District property bounded by West 29<sup>th</sup> Street, a line 100 feet westerly of 7<sup>th</sup> Avenue - Fashion Avenue, West 28<sup>th</sup> Street, and a line 100 feet easterly of Eighth Avenue;
7. changing from an M1-6D District to an M1-9A/R12 District property bounded by West 30<sup>th</sup> Street, a line 100 feet westerly of 7<sup>th</sup> Avenue - Fashion Avenue, West 29<sup>th</sup> Street, and a line 100 feet easterly of Eighth Avenue;
8. establishing a Special Hudson Yards District (HY) bounded by West 39<sup>th</sup> Street, a line 100 feet westerly of Eighth Avenue, West 35<sup>th</sup> Street, and a line 100 feet easterly of Ninth Avenue; and
9. establishing a Special Midtown South Mixed-Use District (MSMX) bounded by:
  - a. a line midway between West 41<sup>st</sup> Street and West 40<sup>th</sup> Street, 7<sup>th</sup> Avenue - Fashion Avenue, West 38<sup>th</sup> Street, Broadway, West 35<sup>th</sup> Street, 7<sup>th</sup> Avenue - Fashion Avenue, a line midway between West 35<sup>th</sup> Street and West 34<sup>th</sup> Street, Eighth Avenue, West 35<sup>th</sup> Street, a line 100 feet westerly of Eighth Avenue, West 39<sup>th</sup> Street, and Eighth Avenue;
  - b. a line midway between West 40<sup>th</sup> Street and West 39<sup>th</sup> Street, a line 200 feet westerly of Fifth Avenue, West 39<sup>th</sup> Street, a line 150 feet westerly of Fifth Avenue, West 35<sup>th</sup> Street, and a line 150 feet easterly of Avenue of the Americas;
  - c. West 31<sup>st</sup> Street, a line 125 feet westerly of Avenue of the Americas, a line midway between West 24<sup>th</sup> Street and West Twenty-Third Street, a line 100 feet easterly of Seventh Avenue, West 25<sup>th</sup> Street, Seventh Avenue, 7<sup>th</sup> Avenue - Fashion Avenue, West 28<sup>th</sup> Street, a line 100 feet easterly of Eighth Avenue, West 30<sup>th</sup> Street, and a line 225 feet easterly of 7<sup>th</sup> Avenue - Fashion Avenue; and
  - d. West 31<sup>st</sup> Street, a line 100 feet westerly of Fifth Avenue, West 26<sup>th</sup> Street, a line 100 feet southwesterly of Broadway, West 25<sup>th</sup> Street, a line 275 feet westerly of Fifth Avenue, West Twenty-Third Street, a line 100 feet easterly of Avenue of the Americas, a line midway between West 24<sup>th</sup> Street and West Twenty-Third Street, a line 150 feet easterly of Avenue of the Americas, West 28<sup>th</sup> Street, and a line 125 feet easterly of Avenue of the Americas;

Borough of the Manhattan, Community Districts 4 and 5, as shown on a diagram (for illustrative purposes only) dated January 21, 2025, and subject to the conditions of CEQR Declaration E-830.

#### No. 8

#### CDs 4 & 5 N 250186 ZRM

**IN THE MATTER OF** an application submitted by NYC Department of City Planning, pursuant to Section 201 of the New York City Charter, to amend various sections of the Zoning Resolution of the City of New York relating to the establishment of the Special Midtown South Mixed Use District (Article XII, Chapter 1), the elimination of the Special Garment Center District (Article XII, Chapter 1) and amending other related provisions, including APPENDIX F, for the purpose of establishing a Mandatory Inclusionary Housing area.

Matter underlined is new, to be added;

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

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

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

#### ARTICLE I GENERAL PROVISIONS

#### Chapter 1 Title, Establishment of Controls and Interpretation of Regulations

\* \* \*

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

\* \* \*

#### 11-12 Establishment of Districts

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

\* \* \*

**11-122****Districts established**

[SPECIAL GARMENT CENTER (GC) DISTRICT REMOVED AND  
SPECIAL MIDTOWN SOUTH MIXED USE DISTRICT (MSX)  
ESTABLISHED]

\* \* \*

**Special Purpose Districts**

\* \* \*

**Establishment of the Special Forest Hills District**

In order to carry out the special purposes of this Resolution as set forth in Article VIII, Chapter 6, the Special Forest Hills District is hereby established.

**Establishment of the Special Garment Center District**

~~In order to carry out the special purposes of this Resolution as set forth in Article XII, Chapter 1, the Special Garment Center District is hereby established.~~

**Establishment of the Special Governors Island District**

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

\* \* \*

**Establishment of the Special Midtown District**

In order to carry out the special purposes of this Resolution as set forth in Article VIII, Chapter 1, the Special Midtown District is hereby established.

**Establishment of the Special Midtown South Mixed Use District**

~~In order to carry out the special purposes of this Resolution as set forth in Article XII, Chapter 1, the #Special Midtown South Mixed Use District# is hereby established.~~

**Establishment of the Special Mixed Use District**

In order to carry out the special purposes of this Resolution as set forth in Article XII, Chapter 3, the Special Mixed Use District is hereby established.

\* \* \*

**Chapter 2****Construction of Language and Definitions**

\* \* \*

**12-10****DEFINITIONS**

[SPECIAL GARMENT CENTER (GC) DISTRICT REMOVED AND  
SPECIAL MIDTOWN SOUTH MIXED USE DISTRICT (MSX) ADDED  
TO DEFINITIONS]

\* \* \*

**Special Garment Center District**

~~The “Special Garment Center District” is a Special Purpose District designated by the letters “GC” in which special regulations set forth in Article XII, Chapter 1, apply.~~

\* \* \*

The “Special Midtown District” is a Special Purpose District designated by the letters “MiD” in which special regulations set forth in Article VIII, Chapter 1, apply.

**Special Midtown South Mixed Use District**

~~The “Special Midtown South Mixed Use District” is a Special Purpose District designated by the letters “MSX” in which special regulations set forth in Article XII, Chapter 1, apply.~~

The “Special Mixed Use District” is a Special Purpose District designated by the letters “MX” in which special regulations set forth in Article XII, Chapter 3, apply. The Special Mixed Use District appears on the zoning maps superimposed on paired M1 and Residence Districts, and its regulations supplement or modify those of the M1 and Residence Districts. The Special Mixed Use District includes any district that begins with the letters “MX.”

\* \* \*

**ARTICLE I****GENERAL PROVISIONS****Chapter 5****Residential Conversion within Existing Buildings**

\* \* \*

**15-00****GENERAL PURPOSES**

\* \* \*

**15-02****General Provisions****15-021****Special use regulations**

[REMOVED AREAS SUBSUMED BY DISTRICT BOUNDARIES TO  
ALIGN WITH MSX PROPOSAL]

- (a) In M1-5 and M1-6 Districts located within the rectangle formed by West 23rd Street, Fifth Avenue, West 31st Street and Eighth Avenue West 31st Street, Eighth Avenue, West 30th Street, and Sixth Avenue, no new #dwelling units# shall be permitted. However, #dwelling units# which the Chairperson of the City Planning Commission determines were occupied on September 1, 1980, shall be a permitted #use# provided that a complete application for a determination of occupancy is filed by the owner of the #building# or the occupant of a #dwelling unit# in such #building# not later than June 21, 1983. For the purposes of Article 7C of the New York State Multiple Dwelling Law, such a determination of #residential# occupancy on September 1, 1980, shall be deemed to permit #residential use# as-of-right for such #dwelling units#.

All #dwelling units# permitted pursuant to this paragraph (a) shall be required to comply with the requirements of Section 15-024 (Special bulk regulations for certain pre-existing dwelling units and joint living-work quarters for artists) where applicable.

Where the Chairperson of the City Planning Commission has determined that #floor area# was occupied as #dwelling units# on September 1, 1980, and where such #dwelling units# are located in a #building# which, on the date of application to the Department of City Planning under the provisions of this Section, also has #floor area# which is occupied by #referenced commercial and manufacturing uses#, the Chairperson may permit that any #floor area# in the #building# be used for #dwelling units# provided that:

- (1) the total amount of #floor area# to be used for #dwelling units# does not exceed the amount of #floor area# occupied as #dwelling units# on September 1, 1980;
  - (2) #referenced commercial and manufacturing uses# located on #floor area# to be used for #dwelling units# that has been offered a new or amended lease within the #building#, with a minimum term of two years from the date of application, at a fair market rental for the same amount of #floor area# previously occupied, and such lease is not subject to cancellation by the landlord;
  - (3) any #residential# tenant who occupied a #dwelling unit# shall be relocated to a #dwelling unit# within the #building# with a #floor area# equal to not less than 95 percent of the amount of #floor area# in the #dwelling unit# previously occupied; and
  - (4) as a result of such action by the Chairperson, #residential uses# will be located on #stories# above #manufacturing# #uses#.
- (b) In M1-6 Districts located within the rectangle formed by West 35th Street, Fifth Avenue, West 40th Street and Sixth Avenue, no #dwelling units# shall be permitted, except that:
- (1) #dwelling units# which the Chairperson determines were occupied on May 18, 1981, shall be a permitted #use# provided that a complete application to permit such #use# is filed by the owner of the #building# or the occupant of the #dwelling unit# not later than June 21, 1983. For the purposes of Article 7C of the New York State Multiple Dwelling Law, such a determination of #residential# occupancy shall be deemed to permit #residential use# as-of-right for such #dwelling unit#.
  - (2) in any #building# for which an alteration application for conversion of #floor area# used for non-#residential use# to #dwelling units# or for an #extension# or minor #enlargement# of existing #residential use#, was filed prior to May 18, 1981, #dwelling units# shall be permitted, provided that such alterations shall comply with the regulations in effect on the date of such filing. The right to convert to #dwelling units# or #extend# or #enlarge# existing #residential use# pursuant to the provisions of this paragraph (b) shall expire one year from July 23, 1981,



unless a temporary or permanent certificate of occupancy has been issued:

\* \* \*

## ARTICLE IV MANUFACTURING DISTRICT REGULATIONS

### Chapter 2 Use Regulations

\* \* \*

## 42-30 SPECIAL PROVISIONS APPLICABLE TO CERTAIN AREAS AND DISTRICTS

\* \* \*

### 42-31 Special Regulations Applicable to Certain Districts

\* \* \*

### 42-31.4 Use regulations in certain M1-1, M1-5 and M1-6 Districts

[REMOVED AREAS SUBSUMED BY DISTRICT BOUNDARIES TO ALIGN WITH MSX PROPOSAL]

- (a) In the M1-1 District bounded by 95th Avenue, 148th Street, 97th Avenue and 147th Place in Community District 12 in the Borough of Queens, the #use# regulations of an M1 District shall apply, except that #residential use# is allowed subject to the #bulk# regulations of Section 43-01 (Applicability of This Chapter) and the #accessory# off-street parking regulations of Section 44-024 (Applicability of regulations in an M1-1 District in Community District 12 in the Borough of Queens).
- (b) In M1-5 and M1-6 Districts, except for M1-6D Districts, located within the rectangle formed by West 23rd Street, Fifth Avenue, West 31st Street, and Eighth Avenue West 31st Street, Eighth Avenue, West 30th Street, and Sixth Avenue, no new #dwelling units# shall be permitted. However, #dwelling units# which the Chairperson of the City Planning Commission determines were occupied on September 1, 1980, shall be a permitted #use# provided that a complete application to permit such #use# is filed by the owner of the #building# or the occupant of a #dwelling unit# in such #building# not later than June 21, 1983.

Such #dwelling units# shall comply with the requirements of Section 15-024 (Special bulk regulations for certain pre-existing dwelling units and joint living-work quarters for artists). For the purposes of Article 7C of the New York State Multiple Dwelling Law, such a determination of #residential# occupancy on September 1, 1980, shall be deemed to permit #residential use# as-of-right for such #dwelling units#.

- (c) In M1-6 Districts located within the rectangle formed by West 35th Street, Fifth Avenue, West 40th Street and Sixth Avenue, no #dwelling units# shall be permitted, except that:
- (1) #dwelling units# which the Chairperson of the City Planning Commission determines were occupied on May 18, 1981, shall be a permitted #use# provided that a complete application to permit such #use# is filed by the owner of the #building# or the occupant of the #dwelling unit# not later than June 21, 1983. For the purposes of Article 7C of the New York State Multiple Dwelling Law, such a determination of #residential# occupancy shall be deemed to permit #residential use# as-of-right for such #dwelling unit#;
- (2) in any #building# for which an alteration application for #conversion# of #floor area# used for non-#residential use# to #dwelling units# or for an #extension# or minor #enlargement# of existing #residential use#, was filed prior to May 18, 1981, #dwelling units# shall be permitted, provided that such alterations shall comply with the regulations in effect on the date of such filing. The right to #convert# to #dwelling units# or #extend# or #enlarge# existing #residential use# pursuant to the provisions of this Section shall expire one year from July 23, 1981, unless a temporary or permanent certificate of occupancy has been issued; and
- (3) in M1-6D Districts, #residential use# shall be permitted as-of-right subject to the #use# regulations set forth in Section 42-31.2 (Use regulations in M1-6D Districts).

\* \* \*

### Chapter 3 Bulk Regulations

\* \* \*

## 43-40 HEIGHT AND SETBACK REGULATIONS

\* \* \*

### 43-43 Maximum Height of Front Wall and Required Front Setbacks

[REMOVED M1-6 SETBACK REQUIREMENTS TO ALIGN WITH MSX PROPOSAL]

M1 M2 M3

In all districts, other than districts with an A suffix, 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.

The regulations of this Section shall apply, except as otherwise provided in Sections 43-42 (Permitted Obstructions), 43-44 (Alternate Front Setbacks) or 43-45 (Tower Regulations). In M1-1 Districts, for #community facility buildings#, the maximum height of a front wall shall be 35 feet or three #stories#, whichever is less, and the height above the #street line# shall be 35 feet, and in M1-4 Districts, for #community facility buildings#, the maximum height of a front wall shall be 60 feet or six #stories#, whichever is less.

For #zoning lots# in M1-6 Districts 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, the following #street wall# regulations shall apply to #street# frontages not occupied by a #public plaza#. The #street wall# of a #building# shall be located on the #street line# and extend along the entire #street# frontage of the #zoning lot# up to a minimum height of 125 feet or the height of the #building#, whichever is less, and a maximum height of 150 feet. Above a height of 150 feet, no portion of a #building# may penetrate a #sky exposure plane# except for towers, pursuant to Section 43-45. The #sky exposure plane# shall begin at a height of 150 feet above the #street line# and rise over the #zoning lot# at a slope of 5.6 feet of vertical distance for each foot of horizontal distance on a #wide street#, and at a slope of 2.7 feet of vertical distance for each foot of horizontal distance on a #narrow street#. The provisions of Section 43-44 shall not apply. On the ground floor, recesses shall be permitted where required to provide access to the #building#, provided such recesses do not exceed three feet in depth as measured from the #street line#. Above the level of the second #story#, up to 30 percent of the #aggregate width of street walls# may be recessed beyond the #street line#. However, no recesses shall be permitted within 20 feet of an adjacent #building# and within 30 feet of the intersection of two #street lines#.

\* \* \*

## ARTICLE VI SPECIAL REGULATIONS APPLICABLE TO CERTAIN AREAS

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

\* \* \*

### 66-10 GENERAL PROVISIONS

#### 66-11 Definitions

[SPECIAL GARMENT CENTER (GC) DISTRICT REMOVED AND SPECIAL MIDTOWN SOUTH MIXED USE DISTRICT (MSX) ADDED TO CENTRAL BUSINESS DISTRICTS APPLICABILITY]

For purposes of this Chapter, matter in italics is defined in Section 12-10 (DEFINITIONS) and in this Section, except where explicitly stated otherwise in individual provisions in this Chapter.

\* \* \*

#### Central Business Districts

For the purposes of this Chapter, "Central Business Districts" shall refer to #Special Midtown District#, #Special Hudson Yards District#, #Special Lower Manhattan District#, #Special Downtown Brooklyn District#, #Special Long Island City Mixed Use District# or #Special Garment Center District#. #Special Midtown South Mixed Use District#.

\* \* \*

## ARTICLE VII ADMINISTRATION

### Chapter 3 Special Permits by the Board of Standards and Appeals

\* \* \*

### 73-60 MODIFICATIONS OF BULK REGULATIONS

\* \* \*

### 73-62 Modification of Bulk Regulations for Buildings Containing Residences

\* \* \*

### 73-624 Modification of Affordable Housing Fund payment options in the SoHo NoHo Mixed Use District and the Special Midtown South Mixed Use District

[ADDING APPLICABILITY FOR SPECIAL MIDTOWN SOUTH  
MIXED USE DISTRICT]

Within the #Special SoHo-NoHo Mixed Use District# and the #Special Midtown South Mixed Use District#, for #conversions# from non-#residential# to #residential use# in #buildings# existing prior to December 15, 2021, that are not otherwise subject to paragraph (a)(3) (v) of Section 27-131 (Mandatory Inclusionary Housing), the Board of Standards and Appeals may permit a contribution to the #affordable housing fund# pursuant to such paragraph to satisfy the requirements of paragraph (a)(3), inclusive, of such Section, provided that the Board finds that:

- the configuration of the #building# imposes constraints, including, but not limited to, deep, narrow or otherwise irregular #building# floorplates, limited opportunities to locate #legally required windows#, or pre-existing locations of vertical circulation or structural column systems, that would create practical difficulties in reasonably configuring the required #affordable floor area# into a range of apartment sizes and bedroom mixes serving a number of lower-income residents comparable to what such quantity of #affordable floor area# would serve in a more typical configuration, pursuant to the #guidelines# of the Inclusionary Housing Program. Before the Board issues a final determination on any application made pursuant to this Section, the Department of Housing Preservation and Development shall submit comment or appear before the Board regarding this finding;
- the practical difficulties existed on December 15, 2021.

For the purposes of this Section, defined terms include those set forth in Sections 12-10 and 27-11.

A copy of each application to the Board for a special permit under the provisions of this Section shall be provided by the applicant to the Department of Housing Preservation and Development concurrently with its submission to the Board.

The Board may prescribe such conditions and safeguards as it deems necessary to minimize adverse effects upon the surrounding area and the community at large.

\* \* \*

### Chapter 4 Special Permits by the City Planning Commission

\* \* \*

### 74-80 ADDITIONAL PERMITS

\* \* \*

### 74-85 Covered Pedestrian Space

[ADDING APPLICABILITY FOR SPECIAL MIDTOWN SOUTH  
MIXED USE DISTRICT (MSX) AND CERTAIN M1-A DISTRICTS]

C4-7 C5-2 C5-3 C5-4 C5-5 C6-4 C6-5 C6-6 C6-7 C6-8 C6-9 C6-11 C6-12  
M1-6A M1-7A M1-8A M1-9A

In the districts indicated and in the #Special Midtown South Mixed Use District#, the City Planning Commission may permit #floor area# bonuses for #covered pedestrian space# in accordance with the provisions of Sections 74-851 through 74-853, inclusive.

### 74-851 Floor area bonus for covered pedestrian space

[REMOVING 12.0 FAR RESTRICTION; ADDING M1-A DISTRICT  
APPLICABILITY]

For the #development# or #enlargement# of a #commercial#, #community facility# or #mixed building#, for each square foot of #covered pedestrian space# provided on a #zoning lot#, the total #floor area# permitted on that #zoning lot# under the provisions of Section 33-12 (Maximum Floor Area Ratio) or Section 43-132 (Floor area regulations in M1 Districts with an A suffix), as applicable, may be increased as set forth in the following table:

PERMITTED ADDITIONAL FLOOR AREA PER SQUARE FOOT OF  
COVERED PEDESTRIAN SPACE

District	Basic (in square feet)	Maximum (in square feet)
C5-3 C5-5 C6-6 C6-7 C6-9 C6-11 C6-12 M1-8A M1-9A	11	14
C4-7 C5-2 C5-4 C6-4 C6-5 C6-8 M1-6A M1-7A	8	11

In no event shall the resulting #floor area ratio# exceed the amount set forth in Section 33-12 the underlying provisions by more than 20 percent. Any #floor area# bonus earned by providing a #covered pedestrian space# may be applied to increase the #residential# #floor area# of a #mixed building#, provided the maximum #floor area ratio# for the #residential# portion does not exceed 12.0.

Any portion of the #covered pedestrian space# that is within 10 feet of a #street line# or #lot line# and that is extended along such #street line# or #lot line# on either side of an entrance to it from an adjoining #street#, #arcade#, #publicly accessible open area#, #court#, #yard# or other #covered pedestrian space#, may receive only that #floor area# bonus accorded to an #arcade#.

\* \* \*

## ARTICLE VIII SPECIAL PURPOSE DISTRICTS

### Chapter 1 Special Midtown District

\* \* \*

### 81-20 BULK REGULATIONS

### 81-21 Floor Area Ratio Regulations

\* \* \*

### 81-211 Maximum floor area ratio for non-residential or mixed buildings

[REMOVE MENTION OF M1-6 FROM CHART]

- For #non-residential buildings# or #mixed buildings#, the basic maximum #floor area ratios# of the underlying districts shall apply as set forth in this Section.
- In the #Special Midtown District#, the basic maximum #floor area ratio# on any #zoning lot# may be increased by bonuses or other #floor area# allowances only in accordance with the provisions of this Chapter, and the maximum #floor area ratio# with such additional #floor area# allowances shall in no event exceed the amount set forth for each underlying district in the following table:

MAXIMUM FLOOR AREA ALLOWANCES FOR SPECIFIED  
FEATURES AND MAXIMUM FLOOR AREA RATIOS BY DISTRICTS

	Maximum #Floor Area Ratio# (FAR)				
Means for Achieving Permitted FAR Levels on a #Zoning Lot#	C5P	C6-4 C6-5 M1-6	C5-2.5 C6-4.5 C6-5.5 C6-6.5	C6-7T	C5-3 C6-6 C6-7
A. Basic Maximum FAR	8.0	10.0	12.0	14.0	15.0

B. Maximum As-of-Right #Floor Area# Allowances: #Public plazas# - Section 81-23	—	1.0 <sup>1,2</sup>	1.0 <sup>1,3</sup>	—	1.0 <sup>2</sup>
C. Maximum Total FAR with As-of-Right Incentives	8.0	11.0 <sup>1,2,6</sup>	13.0 <sup>1,3</sup>	14.0	16.0
D. Maximum District-wide #Floor Area# Allowances: #Mass Transit Station# - Section 66-51	1.6 <sup>5</sup>	2.0 <sup>5</sup>	2.4	2.8	3.0
E. Maximum Total FAR with District-wide and As-of-Right Incentives	9.6	12.0	14.4	16.8	18.0
F. Maximum #Floor Area# Allowances in Penn Center Subdistrict: #Mass Transit Station# Improvement - Section 81-541	—	2.0	—	—	3.0
G. Maximum Total FAR with As-of-Right, District-wide and Penn Center Subdistrict Incentives	—	12.0	—	—	18.0
H. Maximum As-of-Right #Floor Area# Allowances in Theater Subdistrict:					
Development rights (FAR) of a “granting site” - Section 81-744	—	10.0	12.0	14.0	15.0
Maximum amount of transferable development rights (FAR) from “granting sites” that may be utilized on a “receiving site” - Section 81-744(a)	—	2.0	2.4	2.8	3.0
I. Maximum Total FAR with As-of-Right #Floor Area# Allowances in Theater Subdistrict	—	12.0	14.4	16.8	18.0
J. Maximum #Floor Area# Allowances by Authorization in Eighth Avenue Corridor - Section 81-744(b)	—	2.4	—	—	—
K. Maximum Total FAR with As-of-Right and Theater Subdistrict Authorizations	—	14.4	14.4	16.8	18.0
L. Maximum Special Permit #Floor Area# Allowances in Theater Subdistrict: Rehabilitation of “listed theaters” Section 81-745	—	4.4	2.4	2.8	3.0
M. Maximum Total FAR with Theater Subdistrict, District-wide and As-of-Right Incentives	9.6	14.4 <sup>7</sup>	14.4	16.8	18.0
N. Maximum FAR of Lots Involving Landmarks:					
Maximum FAR of a lot containing non-bonusable landmark - Section 74-711 or as-of-right	8.0	10.0	12.0	14.0	15.0
Development rights (FAR) of a landmark lot for transfer purposes - Section 75-42	8.0	10.0	13.0 <sup>4</sup>	14.0	16.0
Maximum amount of transferable development rights (FAR) from a landmark #zoning lot# that may be utilized on a #receiving lot# - Section 75-42	1.6	2.0	2.4	No Limit	No Limit
O. Maximum Total FAR of a Lot with Transferred Development Rights from Landmark #Zoning Lot#, Theater Subdistrict Incentives, District-wide Incentives and As-of Right Incentives	9.6	14.4 <sup>7</sup>	14.4	No Limit	No Limit

<sup>1</sup> Not available for #zoning lots# located wholly within Theater Subdistrict Core

<sup>2</sup> Not available within the Eighth Avenue Corridor

<sup>3</sup> Not available within 100 feet of a #wide street# in C5-2.5 Districts

<sup>4</sup> 12.0 in portion of C6-5.5 District within the Theater Subdistrict Core

<sup>5</sup> For #zoning lots# with #qualifying affordable housing# or #qualifying senior housing#, the permitted #floor area# bonus shall be calculated in accordance with Section 66-51 (Additional Floor Area for Mass Transit Station Improvements)

<sup>6</sup> 12.0 for #zoning lots# with full #block# frontage on Seventh Avenue and frontage on West 34th Street, pursuant to Section 81-542 (Retention of floor area bonus for plazas or other public spaces)

<sup>7</sup> For #zoning lots# utilizing a #floor area# bonus pursuant to Section 66-51, such maximum #floor area ratio# shall only be permitted with the provision of #qualifying affordable housing# or #qualifying senior housing#.

\* \* \*

## 81-70 SPECIAL REGULATIONS FOR THEATER SUBDISTRICT

### 81-71 General Provisions

[REVISE BOUNDARIES OF SPECIAL MIDTOWN DISTRICT TO EXCLUDE MSX]

The regulations of Sections 81-72 to 81-75, inclusive, relating to Special Regulations for the Theater Subdistrict, are applicable only in the Theater Subdistrict, of which the Theater Subdistrict Core and the Eighth Avenue Corridor are parts, except that any listed theater designated in Section 81-742, or portion thereof, located outside of the Theater Subdistrict shall be deemed to be a “granting site” pursuant to Section 81-744 (Transfer of development rights from listed theaters).

The Theater Subdistrict is bounded by West 57th Street, Avenue of the Americas, West 40th Street, Eighth Avenue, West 42nd Street, a line 150 feet west of Eighth Avenue, West 45th Street and Eighth Avenue.



The Theater Subdistrict Core is bounded by West 50th Street, a line 200 feet west of Avenue of the Americas, West 43rd Street and a line 100 feet east of Eighth Avenue.

The Eighth Avenue Corridor is bounded by West 56th Street, a line 100 feet east of Eighth Avenue, West 43rd Street, Eighth Avenue, West 42nd Street, a line 150 feet west of Eighth Avenue, West 45th Street and Eighth Avenue.

The west side of Eighth Avenue between 42nd and 45th Streets is also subject to the provisions of the Special Clinton District to the extent set forth in Article IX, Chapter 6, subject to Section 81-023 (Applicability of Special Clinton District regulations).

These boundaries are shown on Map 1 (Special Midtown District and Subdistricts) in Appendix A of this Chapter. The regulations of Sections 81-72 to 81-75, inclusive, supplement or modify the regulations of this Chapter applying generally to the #Special Midtown District# of which the Subdistrict is a part.

\* \* \*

## 81-72 Use Regulations Modified

[REVISING BOUNDARIES OF SPECIAL MIDTOWN DISTRICT TO EXCLUDE MSX]

The #use# regulations of this Section, inclusive, shall apply within that portion of the Theater Subdistrict bounded by West 40th Street, a line through the midblock between 40th Street and 41st Street, a line 100 feet east of Eighth Avenue, West 51st Street and a line 200 feet west of Avenue of the Americas, to #buildings# #developed# after May 13, 1982, to portions of #buildings# #enlarged# on the ground floor level after May 13, 1982, and to #extensions#.

\* \* \*

## 81-74 Special Incentives and Controls in the Theater Subdistrict

### 81-741 General provisions

[REMOVING MENTION OF M1-6 DISTRICT AS IT IS NO LONGER APPLICABLE]

\* \* \*

- (f) Limitations on non-theater-related bonuses in C6-4; or C6-5 or M1-6 Districts

For #zoning lots# or portions thereof in C6-4; or C6-5 or M1-6 Districts, the total amount of #floor area# derived from non-theater-related bonuses or other special #floor area# allowances, pursuant to provisions of this Chapter other than those in Sections 81-744, 81-745, 81-746 or 81-747, shall not exceed a #floor area ratio# of 2.0.

\* \* \*

## 81-745 Floor area bonus for rehabilitation of existing listed theaters

[REMOVING MENTION OF M1-6 DISTRICT AS IT IS NO LONGER APPLICABLE]

\* \* \*

- (b) Amount of rehabilitation bonus

The amount of bonus #floor area# granted for a qualifying theater rehabilitation shall be at the discretion of the Commission after consideration of the following findings:

- (1) how and to what extent the proposed rehabilitation will improve the theater's suitability for #use# as a legitimate theater;
- (2) how the proposed rehabilitation will contribute toward satisfying the needs of the Theater Subdistrict;
- (3) whether the bonus #floor area# will unduly increase the #bulk# of any #development# or #enlargement#, density of population or intensity of #use# on any #block# to the detriment of occupants of #buildings# on the #block# or the surrounding area; and
- (4) whether the distribution and location of such #floor area# bonus will adversely affect the surrounding area by restricting light and air or otherwise impair the essential character or future development of the surrounding area. Such bonus #floor area# shall not exceed 20 percent of the basic maximum #floor area# permitted on the #zoning lot# containing the #development# or #enlargement# by the regulations of the underlying district, except that in the

case of an underlying C6-4; or C6-5 or M1-6 District, the bonus #floor area# shall not exceed 44 percent of the basic maximum #floor area# permitted in such underlying district, and except that in the case of a #zoning lot# located partially in a C6-5.5 District and partially in a C6-7T District, the Commission may allow bonus #floor area# to be utilized anywhere on the #zoning lot#.

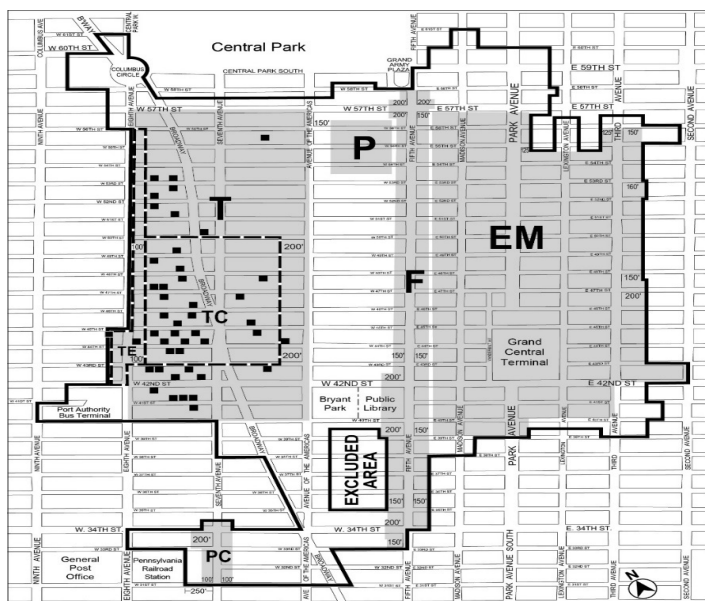
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## Appendix A Midtown District Plan Maps

[REVISING MAPS 1, 3, AND 4]

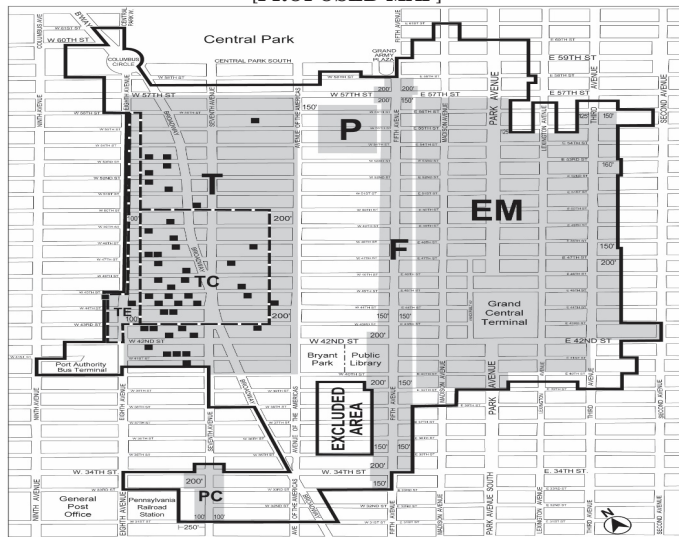
### Map 1: Special Midtown District and Subdistricts

[EXISTING MAP]



**F** Fifth Avenue Subdistrict  
**EM** East Midtown Subdistrict  
**PC** Penn Center Subdistrict  
**P** Preservation Subdistrict  
**T** Theater Subdistrict  
**TC** Theater Subdistrict Core  
**TE** Theater Subdistrict Eighth Avenue Corridor  
 ■ Listed Theaters  
 — Special Midtown District

[PROPOSED MAP]

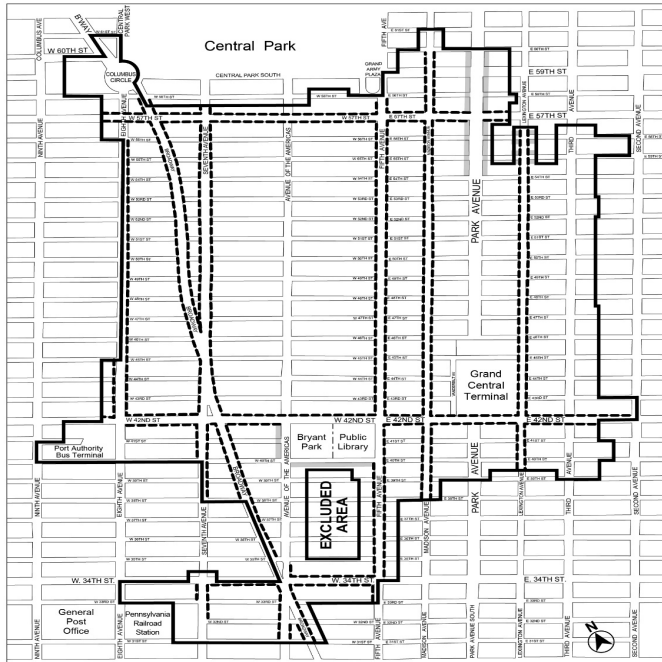


**F** Fifth Avenue Subdistrict  
**EM** East Midtown Subdistrict  
**PC** Penn Center Subdistrict  
**P** Preservation Subdistrict  
**T** Theater Subdistrict  
**TC** Theater Subdistrict Core  
**TE** Theater Subdistrict Eighth Avenue Corridor  
 ■ Listed Theaters  
 — Special Midtown District

\* \* \*

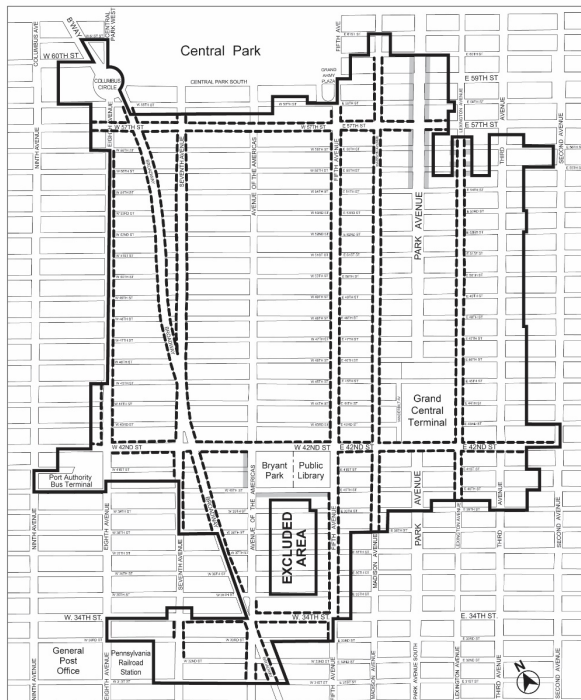
Map 3: Retail and Street Wall Continuity

[EXISTING MAP]



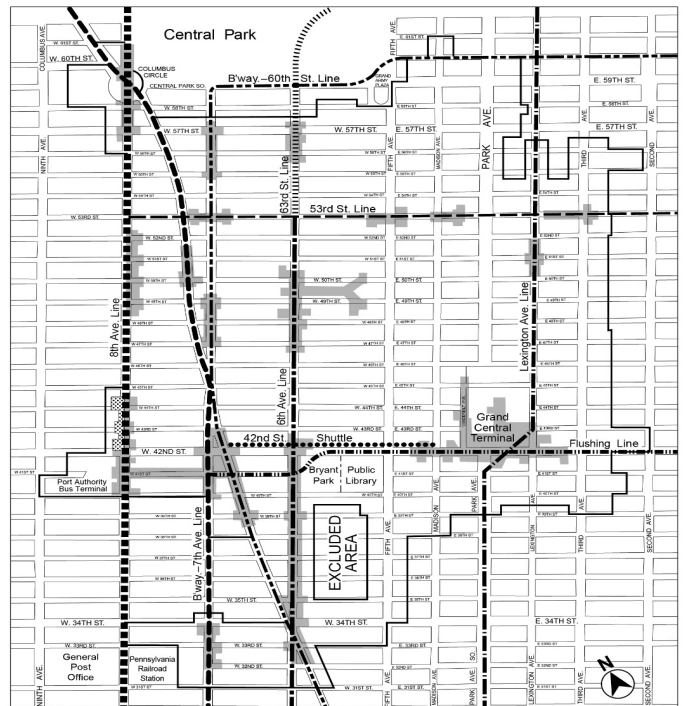
- Special Midtown District
- - - Retail and Street Wall Continuity required
- - - Only Street Wall Continuity required

[PROPOSED MAP]



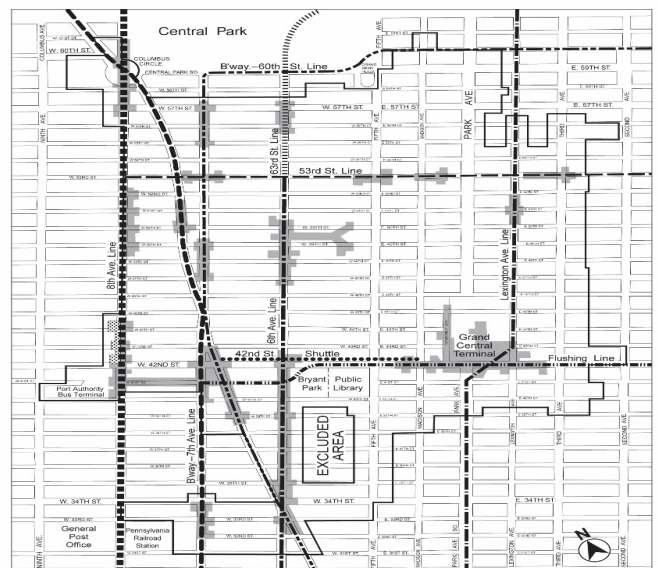
- Special Midtown District
- - - Retail and Street Wall Continuity required
- - - Only Street Wall Continuity required

[EXISTING MAP]



- Special Midtown District
- Improvement Area
- Improvement Area (Subway station improvement bonus pursuant to Section 81-292 not applicable)
- 8th Ave. Line
- Broadway-7th Ave. Line
- Broadway-60th St. Line
- 6th Ave. Line
- Lexington Ave. Line
- 63rd St. Line
- 53rd St. Line
- 42nd St. Shuttle
- Flushing Line

[PROPOSED MAP]



- Special Midtown District
- Improvement Area
- Improvement Area (Subway station improvement bonus pursuant to Section 81-292 not applicable)
- 8th Ave. Line
- Broadway-7th Ave. Line
- Broadway-60th St. Line
- 6th Ave. Line
- Lexington Ave. Line
- 63rd St. Line
- 53rd St. Line
- 42nd St. Shuttle
- Flushing Line

Map 4: Subway Station and Rail Mass Transit Facility Improvement Areas

\* \* \*

## ARTICLE IX SPECIAL PURPOSE DISTRICTS

### Chapter 3 Special Hudson Yards District (HY)

\* \* \*

#### 93-00 GENERAL PURPOSES

[REPLACING REFERENCE TO SPECIAL GARMENT CENTER DISTRICT WITH MSX]

\* \* \*

- (f) to provide a transition between the Hudson Yards District and the Clinton community to the north;
- (g) to provide a transition between the Hudson Yards District and the Garment Center Midtown South Mixed Use District to the east;
- (h) to provide a transition between the Hudson Yards District and the West Chelsea area to the south;

\* \* \*

#### 93-01 Definitions

[REMOVING REFERENCE TO SPECIAL GARMENT CENTER DISTRICT]

\* \* \*

#### Hudson Yards Redevelopment Area

The “Hudson Yards Redevelopment Area” shall be the areas within the #Special Hudson Yards District#, Subdistrict A-2 of the #Special Garment Center District#, the 42nd Street Perimeter Area of the #Special Clinton District#, and the area bounded by the center line of Eleventh Avenue, the northern #street line# of West 43rd Street, the westerly prolongation of the northern #street line# of West 43rd Street to the U.S. Pierhead Line, the U.S. Pierhead Line, the westerly prolongation of the southern #street line# of West 29th Street to the U.S. Pierhead Line, and the southern #street line# of West 29th Street. However, the area bounded by the westerly side of Eleventh Avenue, the southerly side of West 43rd Street, the westerly side of Twelfth Avenue and the northerly side of West 33rd Street shall not be included in the #Hudson Yards Redevelopment Area#, except for any portion of such #blocks# containing a transit easement for subway-related use. Furthermore, the #Hudson Yards Redevelopment Area# shall not include any underground connections from a subway station to any #use# located on such excluded #blocks# or between any such #uses#.

\* \* \*

#### 93-04 Subdistricts and Subareas

[ADDING GARMENT CENTER SUBDISTRICT H]

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

Large-Scale Plan Subdistrict A  
Farley Corridor Subdistrict B  
34th Street Corridor Subdistrict C  
Hell’s Kitchen Subdistrict D  
South of Port Authority Subdistrict E  
Western Rail Yard Subdistrict F  
Eleventh Avenue Subdistrict G  
Garment Center Subdistrict H

\* \* \*

#### 93-10 USE REGULATIONS

\* \* \*

#### 93-13 Special Commercial Use Regulations

\* \* \*

#### 93-131 Certification for office use

[REMOVING MENTION OF SPECIAL GARMENT CENTER DISTRICT]

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

- (a) No temporary certificate of occupancy from the Department of Buildings may be issued for any portion of a #development# or #enlargement# in the #Hudson Yards Redevelopment Area# that includes #uses# listed under Office in Use Group VII #developed# or #enlarged# after January 19, 2005, until the Chairperson of the Department of City Planning certifies to the Commissioner of Buildings that:
  - (1) such #development# or #enlargement# does not utilize any #floor area# increases pursuant to Section 96-25 (Floor Area Bonus for New Theater Use); or
  - (2) such #development# or #enlargement# utilizes #floor area# increases pursuant to the special provisions for #qualifying affordable housing# or #qualifying senior housing# in Sections 93-222 (Maximum floor area ratio in the 34th Street Corridor Subdistrict C) or 93-223 (Maximum floor area ratio in Hell’s Kitchen Subdistrict D), or the provisions of Sections 93-30 (SPECIAL FLOOR AREA REGULATIONS), inclusive, or 96-25, and will not result in a total amount of office #floor area# #developed# or #enlarged# after January 19, 2005, within the #Hudson Yards Redevelopment Area# of over 20 million square feet.

All #developments# or #enlargements# so certified shall be permitted in accordance with the provisions of this Chapter, or the provisions of the #Special Clinton District# ~~or the #Special Garment Center District#~~, as applicable.

- (b) Where the Chairperson of the Department of City Planning determines that the amount of #floor area# for #uses# listed under Offices in Use Group VII in any #development# or #enlargement# will result in a total amount of #floor area# #developed# or #enlarged# WITH SUCH #USE# after January 19, 2005, within the #Hudson Yards Redevelopment Area# of over 20 million square feet, no building permit from the Department of Buildings shall be issued for any #development# or #enlargement# that includes offices constructed after January 19, 2005, until the Chairperson certifies to the Commissioner of Buildings that:
  - (1) such #development# or #enlargement# does not utilize any #floor area# increases pursuant to the special provisions for #qualifying affordable housing# or #qualifying senior housing# in Sections 93-222 or 93-223, or the provisions of Sections 93-30, inclusive, or 96-25; or
  - (2) such #development# or #enlargement# utilizes #floor area# increases pursuant to the special provisions for #qualifying affordable housing# or #qualifying senior housing# in Sections 93-222 or 93-223, or the provisions of Sections 93-30, inclusive, or 96-25, and will not result in a total amount of office #floor area# #developed# or #enlarged# after January 19, 2005, within the #Hudson Yards Redevelopment Area# of over 25 million square feet.

All #developments# or #enlargements# so certified shall be permitted in accordance with the provisions of this Chapter, or the provisions of the #Special Clinton District# ~~or the #Special Garment Center District#~~, as applicable.

However, if such #developments# or #enlargements# fail to comply with the provisions of Section 11-331 with respect to completion of foundations within one year of the date of certification pursuant to this Section, such building permit shall lapse, and any new building permit will require a new Chairperson’s certification pursuant to this Section.

\* \* \*

#### 93-133 Transient hotels and offices in Subdistrict H

[ADDING TEXT FROM EXISTING SECTION 121-11 TO NEW SUBDISTRICT H]



For a #building# subject to the provisions of Sections 93-90 (HARASSMENT) and 93-91 (Demolition) and for which #HPD# issued a #certification of no harassment# that was in effect on June 11, 2018, a special permit pursuant to Section 74-152 (In Commercial Districts) shall not be required where such #building# is #enlarged# and a portion of which is subsequently converted to #residences# pursuant to Article I, Chapter 5 (Residential Conversions Within Existing Buildings), provided all new #transient hotel# rooms shall be located in the #enlarged# portion of such #building#, and except for #transient hotel# lobbies and #accessory# #uses# located below the floor level of the second #story#, the non-#enlarged# portion of such #building# shall contain only permanently affordable #residences# pursuant to a #regulatory agreement# enforceable by #HPD#.

In Subdistrict H, any #development# or #enlargement# that includes #uses# listed under Offices in Use Group VII, #developed# or #enlarged# after January 19, 2005, shall be permitted only pursuant to Section 93-13 (Special Office Use Regulations).

### 93-134

#### C6-4M Districts in Subdistrict H

[ADDING TEXT FROM EXISTING SECTION 121-12 TO NEW SUBDISTRICT H]

In the C6-4M District located within Subdistrict H, for #buildings# existing on January 19, 2005, the #use# regulations of the underlying district shall be modified as follows:

- (a) The following #uses# shall be allowed:

#### From Use Group IX

All #uses# listed under Use Group IX(A) that are permitted in a C8 District

#### From Use Group X

All #uses# listed under Use Group X that are permitted in a C8 District.

### 93-133

### 93-135

#### Vehicle storage establishments

[UPDATING SECTION NUMBER; TITLE AND TEXT UNCHANGED]

Within Subdistrict G, commercial or public vehicle storage, including #accessory# motor fuel pumps listed under Use Group IX(C) shall be permitted as-of-right, applicable to a C8 District. The #floor area# of a #building# shall not include floor space used for public utility vehicle storage provided in any #story# located not more than 56 feet above #curb level#.

\* \* \*

### 93-16

#### Modification of Sign Regulations

[ADDING TEXT FROM EXISTING SECTION 121-20 TO NEW SUBDISTRICT H]

\* \* \*

- (b) Subdistrict F

- (2) Other locations

Within Subdistrict F, the underlying #sign# regulations shall apply for #signs# located beyond 50 feet of the #High Line#, and for portions of #signs# located entirely below the level of the #High Line bed# along West 30th Street. However, #flashing signs# shall not be permitted in Subdistrict F, except along frontages within 200 feet of the intersection of the West 33rd Street and Eleventh Avenue #street lines#.

- (c) Subdistrict H

In Subdistrict H, #flashing signs# shall not be permitted.

\* \* \*

### 93-20

#### FLOOR AREA REGULATIONS

\* \* \*

### 93-22

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

[ADDING TEXT FROM EXISTING SECTION 121-41 TO NEW SUBDISTRICT H]

\* \* \*

- (c) Subdistrict G

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

- (d) Subdistrict H

The basic maximum #floor area ratio# of a #zoning lot# containing non-#residential buildings# shall be 10.0 and may be increased to a maximum #floor area ratio# of 12.0 pursuant to Section 93-31 (District Improvement Fund Bonus). Such #zoning lot# may also contain #residences# within #buildings# existing on January 19, 2005, provided that such #buildings# are not #enlarged# after such date. For #zoning lots# containing #residences# within a #building# that is #developed# or #enlarged# on or after January 19, 2005, the basic maximum #floor area ratio# shall be 6.5. The #floor area ratio# of any such #zoning lot# may be increased from 6.5 as follows:

- (1) The #residential# #floor area# may be increased to a maximum of 12.0 where the following are met:
  - (i) an amount of #floor area# equal to at least 20 percent of the total #residential# #floor area# is allocated to #qualifying affordable housing# or #qualifying senior housing#; and
  - (ii) a #floor area# increase or transfer equal to a #floor area ratio# of 2.5 has been earned pursuant to Section 93-31 or 93-32 (Floor Area Regulations in the Phase 2 Hudson Boulevard and Park).
- (2) For the #conversion# to #dwelling units# of non-#residential buildings#, or portions thereof, where the total #floor area# on the #zoning lot# to be #converted# to #residential use# exceeds a #floor area ratio# of 12.0, such excess #floor area# shall be permitted only pursuant to Section 93-31.

For #developments# or #enlargements# on #qualifying transit improvement sites#, a #floor area# bonus for #mass transit station# improvements may be granted by the City Planning Commission pursuant to the provisions of Section 66-51 (Additional Floor Area for Mass Transit Station Improvements). As a pre-condition to applying for such #floor area# bonus, the applicant shall demonstrate that a #floor area ratio# of no less than 0.1 of the maximum #floor area ratio# pursuant to Section 93-31 or the provisions of paragraph (a) of this Section, has been achieved prior to, or in conjunction with, the application. For the purposes of this paragraph, defined terms additionally include those in Section 66-11 (Definitions).

\* \* \*

### 93-30

#### SPECIAL FLOOR AREA REGULATIONS

### 93-31

#### District Improvement Fund Bonus

[REMOVING REFERENCE TO SPECIAL GARMENT CENTER DISTRICT]

In Subdistrict A-2 of the #Special Garment Center District# and in the #Special Hudson Yards District#, except in Subdistrict F, the Chairperson of the City Planning Commission shall allow, by certification, the applicable basic maximum #floor area ratio# to be increased up to the maximum amount specified in Sections 93-21; or 93-22 or 121-31, as applicable, provided that instruments in a form acceptable to the City are executed and recorded and that, thereafter, a contribution has been deposited in the #Hudson Yards District Improvement Fund#. The execution and recording of such instruments and the payment of such non-refundable contribution shall be a precondition to the filing for or issuing of any building permit allowing more than the basic maximum #floor area# for such #development# or #enlargement#.

\* \* \*

- (a) a letter from the applicant for such permit dated no earlier than 30 days prior to issuance thereof, stating whether as of such date the applicant anticipates filing an application to increase the applicable basic maximum #floor area ratio# pursuant to the provisions of this Section and/or other provisions in Sections 93-222 (Maximum floor area ratio in the 34<sup>th</sup> Street Corridor Subdistrict C); or 93-223 (Maximum floor area ratio in Hell's Kitchen Subdistrict D) or 121-41 (Maximum Permitted Floor Area Within Subdistrict A-2); or

- (b) an application for a bonus from such applicant to increase the applicable basic maximum #floor area ratio# pursuant to the provisions of this Section and/or other provisions in Sections 93-222, or 93-223 or 121-41.

Copies of letters received from applicants pursuant to paragraph (a) of this Section shall be forwarded by the Department of City Planning to the Community Board and local City Council member, and maintained on file and be available for public inspection at such Department.

The contribution amount shall be \$100 per square foot of #floor area# as of January 19, 2005, and shall be adjusted by the Chairperson annually. Such adjustment shall occur on August 1 of each calendar year, based on the percentage change in the Consumer Price Index for all urban consumers as defined by the U.S. Bureau of Labor Statistics for the twelve months ended on June 30 of that year. The contribution amount shall be determined based upon the rate which is in effect at the time the contribution is received, and contributions may be made only on days when the Hudson Yards Infrastructure Corporation (the "Corporation") is open for business and during business hours as specified by the Corporation.

The Commission may promulgate rules regarding the administration of this Section, and the Commission may also, by rule, adjust the contribution amount specified in the preceding paragraph to reflect changes in market conditions within the #Hudson Yards Redevelopment Area# if, in its judgment, the adjusted amount will facilitate the district-wide improvements that are consistent with the purposes of this Chapter and the purposes of the #Special Garment Center District#. The Commission may make such an adjustment by rule, not more than once a year.

\* \* \*

### 93-40 HEIGHT AND SETBACK REGULATIONS

\* \* \*

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

\* \* \*

- (d) Length of #building# wall

The maximum length of any #story# located above a height of 500 feet shall not exceed 250 feet. Such length shall be measured by inscribing within a rectangle the outermost walls at the level of each #story# entirely above a height of 500 feet. No side of such rectangle shall exceed a width of 250 feet.

### 93-43 Height of Street Walls and Maximum Building Height Within Subdistrict H

[ADDING TEXT FROM EXISTING SECTION 121-42 TO NEW SUBDISTRICT H]

- (a) Height of #street walls#

The #street wall# location provisions of paragraph (a) of Section 35-631 shall apply, except that the #street wall# shall extend to a minimum base height of 80 feet and a maximum base height of 90 feet before setback. However, if the height of an adjacent #street wall# fronting on the same #street line# is higher than 90 feet before setback, the #street wall# of the new or #enlarged# #building# may rise without setback to the height of such adjacent #street wall#, up to a maximum height of 120 feet.

For #zoning lots#, or portions thereof, with #street# frontage of 25 feet or less and existing on June 29, 2010, a minimum base height lower than 80 feet shall be permitted along such #street# frontage in accordance with the following provisions:

- (1) where the height of an adjacent #street wall# fronting on the same #street line# is at least 60 feet and less than 80 feet, the #street wall# of the new or #enlarged# #building# may rise without setback to the height of such adjacent #street wall#; or
- (2) where the height of an adjacent #street wall# fronting on the same #street line# is less than 60 feet, the #street wall# of the new or #enlarged# #building# may rise without setback to a minimum #street wall# height of 60 feet.

The #street wall# of any #building# may rise to a height less than the minimum base height required pursuant to this paragraph (a), provided that no #building# on the #zoning lot# exceeds such height, except where such #building# is located on a #zoning lot# with multiple #buildings#, one or more of which is #developed#, #enlarged# or altered after February 2, 2011, to a height exceeding the minimum base height required pursuant to this paragraph (a).

- (b) Maximum #building# height

Above a height of 90 feet or the height of the adjacent #street wall# if higher than 90 feet, no portion of a #building or other structure# shall penetrate a #sky exposure plane# that begins at a height of 90 feet above the #street line#, or the height of the adjacent #street wall# if higher than 90 feet, and rises over the #zoning lot# at a slope of four feet of vertical distance for each foot of horizontal distance to a maximum height limit of 250 feet, except as provided below:

- (1) any portion of the #building or other structure# #developed# or #enlarged# pursuant to the tower regulations of Section 33-45 (Tower Regulations) or paragraph (d) of Section 35-632 (Maximum height of buildings and setback regulations), as applicable, may penetrate the #sky exposure plane#, provided no portion of such #building or other structure# exceeds the height limit of 250 feet; and
- (2) permitted obstructions, as listed in Section 33-42, may penetrate the #sky exposure plane# and the height limit of 250 feet. In addition, a dormer shall be allowed as a permitted obstruction pursuant to paragraph (b) of Section 23-413 (Permitted obstructions in certain districts).

On a #zoning lot# with frontage of at least 200 feet along at least one #street#, up to 20 percent of the #aggregate width of the street wall# facing such #street#, for a maximum width of 50 feet, may be recessed to a maximum depth of 15 feet from the #street line#, provided the recessed area is located a minimum of 20 feet from an adjacent #building# and that a minimum of 60 percent of such area is planted with any combination of grass, ground cover, shrubs, trees or other living plant material in the ground or in planters permanently affixed to the ground.

\* \* \*

### 93-80 OFF-STREET PARKING REGULATIONS

\* \* \*

### 93-81 Definitions

[REMOVING REFERENCE TO SPECIAL GARMENT CENTER DISTRICT]

Hudson Yards parking regulations applicability area

The "Hudson Yards parking regulations applicability area" is comprised of Subdistricts A, B, C, D and E of the #Special Hudson Yards District#, the 42nd Street Perimeter Area of the #Special Clinton District#, and Subdistrict A-2 of the #Special Garment Center District#.

\* \* \*

### 93-90 HARASSMENT

[REMOVING REFERENCE TO SPECIAL GARMENT CENTER DISTRICT]

- (a) Definitions

- (1) Anti-harassment area

"Anti-harassment area" shall mean the #Special Hudson Yards District# and Subdistrict A-2 of the #Special Garment Center District#.

\* \* \*

- (d) Certification of Cure for Harassment

\* \* \*

- (3) No portion of the #low income housing# required under this Section shall qualify to:

- (i) increase the #floor area ratio# pursuant to the provisions of Section 27-10 (ADMINISTRATION OF AFFORDABLE HOUSING), as modified by the provisions of the #Special Hudson Yards District# and the #Special Garment Center District#; or
- (ii) satisfy an eligibility requirement of any real property tax abatement or exemption program with respect to any #multiple dwelling# that does not contain such #low income housing#.

\* \* \*

## 93-91

**Demolition**

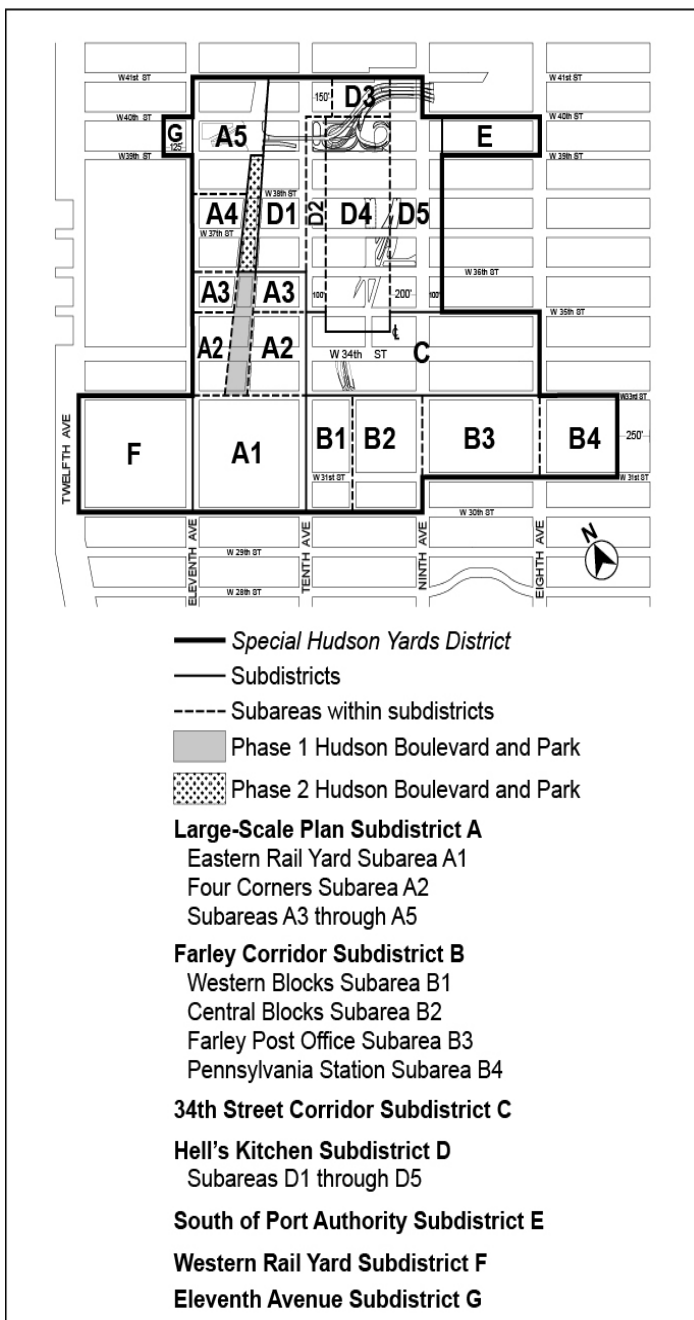
[REMOVING REFERENCE TO SPECIAL GARMENT CENTER DISTRICT AND ADDING MENTION OF SUBDISTRICT H OF SPECIAL HUDSON YARDS DISTRICT]

The Department of Buildings shall not issue a permit for the demolition of a #multiple dwelling#, as defined in Section 93-90 (HARASSMENT), paragraph (a)(14), located within Subareas D4 or D5 in the Hell's Kitchen Subdistrict D or within Subdistrict A-2 H of the #Special Garment Center District# #Special Hudson Yards District#, or an alteration permit for the partial demolition of a #multiple dwelling# located within Subareas D4 and D5 or within Subdistrict A-2 H of the #Special Garment Center District# #Special Hudson Yards District#, where such partial demolition would decrease the amount of #residential# #floor area# in such #multiple dwelling# by 20 percent or more, unless:

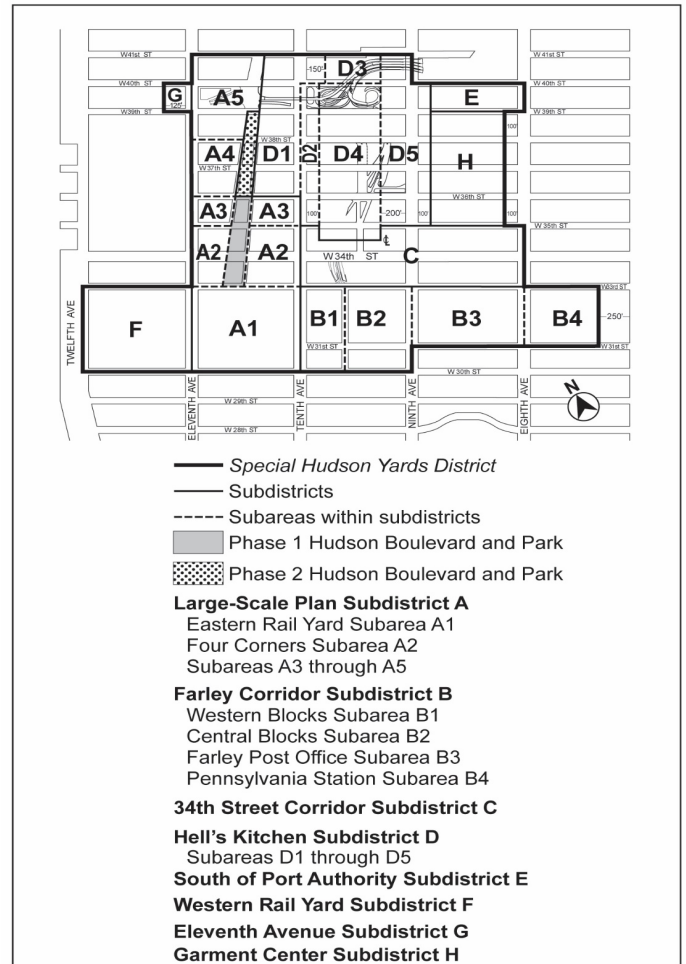
\* \* \*

**Appendix A****Special Hudson Yards District**

Map 1 — Special Hudson Yards District, Subdistricts and Subareas  
[EXISTING MAP]

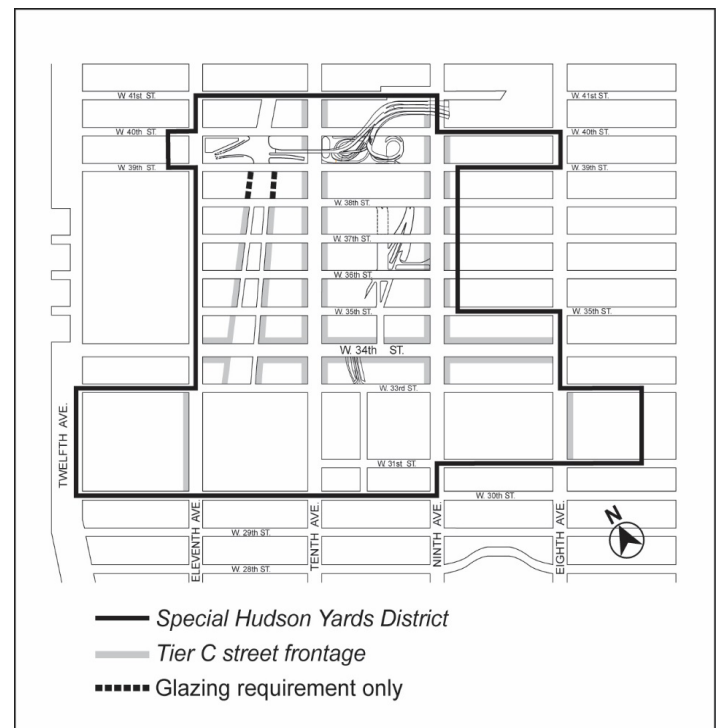


[PROPOSED MAP]



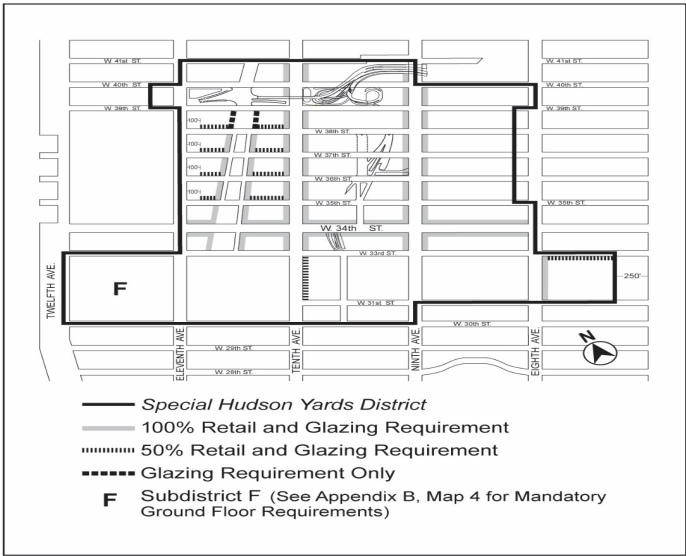
Map 2 — Mandatory Ground Floor Retail

[EXISTING MAP]



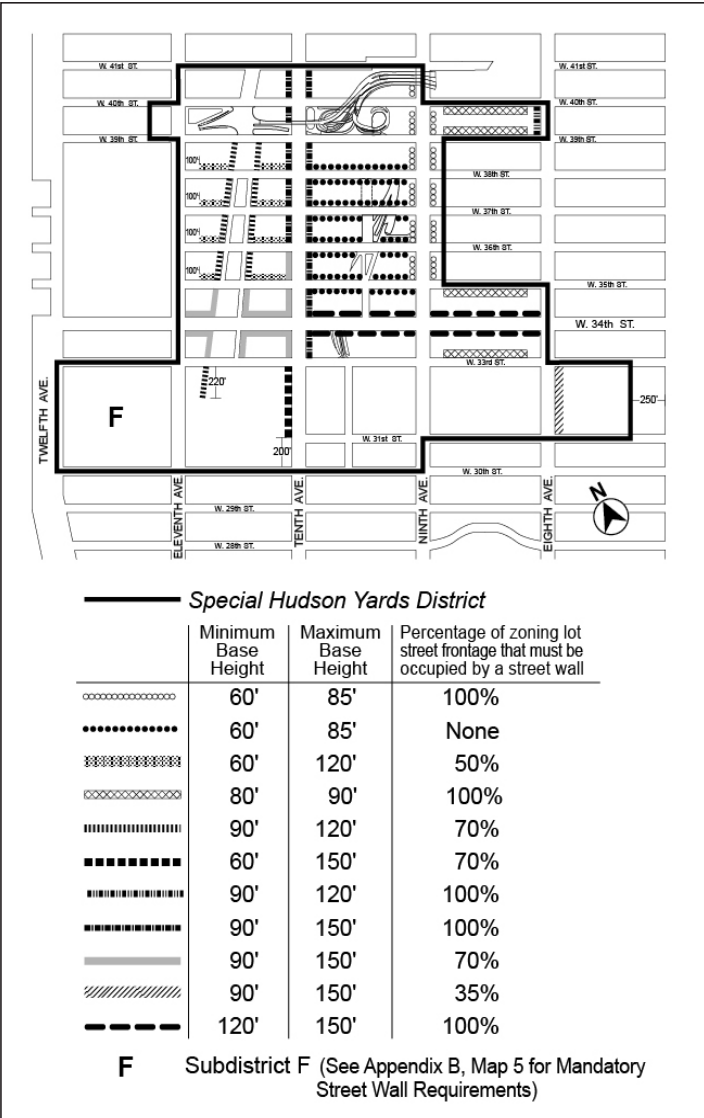


[PROPOSED MAP]

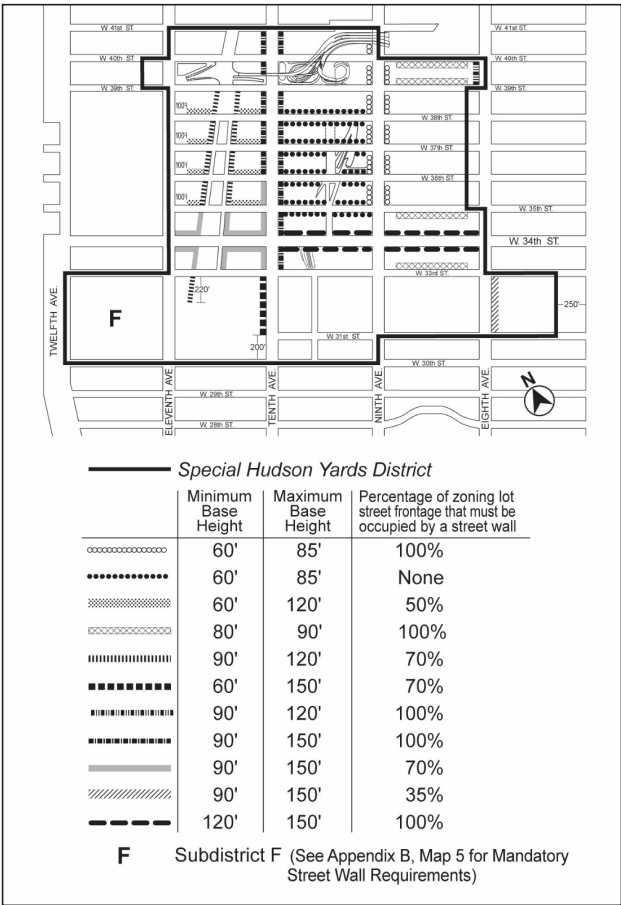


Map 3 — Mandatory Street Wall Requirements

[EXISTING MAP]

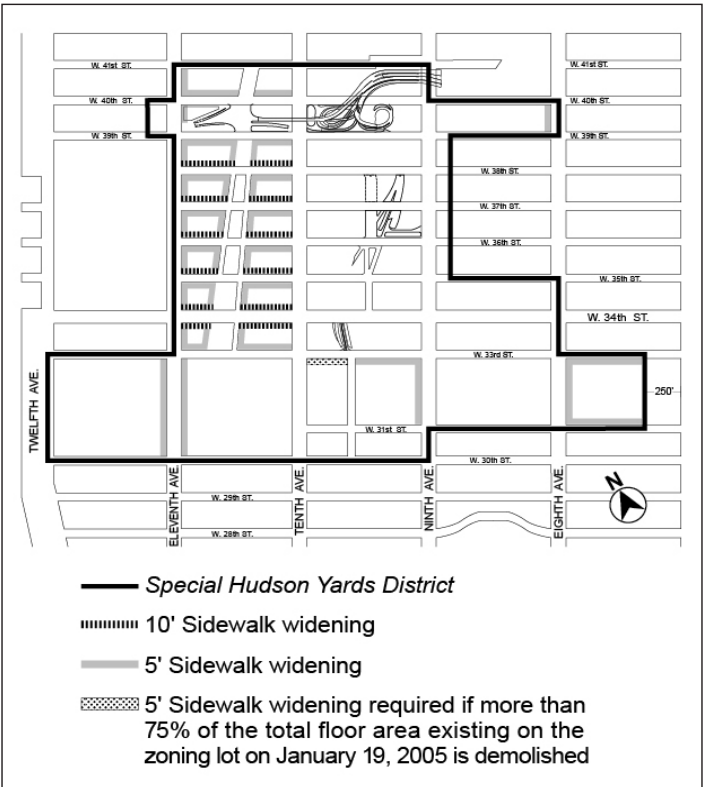


[PROPOSED MAP]

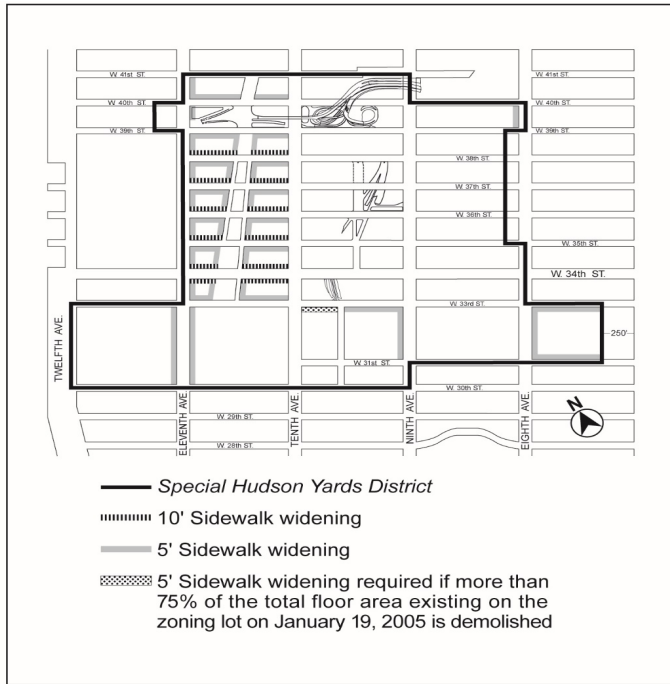


Map 4 — Mandatory Sidewalk Widening

[EXISTING MAP]

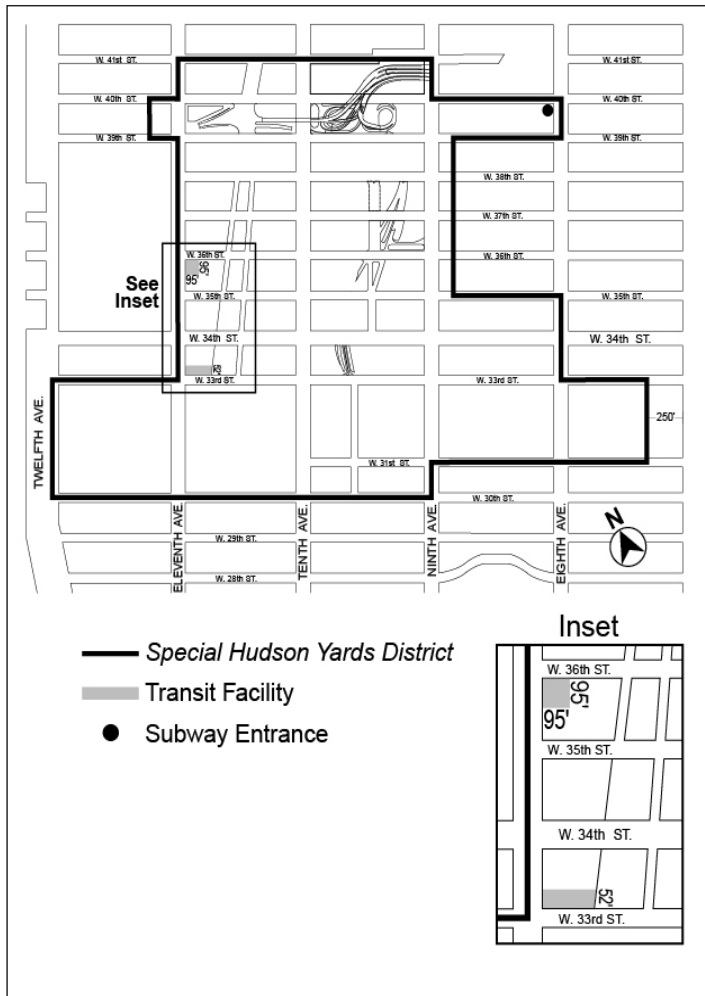


[PROPOSED MAP]

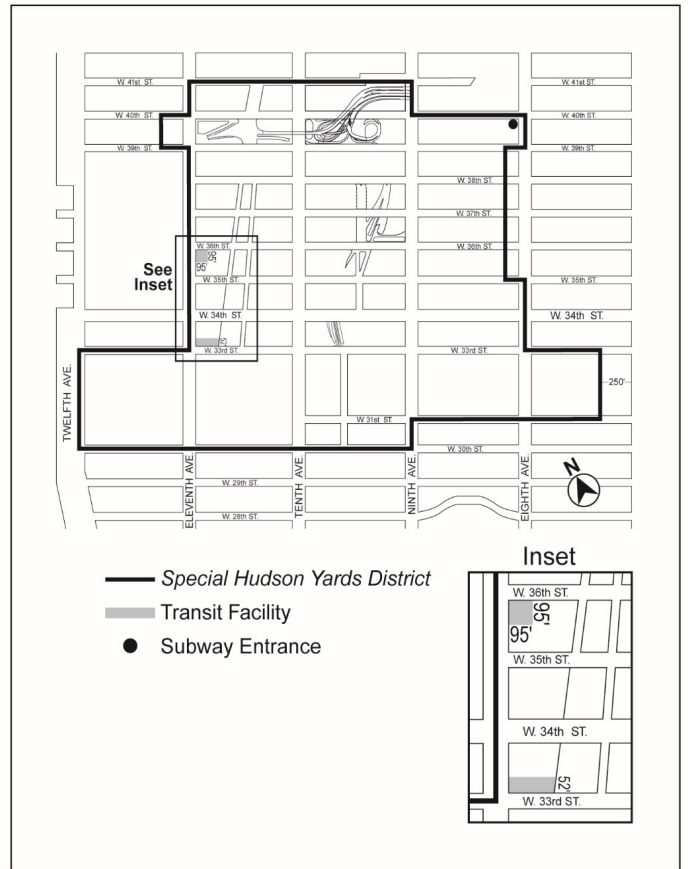


Map 5 — Transit Facilities

[EXISTING MAP]

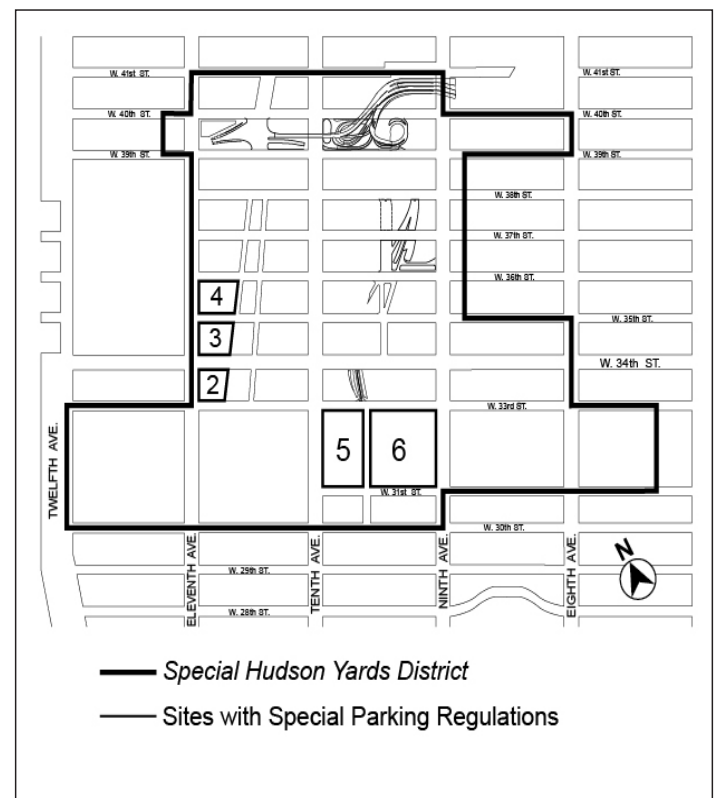


[PROPOSED MAP]

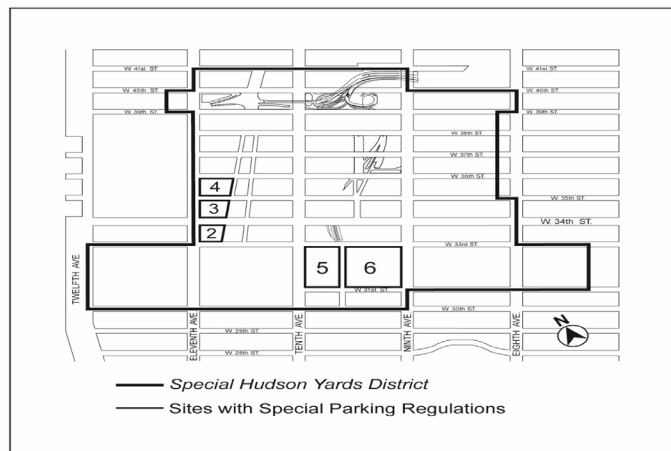


Map 6 — Sites Where Special Parking Regulations Apply

[EXISTING MAP]



## [PROPOSED MAP]



**Chapter 6**  
**Special Clinton District**

**96-10**  
**PRESERVATION AREA**

**96-107**  
**Harassment and cure**

[REMOVING REFERENCE TO SPECIAL GARMENT CENTER DISTRICT]

(d) Certification of Cure for Harassment

- (3) No portion of the #low income housing# required under this Section shall qualify to:
- increase the #floor area ratio# pursuant to Section 96-21 (Special Regulations for 42nd Street Perimeter Area); Section 96-22 (Special Regulations for Eighth Avenue Perimeter Area); any #floor area ratio# increase provision of the #Special Garment Center District#, #Special Hudson Yards District#, #Special West Chelsea District#, or requirements pursuant to Section 27-10 (ADMINISTRATION OF AFFORDABLE HOUSING); or
  - satisfy an eligibility requirement of any real property tax abatement or exemption program with respect to any #multiple dwelling# that does not contain such #low income housing#.

**Chapter 8**  
**Special West Chelsea District**

**98-70**  
**SUPPLEMENTAL REGULATIONS**

[REMOVING REFERENCE TO SPECIAL GARMENT CENTER DISTRICT]

Referral date

"Referral date" shall mean December 20, 2004.

In addition, Section 93-90, paragraph (d)(3), is modified as follows:

No portion of the #low income housing# required under this Section shall qualify to:

- increase the #floor area ratio# pursuant to the provisions of the #Special West Chelsea District#, #Special Hudson Yards District#, #Special Garment Center District#, #Special Clinton District# or Section 23-154; or

- satisfy an eligibility requirement of any real property tax abatement or exemption program with respect to any #multiple dwelling# that does not contain such #low income housing#.

\* \* \*

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

**Chapter 1**  
**Special Garment Center District (GC)**

[SPECIAL GARMENT CENTER (GC) DISTRICT PROVISIONS BEING DELETED AND BEING REPLACED BY NEW SPECIAL MIDTOWN SOUTH MIXED USE DISTRICT TEXT. GC'S SUBDISTRICT A-2 INCORPORATED INTO SPECIAL HUDSON YARDS DISTRICT'S NEW SUBDISTRICT H]

**121-00**  
**GENERAL PURPOSES**

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

- to retain adequate wage and job-producing industries within the Garment Center;
- to provide an opportunity for apparel production and showroom space in designated areas of the Garment Center;
- to preserve a variety of types of space for a diversity of businesses that service the Garment Center and the city;
- to recognize the unique character of the western edge of the Special District as integral to the adjacent Special Hudson Yards District;
- to establish an appropriate urban scale and visual character within the Garment Center; and
- to promote the most desirable use of land within the district, to conserve the value of land and buildings, and thereby protect the City's tax revenues.

**121-01**  
**General Provisions**

The provisions of this Chapter shall apply within the #Special Garment Center District#. The regulations of all other Chapters of this Resolution are applicable, except as superseded, supplemented or modified by the provisions of this Chapter. In the event of a conflict between the provisions of this Chapter and other regulations of this Resolution, the provisions of this Chapter shall control. However, for #transit-adjacent sites# or #qualifying transit improvement sites#, as defined in Section 66-11 (Definitions), in the event of a conflict between the provisions of this Chapter and the provisions of Article VI, Chapter 6 (Special Regulations Applying Around Mass Transit Stations), the provisions of Article VI, Chapter 6 shall control.

**121-02**  
**District Plan**

The regulations of this Chapter are designed to implement the #Special Garment Center District# Plan. The District Plan includes the following map:

Special Garment Center District and Subdistricts

The map is located in Appendix A of this Chapter and is hereby incorporated and made an integral part of this Resolution. It is incorporated for the purpose of specifying locations where special regulations and requirements set forth in the text of this Chapter apply.

**121-03**  
**Subdistricts**

In order to carry out the purposes and provisions of this Chapter, two Subdistricts, A1 and A2 are established within the #Special Garment Center District#. The location of the Subdistricts is shown on the map (Special Garment Center District and Subdistricts) in Appendix A of this Chapter.

**121-10**  
**SPECIAL USE REGULATIONS**

The #use# regulations of the applicable underlying district shall apply except as set forth in this Section.

**121-11**  
**Transient Hotels and Offices**

For a #building# subject to the provisions of Section 121-60 (ANTI-HARASSMENT AND DEMOLITION REGULATIONS IN SUBDISTRICT A-2) and for which #HPD# issued a #certification of



no harassment# that was in effect on June 11, 2018, a special permit pursuant to Section 74-152 (In Commercial Districts) shall not be required where such #building# is #enlarged# and a portion of which is subsequently converted to #residences# pursuant to Article I, Chapter 5 (Residential Conversions Within Existing Buildings); provided all new #transient hotel# rooms shall be located in the #enlarged# portion of such #building#, and except for #transient hotel# lobbies and #accessory# #uses# located below the floor level of the second #story#, the non-#enlarged# portion of such #building# shall contain only permanently affordable #residences# pursuant to a #regulatory agreement# enforceable by #HPD#.

In Subdistrict A-2, any #development# or #enlargement# that includes #uses# listed under Offices in Use Group VII, #developed# or #enlarged# after January 19, 2005, shall be permitted only pursuant to Section 93-13 (Special Office Use Regulations).

## 121-12

### C6-4M Districts in Subdistrict A-2

In the C6-4M District located within Subdistrict A-2, for #buildings# existing on January 19, 2005, the #use# regulations of the underlying district shall be modified as follows:

- (a) For #buildings# with 70,000 square feet or more of #floor area#, the #conversion# of non-#residential# #floor area# to #residences#, or to college or school student dormitories and fraternity or sorority student houses shall not be permitted.

- (b) The following #uses# shall be allowed:

From Use Group IX

All #uses# listed under Use Group IX(A) that are permitted in a C8 District

From Use Group X

All #uses# listed under Use Group X that are permitted in a C8 District.

## 121-13

### M1-6 District in Subdistrict A-1

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

## 121-20

### SIGN REGULATIONS

In the #Special Garment Center District#, all #signs# shall be subject to the regulations applicable in C6-4 Districts, as set forth in Section 32-60 (SIGN REGULATIONS). However, in Subdistrict A-2, #flashing signs# shall not be permitted.

## 121-30

### SPECIAL BULK REGULATIONS WITHIN SUBDISTRICT A-1

The following special #bulk# regulations shall apply within Subdistrict A-1, as shown in Appendix A of this Chapter:

## 121-31

### Maximum Permitted Floor Area Within Subdistrict A-1

The basic maximum #floor area ratio# of a #zoning lot# shall be as specified for the underlying district in Section 43-12 (Maximum Floor Area Ratio) and may be increased only pursuant to Section 43-13 (Floor Area Bonus for Public Plazas). No #public plaza#, or any part thereof, shall be permitted on or within 100 feet of a #wide street#. The provisions of Section 43-14 (Floor Area Bonus for Arcades) shall not apply.

## 121-32

### Height of Street Walls and Maximum Building Height Area Within Subdistrict A-1

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

- (a) #Street wall# location

The #street wall# of any #building# shall be located on the #street line# and extend along the entire #street# frontage of the #zoning lot# up to at least the maximum base height specified in paragraph (b) of this Section. On the ground floor, recesses shall be permitted where required to provide access to the #building#, provided such recesses do not exceed three feet in depth as measured from the #street line#. In addition, the #street wall# location provision of this paragraph shall not apply along such #street line# occupied by a #public plaza# as set forth in Section 37-70 (PUBLIC PLAZAS).

- (b) Base height

- (1) Along #wide streets#

On #wide streets#, and on #narrow streets# within 50 feet of their intersection with a #wide street#, the #street wall# of a #building# shall rise without setback to a minimum base height of 125 feet and may rise to a maximum base height of 155 feet.

However, where the height of an existing adjacent #street wall# fronting on the same #street line# rises to a height exceeding 155 feet before setback, the maximum base height may be increased to the height of such existing adjacent #street wall# but shall not exceed a base height of 205 feet. In addition, where existing adjacent #street walls# on both sides of the #building# rise to a height exceeding 155 feet before setback, the maximum base height of such #building# may be increased to the higher of the two existing adjacent #street walls#, except in no instance shall the base height of such #building# exceed 205 feet.

- (2) Along #narrow streets#

On #narrow streets#, beyond 50 feet of their intersection with a #wide street#, the #street wall# of a #building# shall rise without setback to a minimum base height of 85 feet and may rise to a maximum base height of 135 feet.

As an alternative, the minimum and maximum base heights applicable to a #wide street# may be applied along a #narrow street# beyond 50 feet of a #wide street#, up to a maximum of 100 feet from such #wide street#.

- (c) Required setbacks

- (1) Along #wide streets#

For #buildings#, or portions thereof, located on #wide streets# and on #narrow streets# within 100 feet of a #wide street#, the portion of such #building# above the applicable maximum base height set forth in paragraph (b)(1) of this Section, shall be set back from the #street wall# of the #building# at least 10 feet along a #wide street# and at least 15 feet along a #narrow street#, except such dimensions may include the depth of any permitted recesses in the #street wall#. Above such required setback, any portion of a #building# on the #zoning lot# shall be considered a "tower."

- (2) Along #narrow streets#

For #buildings#, or portions thereof, located on #narrow streets# beyond 100 feet of a #wide street#, the portion of such #building# above the applicable maximum base height set forth in paragraph (b)(2) of this Section shall be set back from the #street wall# of the #building# at least 15 feet along a #narrow street#, except such dimensions may include the depth of any permitted recesses in the #street wall#. Above such required setback, any portion of a #building# on the #zoning lot# shall be considered a "tower."

- (d) Tower Regulations

Each #story# of a tower above the required setback shall not exceed a maximum #lot coverage# of 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).

- (e) Maximum #building# height

No height limit shall apply to towers.

## 121-40

### SPECIAL BULK REGULATIONS WITHIN SUBDISTRICT A-2

The following special #bulk# regulations shall apply within Subdistrict A-2, as shown on the map in Appendix A of this Chapter:

## 121-41

### Maximum Permitted Floor Area Within Subdistrict A-2

The basic maximum #floor area ratio# of a #zoning lot# containing non-#residential buildings# shall be 10.0 and may be increased to a maximum #floor area ratio# of 12.0 pursuant to Section 93-31 (District Improvement Fund Bonus). Such #zoning lot# may also contain #residences# within #buildings# existing on January 19, 2005, provided that such #buildings# are not #enlarged# after such date. For #zoning lots# containing #residences# within a #building# that is #developed# or #enlarged# on or after January 19, 2005, the basic maximum #floor area ratio# shall be 6.5. The #floor area ratio# of any such #zoning lot# may be increased from 6.5 as follows:

- (a) The #residential# #floor area# may be increased to a maximum of 12.0 where the following are met:

- (1) an amount of #floor area# equal to at least 20 percent of the total #residential# #floor area# is allocated to #qualifying affordable housing# or #qualifying senior housing#; and
  - (2) a #floor area# increase or transfer equal to a #floor area ratio# of 2.5 has been earned pursuant to Section 93-31 or 93-32 (Floor Area Regulations in the Phase 2 Hudson Boulevard and Park).
- (b) For the #conversion# to #dwelling units# of non-#residential buildings#, or portions thereof, where the total #floor area# on the #zoning lot# to be #converted# to #residential use# exceeds a #floor area ratio# of 12.0, such excess #floor area# shall be permitted only pursuant to Section 93-31.

For #developments# or #enlargements# on #qualifying transit improvement sites#, a #floor area# bonus for #mass transit station# improvements may be granted by the City Planning Commission pursuant to the provisions of Section 66-51 (Additional Floor Area for Mass Transit Station Improvements). As a pre-condition to applying for such #floor area# bonus, the applicant shall demonstrate that a #floor area ratio# of no less than 0.1 of the maximum #floor area ratio# pursuant to Section 93-31 or the provisions of paragraph (a) of this Section, has been achieved prior to, or in conjunction with, the application. For the purposes of this paragraph, defined terms additionally include those in Section 66-11 (Definitions).

#### 121-42

#### Height of Street Walls and Maximum Building Height Within Subdistrict A-2

- (a) Height of #street walls#

The #street wall# location provisions of paragraph (a) of Section 35-631 shall apply, except that the #street wall# shall extend to a minimum base height of 80 feet and a maximum base height of 90 feet before setback. However, if the height of an adjacent #street wall# fronting on the same #street line# is higher than 90 feet before setback, the #street wall# of the new or #enlarged# #building# may rise without setback to the height of such adjacent #street wall#, up to a maximum height of 120 feet.

For #zoning lots#, or portions thereof, with #street# frontage of 25 feet or less and existing on June 29, 2010, a minimum base height lower than 80 feet shall be permitted along such #street# frontage in accordance with the following provisions:

- (1) where the height of an adjacent #street wall# fronting on the same #street line# is at least 60 feet and less than 80 feet, the #street wall# of the new or #enlarged# #building# may rise without setback to the height of such adjacent #street wall#; or
- (2) where the height of an adjacent #street wall# fronting on the same #street line# is less than 60 feet, the #street wall# of the new or #enlarged# #building# may rise without setback to a minimum #street wall# height of 60 feet.

The #street wall# of any #building# may rise to a height less than the minimum base height required pursuant to this paragraph (a), provided that no #building# on the #zoning lot# exceeds such height, except where such #building# is located on a #zoning lot# with multiple #buildings#, one or more of which is #developed#, #enlarged# or altered after February 2, 2011, to a height exceeding the minimum base height required pursuant to this paragraph (a).

- (b) Maximum #building# height

Above a height of 90 feet or the height of the adjacent #street wall# if higher than 90 feet, no portion of a #building or other structure# shall penetrate a #sky exposure plane# that begins at a height of 90 feet above the #street line#, or the height of the adjacent #street wall# if higher than 90 feet, and rises over the #zoning lot# at a slope of four feet of vertical distance for each foot of horizontal distance to a maximum height limit of 250 feet, except as provided below:

- (1) any portion of the #building or other structure# #developed# or #enlarged# pursuant to the tower regulations of Section 33-45 (Tower Regulations) or paragraph (d) of Section 35-632 (Maximum height of buildings and setback regulations), as applicable, may penetrate the #sky exposure plane#, provided no portion of such #building or other structure# exceeds the height limit of 250 feet; and
- (2) permitted obstructions, as listed in Section 33-42, may penetrate the #sky exposure plane# and the height limit of 250 feet. In addition, a dormer shall be allowed as a permitted obstruction pursuant to paragraph (b) of Section 23-413 (Permitted obstructions in certain districts).

On a #zoning lot# with frontage of at least 200 feet along at least one #street#, up to 20 percent of the #aggregate width of the street wall# facing such #street#, for a maximum width of 50 feet, may be recessed to a maximum depth of 15 feet from the #street line#, provided the recessed area is located a minimum of 20 feet from an adjacent #building# and that a minimum of 60 percent of such area is planted with any combination of grass, ground cover, shrubs, trees or other living plant material in the ground or in planters permanently affixed to the ground.

#### 121-50

#### PARKING PROVISIONS FOR SUBDISTRICT A-2

Within Subdistrict A-2, as shown on the map in Appendix A of this Chapter, the underlying parking provisions shall not apply. In lieu thereof, the parking regulations of the #Special Hudson Yards District#, as set forth in Section 93-80 (OFF-STREET PARKING REGULATIONS) shall apply.

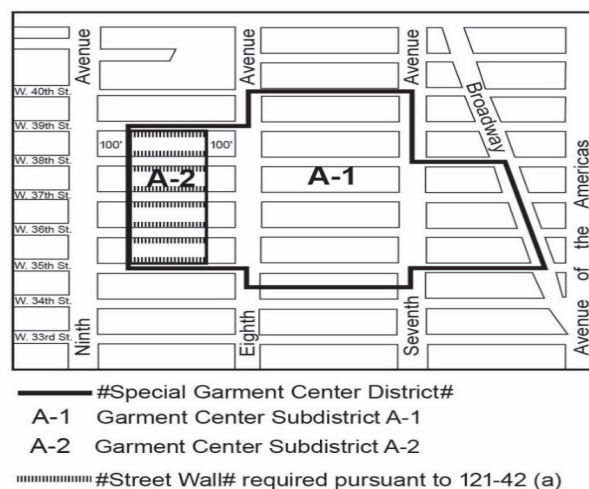
#### 121-60

#### ANTI-HARASSMENT AND DEMOLITION REGULATIONS IN SUBDISTRICT A-2

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

#### Appendix A

#### Special Garment Center District and Subdistricts



#### Chapter 1

#### Special Midtown South Mixed Use District (MSX)

[SPECIAL GARMENT CENTER (GC) DISTRICT PROVISIONS BEING DELETED AND BEING REPLACED BY NEW SPECIAL MIDTOWN SOUTH MIXED USE DISTRICT TEXT. GC'S SUBDISTRICT A-2 INCORPORATED INTO SPECIAL HUDSON YARDS DISTRICT'S NEW SUBDISTRICT H]

#### 121-00

#### GENERAL PURPOSES

The "Special Midtown South Mixed Use District" established in this Resolution is designed to promote and protect public health, safety, and general welfare. These general goals include, among others, the following specific purposes:

- (a) to retain adequate wage and job-producing industries within the Midtown South District;
- (b) to preserve a variety of types of space for a diversity of businesses that service the Midtown South District and the city;
- (c) to establish an appropriate urban scale and visual character within the Midtown South District;
- (d) to provide opportunities for housing growth through office to residential conversions and new development; and
- (e) to promote the most desirable use of land within the district, to conserve the value of land and buildings, and thereby protect the City's tax revenues.

#### 121-01

#### General Provisions

The provisions of this Chapter shall apply within the #Special Midtown South Mixed Use District. The regulations of all other Chapters of

this Resolution are applicable, except as superseded, supplemented or modified by the provisions of this Chapter. In the event of a conflict between the provisions of this Chapter and other regulations of this Resolution, the provisions of this Chapter shall control. However, for #transit-adjacent sites# or #qualifying transit improvement sites#, as defined in Section 66-11 (Definitions), in the event of a conflict between the provisions of this Chapter and the provisions of Article VI, Chapter 6 (Special Regulations Applying Around Mass Transit Stations), the provisions of Article VI, Chapter 6 shall control.

## **121-02 Definitions**

For the purposes of this Chapter, matter in italics is defined in Sections 12-10 (Definitions) or 32-301 (Definitions).

## **121-03 District Plan**

The regulations of this Chapter are designed to implement the #Special Midtown South Mixed Use District# Plan. The District Plan includes the following map:

Special Midtown South Mixed Use District

The map is located in Appendix A of this Chapter and is hereby incorporated and made an integral part of this Resolution. It is incorporated for the purpose of specifying locations where special regulations and requirements set forth in the text of this Chapter apply.

## **121-04 Applicability of the Mandatory Inclusionary Housing Program**

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

For #conversions# in #buildings# existing prior to [Date of Adoption], that are not otherwise subject to paragraph (a)(3)(v) of Section 27-131 (Mandatory Inclusionary Housing), the Board of Standards and Appeals may permit a contribution to the #affordable housing fund#, pursuant to the provisions of Section 73-624 (Modification of Affordable Housing Fund payment options in the SoHo NoHo Mixed Use District and the Special Midtown South Mixed Use District).

## **121-05 Applicability of Article XII, Chapter 3**

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

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

## **121-10 SPECIAL USE REGULATIONS**

Within the #Special Midtown South Mixed Use District# the #use# provisions of Article XII, Chapter 3 are modified by the provisions of this Section, inclusive.

## **121-11 Regulations for Use Group VI**

In addition to all #uses# permitted in the designated M1A District, all #uses# listed under Use Group VI shall be permitted, and where such #uses# have a size limitation, as denoted with an "S" in the use group tables set forth in Section 42-16 (Use Group VI – Retail and Services), such size limitation shall not apply.

## **121-12 Streetscape Regulations**

The underlying #ground floor level# streetscape provisions set forth in Section 32-30 (STREETSCAPE REGULATIONS), inclusive, shall apply, except that #ground floor level# #street# frontages along #streets#, or portions thereof, designated on Map 1 in the Appendix to this Chapter shall be considered #Tier C street frontages#.

## **121-20 SIGN REGULATIONS**

All #signs# shall be subject to the regulations applicable in C6-4 Districts, as set forth in Section 32-60 (SIGN REGULATIONS). However, #flashing signs# shall not be permitted.

## **121-30 SPECIAL BULK REGULATIONS**

Within the #Special Midtown South Mixed Use District# the #bulk# provisions of Article XII, Chapter 3 are modified by the provisions of this Section, inclusive.

## **121-31 Floor Area Exemption for Public Schools**

On #zoning lots# above 20,000 square feet in #lot area#, up to 150,000 square feet of #floor area# within a public #school#, constructed in whole or in part pursuant to agreement with the New York City School Construction Authority and subject to the jurisdiction of the New York City Department of Education, shall be exempt from the definition of #floor area# for the purposes of calculating the permitted #floor area ratio# for #community facility# #uses# and the maximum #floor area ratio# of the #zoning lot#.

## **121-32 Yard and Open Area Regulations**

### **121-321 Rear yard equivalent**

Where the designated #Residence District# is an R6 through R12 District without a letter suffix, for #buildings#, or portions thereof, containing #residential uses#, the alternative location allowances set forth in paragraph (c)(2) of Section 23-344 (Rear yard equivalent requirements) shall not apply.

### **121-322 Minimum distance between buildings**

On any single #zoning lot#, if two or more #buildings# or portions of #buildings# are detached from one another at any level, such #buildings# or portions of #buildings# shall at no point be less than eight feet apart.

### **121-33 Height and Setback Regulations**

All #zoning lots# shall follow the underlying height and setback regulations.

### **121-331 Street wall regulations**

For all #buildings#, 100 percent of the width of #street walls# along a #street# frontage at the #ground floor level# shall be located within eight feet of the #street line#. For any #story# above the #ground floor level#, at least 70 percent of the width of #street walls# shall be located within eight feet of the #street line# and extend to at least a minimum base height of 60 feet, or the height of the #building#, whichever is less; or as modified by Section 121-332 (Base Height Regulations). Up to 30 percent of the #aggregate width of street walls# above the ground floor may be recessed beyond eight feet of the #street line#, provided that any such recesses deeper than 10 feet along a #wide street# or 15 feet along a #narrow street# are located within an #outer court#. In addition, the #street wall# location provision of this paragraph shall not apply along such #street line# occupied by a #public plaza# as set forth in Section 37-70 (PUBLIC PLAZAS).

### **121-332 Base height regulations**

The maximum base height of a #street wall# may vary between the applicable maximum set forth in the underlying regulations, inclusive, and the height of the #street wall# of adjacent #building# before setback, if such height is higher than the maximum base height.

### **121-34 Additional Bulk Modifications**

### **121-341 Transfer of development rights from landmarks**

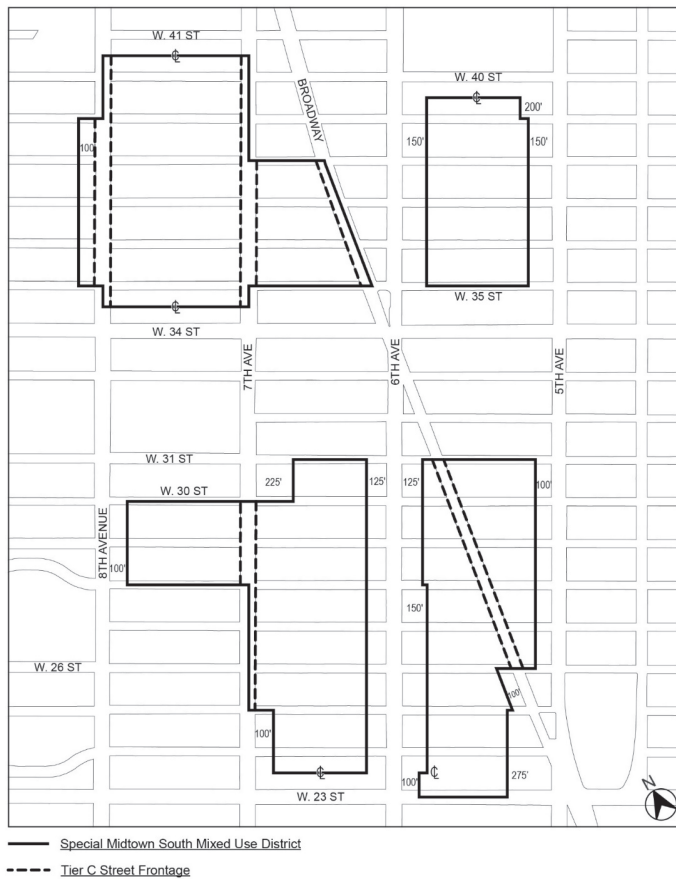
For #zoning lots# existing on [date of enactment] containing landmark #buildings or other structures#, where more than 50 percent of the #lot area# is located within the #Special Midtown South Mixed Use District#, the provisions of Section 77-22 (Floor Area Ratio) shall be modified to permit the distribution of #floor area# anywhere on the #zoning lot#, regardless of the district boundary.

## **Appendix A Special Midtown South Mixed Use District**



[PROPOSED MAP]

Map 1. Special Midtown South Mixed Use District



\* \* \*

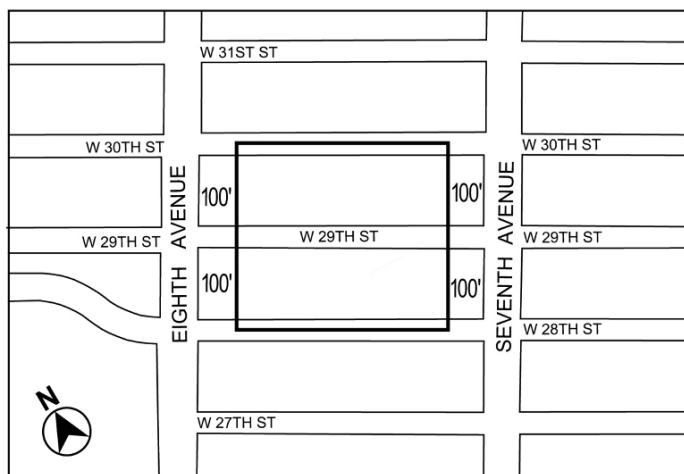
**APPENDIX F****Mandatory Inclusionary Housing Areas and former Inclusionary Housing Designated Areas****MANHATTAN**

\* \* \*

**Manhattan Community District 5**

Map 1 – (9/21/11)

[EXISTING MAP]

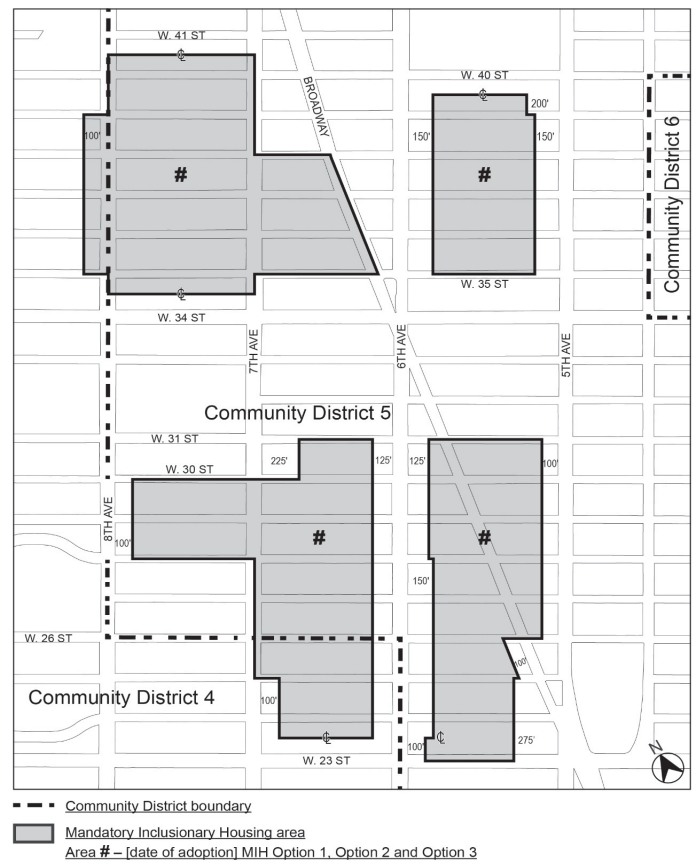


Portion of Community District 5, Manhattan

**Manhattan Community Districts 4 and 5**

Map 1 – [date of adoption]

[PROPOSED MAP]

**Portions of Community Districts 4 and 5, Manhattan**

\* \* \*

**NOTICE**

On Wednesday, May 7, 2025, a public hearing is being held by the City Planning Commission (CPC), accessible in-person and remotely, in conjunction with the above ULURP hearing to receive comments related to a Draft Environmental Impact Statement (DEIS) concerning an application by The City of New York. The City of New York, acting through the Department of City Planning (DCP), is proposing a series of land use actions – including zoning map and zoning text amendments – to implement land use and zoning recommendations in the Midtown South neighborhood of Manhattan. The area subject to the Proposed Actions (the Affected Area) is an approximately 42-block area in Midtown South, Community Districts 4 and 5, and is generally bounded by 40th Street to the north, Fifth Avenue to the east, 23rd Street to the south, and Ninth Avenue to the west. The Affected Area is comprised of Subdistrict A-2 in the Special Garment Center District, and the “Rezoning Area”. The Rezoning Area consists of four noncontiguous manufacturing-zoned areas roughly bounded by 40th Street to the north, Fifth Avenue to the east, 23rd Street to the south, and Eighth Avenue to the west. Subdistrict A-2 of the Special Garment Center District (GC) encompasses approximately four blocks, bounded by a line 100 feet east of 9th Avenue to the west, 35th Street to the south, a line 100 feet west of 8th Avenue to the east, and 39th Street to the north. Overall, the Proposed Actions are expected to facilitate development on 61 projected development sites, as well as 1,093,808 gross-square-feet (gsf) of non-residential floor area likely to be converted to residential uses within the Affected Area. On these projected development sites and in the eligible conversion area, the Proposed Actions are expected to result in a net (incremental) increase of approximately 9,786,389 gsf residential floor area (9,676 dwelling units (DUs)); 462,129 gsf of projected retail space (local retail), 81,755 gsf of community facility use, and a decrease of 732,619 gsf of commercial office space (651,316 zsf), 69,782 gsf of industrial/warehouse space, and 1,093,808 gsf non-residential floor area modeled for conversion to residential uses. It is expected that

the projected development included in the Reasonable Worst Case Development Scenario (RWCDs) would be built by 2034, following approval of the proposed actions.

Written comments on the DEIS are requested and will be received and considered by the Lead Agency through 5pm on Tuesday, May 19, 2025.

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

This hearing is being held pursuant to the State Environmental Quality Review Act (SEQRA) and City Environmental Quality Review (CEQR), CEQR No. 24DCP094M.

Soki Ng, Calendar Officer  
City Planning Commission  
120 Broadway, 31<sup>st</sup> Floor, New York, NY 10271  
Telephone (212) 720-3508

Accessibility questions: (212) 720 3508 // accessibilityinfo@planning.nyc.gov, by: Wednesday, April 30, 2025, 5:00 P.M.



a23-my7

## COMMISSION TO STRENGTHEN LOCAL DEMOCRACY

### ■ PUBLIC HEARINGS

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

**Monday, May 12th**  
**5:00 - 7:00 P.M.**

**Bronx Museum of the Arts**  
**1040 Grand Concourse, Bronx, 2nd Floor**

This meeting is open to the public. **In order to testify in person or via zoom you must register** (<https://forms.office.com/g/diKcfSKBYV>). We ask that you register 24 hours prior to the public hearing but will accept registrations up to and during the first 30 minutes of the hearing. Each member of the public will be given three (3) minutes to testify. If possible, **we request written testimony be submitted to [info@thecommission.nyc](mailto:info@thecommission.nyc).**

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

The public can watch the hearing via Zoom. (<https://us06web.zoom.us/j/87470488790>)

*What if I need assistance to observe the meeting?*

This location is accessible to individuals using wheelchairs or other mobility devices. With advance notice, American Sign Language interpreters will be available, and members of the public may request induction loop devices and language translation services. Please make induction loop, language translation or additional accessibility requests by Wednesday, May 7th at 5:00 P.M. by indicating on your registration or emailing the Commission at [info@thecommission.nyc](mailto:info@thecommission.nyc). All requests will be accommodated to the extent possible.

my6-12

## COMMUNITY BOARDS

### ■ PUBLIC HEARINGS

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

#### BOROUGH OF BROOKLYN

COMMUNITY BOARD NO. 01 Tuesday May 13, 2025, 6:00 P.M., at Swinging Sixties Senior Center, 211 Ainslie Street (Corner of Manhattan Avenue), Brooklyn, NY 11211.

### AGENDA

74 Bogart Street Rezoning Application # C 250064 ZMK CEQR 25DCP029K

**IN THE MATTER OF** an application submitted by 74 Bogart, LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 13b, by changing from an M1-2 District to an M1-4A District property bounded by Ingraham Street, Morgan Avenue, Harrison Place, and Bogart Street, as shown on a diagram (for illustrative purposes only) dated April 21, 2025, and subject to the conditions of CEQR Declaration E-841.

Accessibility questions: Community Board 1, Brooklyn (718) 389-0009 or [bk01@cb.nyc.gov](mailto:bk01@cb.nyc.gov), by: Friday, May 9, 2025, 3:00 P.M.



my6-13

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

#### BOROUGH OF BROOKLYN

COMMUNITY BOARD NO. 01 - Tuesday, May 13, 2025, 6:00 P.M., at Swinging Sixties Senior Center, 211 Ainslie Street (Corner of Manhattan Avenue), Brooklyn, NY 11211.

### AGENDA

535 Morgan Avenue Rezoning Application # 2024K0263 CEQR 25DCP027K

**IN THE MATTER OF** an application submitted by Hemmer 2 LLC and Me & Morgan LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 13a, by changing from an M1-1 District to a C7-1 District property bounded Brooklyn Queens Expressway - Kosciuszko Bridge, Morgan Avenue, Lombardy Street, and Kingsland Avenue, as shown on a diagram (for illustrative purposes only) dated April 7, 2025.

Accessibility questions: 718-389-0009 or [bk01@cb.nyc.gov](mailto:bk01@cb.nyc.gov), by: Friday, May 9, 2025, 3:00 P.M.



my5-13

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

#### BOROUGH OF QUEENS

COMMUNITY BOARD NO. 08 - Wednesday, May 14, 2025, at 7:30 P.M. at the Hillcrest Jewish Center located at 183-02 Union Turnpike in Fresh Meadows.

ULURP# ZM250172ZMQ & ZRN250173ZRQ & HA250171HAQ Jamaica Neighborhood Plan - Application to amend all or portion of 328 blocks in Queens CD 12 and all or portions of 27 blocks in Queens CD 8, plus the creation of a Special Downtown Jamaica District.

*For speaking time, please contact our office at (718) 264-7895 during normal business hours (Monday through Friday from 9:00 A.M. to 5:00 P.M.) and no later than 4:00 P.M. on the date of the hearing.*

my7-9

## BOARD OF CORRECTION

### ■ MEETING

The New York City Board of Correction will hold a public meeting on Tuesday, May 13, 2025, at 1:00 P.M. The meeting will be held in the auditorium located on the 2nd floor of 125 Worth Street. The Board will discuss issues impacting the New York City jail system.

More information is available on the Board's website at <https://www.nyc.gov/site/boc/meetings/2025-meetings.page>.

my7-13

## BOARD OF EDUCATION RETIREMENT SYSTEM

### ■ MEETING

Our next Audit Committee Meeting will be held in-person at 55 Water Street, 50th Floor on Tuesday, May 13, 2025, from 2:00 P.M. - 3:30 P.M.

If you would like to attend this meeting, please reach out to Iyekeze Ezeifili at [iezeifili@bers.nyc.gov](mailto:iezeifili@bers.nyc.gov).

my5-13

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, May 13, 2025 from 4:00 P.M. - 6:00 P.M. If you would like to attend this meeting, please contact BERS Executive Director, Sanford Rich, at [Srich4@bers.nyc.gov](mailto:Srich4@bers.nyc.gov).

my5-13

## ENVIRONMENTAL PROTECTION

### PUBLIC HEARINGS

**NOTICE IS HEREBY GIVEN** that, pursuant to Title 5, Chapter 3, Subchapter 3 of the Administrative Code of the City of New York, a Real Property A&D Public Hearing will be held on Wednesday, May 28, 2025, at 10:00 A.M. The Public Hearing will be held via Conference Call. Call-in #: 646-992-2010, Access Code: 717-876-299.

**REAL PROPERTY PUBLIC HEARING IN THE MATTER OF** the acquisition by the City of New York of Fee Simple (Fee) interests, including properties in the City-Funded Flood Buyout Program (FBO City); and acquisition by the listed municipality for properties in the City-Funded Flood Buyout Program (FBO) using City funds, and acquisition of conservation easement (WAC FE) interests by the Watershed Agricultural Council using City funds, on the following real estate in the Counties of Delaware, Greene, Schoharie and Ulster for the purposes of providing for the continued supply of water and for preserving and preventing the contamination or pollution of the New York City water supply system.

NYC ID	County	Municipality	Type	Tax Lot ID	Acres (+/-)
10121	Delaware	Village of Stamford	FBO	54.9-4-7	0.10 ac.
6285		Town of Middletown	WAC FE	219.00-1-28	139.56 ac.
6322		Town of Tompkins	WAC FE	335.-1-1.2	68.89 ac.
		Town of Walton	WAC FE	335.-2-12	95.80 ac.
10066	Greene	Village of Tannersville	FBO City	182.05-4-34	0.58 ac.
10094		Town of Windham	FBO	96.00-3-6	1.00 ac.
8052	Schoharie	Town of Gilboa	Fee	207.-3-17 (part of)	517.00 ac.
9392	Ulster	Town of Olive	FBO	36.11-1-36.100	1.13 ac.
9600		Town of Olive	FBO City	36.11-1-31	0.94 ac.

A copy of the Mayor's Preliminary Certificate of Adoption and maps of the real estate interests to be acquired are available for public inspection upon request. Please call 914-749-5410.

In order to access the Public Hearing and testify, please call 646-992-2010, Access Code: 717-876-299 no later than 9:55 A.M. If you need further accommodations, please let us know at least five business days in advance of the Public Hearing via e-mail at [DisabilityAffairs@mocs.nyc.gov](mailto:DisabilityAffairs@mocs.nyc.gov).

my7

## 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, May 13, 2025, at 9:30 A.M., a public hearing will be held in the public hearing room at 253 Broadway, 2nd Floor, Borough of Manhattan, with respect to the following properties, and then followed by a public meeting. Participation by video conference may be available as well. Please check the hearing page on LPC's website (<https://www.nyc.gov/site/lpc/hearings/hearings.page>) for updated hearing

information. The final order and estimated times for each application will be posted on the Landmarks Preservation Commission website the Friday before the hearing. Please note that the order and estimated times are subject to change. An overflow room is located outside of the primary doors of the public hearing room. Any person requiring reasonable accommodation in order to participate in the hearing or attend the meeting should contact Steven Thomson, Director of Community and Intergovernmental Affairs, at [sthomson@lpc.nyc.gov](mailto:sthomson@lpc.nyc.gov) or 212-669-7923 no later than five (5) business days before the hearing or meeting. Members of the public not attending in person can observe the meeting on LPC's YouTube channel at [www.youtube.com/nyclpc](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.

### 35 Remsen Street - Brooklyn Heights Historic District

**LPC-25-02663** - Block 247 - Lot 12 - **Zoning:** R6

#### CERTIFICATE OF APPROPRIATENESS

An Anglo-Italianate style house built between 1861-1879. Application is to alter the oriel and remove special windows.

### 310 Malcolm X Boulevard (aka 373 Decatur Street, 310-318 Malcolm X Boulevard)

**- Bedford-Stuyvesant/Expanded Stuyvesant**

**LPC-25-02849** - Block 1676 - Lot 47 - **Zoning:** R6A

#### CERTIFICATE OF APPROPRIATENESS

An altered Renaissance Revival style flats building designed by Thomas Miller and built in 1881. Application is to install storefront infill, awnings, lighting, mechanical equipment, and signage and to modify masonry openings.

### 92 Prince Street - SoHo-Cast Iron Historic District

**LPC-25-09556** - Block 498 - Lot 1 - **Zoning:** M1-5/R9X

#### CERTIFICATE OF APPROPRIATENESS

A commercial building designed by Allanbrook Benic Czajka Architects and built c. 2000 pursuant to Certificate of Appropriateness 00-1382. Application is to reclad the building, and install storefront infill, signage and banners.

### 430 Lafayette Street - NoHo Historic District

**LPC-24-11008** - Block 545 - Lot 39 - **Zoning:** M1-5/R9A

#### CERTIFICATE OF APPROPRIATENESS

A Greek Revival style townhouse designed by Seth Greer and built in 1832-33. Application is to install a barrier-free access lift.

### 284 Fifth Avenue - Individual Landmark

**LPC-25-09203** - Block 832 - Lot 39 - **Zoning:** C5-2

#### CERTIFICATE OF APPROPRIATENESS

A Romanesque Revival style apartment hotel building designed by D.&J. Jardine and built in 1888-90. Application is to legalize the replacement of display windows without Landmarks Preservation Commission permit(s), modify display windows, replace infill and cladding and install an interior display structure and signage.

### 140 East 74th Street - Upper East Side Historic District

**LPC-25-09579** - Block 1408 - Lot 57 - **Zoning:** C1-8X

#### CERTIFICATE OF APPROPRIATENESS

An Italianate style rowhouse designed by John G. Prague and built in 1871-75. Application is to construct a rooftop bulkhead and install railings.

### 228 Lenox Avenue - Mount Morris Park Historic District

**LPC-25-08473** - Block 1720 - Lot 39 - **Zoning:** R7-2

#### CERTIFICATE OF APPROPRIATENESS

A rowhouse designed by F. Charles Merry and built in 1888-1889. Application is to build a rooftop bulkhead and replace windows installed without Landmarks Preservation Commission Permits(s).

a30-my13

**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, May 20, 2025, at 9:30 AM, a public hearing will be held in the public hearing room at 253 Broadway, 2nd Floor, Borough of Manhattan, with respect to the following properties, and then followed by a public meeting. Participation by video conference may be available as well. Please check the hearing page on LPC's website (<https://www.nyc.gov/site/lpc/hearings/hearings.page>) for updated hearing information. The final order and estimated times for each application will be posted on the Landmarks Preservation Commission website the Friday before the hearing. Please note that the order and estimated times are subject to change. An overflow room is located outside of the primary doors of the public hearing room. Any person requiring reasonable accommodation in order to participate in the hearing or attend the meeting should contact Steven Thomson, Director of



Community and Intergovernmental Affairs, at [sthomson@lpc.nyc.gov](mailto:sthomson@lpc.nyc.gov) or 212-669-7923 no later than five (5) business days before the hearing or meeting. Members of the public not attending in person can observe the meeting on LPC's YouTube channel at [www.youtube.com/nyclpc](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.

**62 Cambridge Place - Clinton Hill Historic District**  
**LPC-25-03800** - Block 1964 - Lot 64 - **Zoning:** R6B  
**CERTIFICATE OF APPROPRIATENESS**

A French Second Empire style dwelling designed by William Rushmore and built c. 1863. Application is to construct an addition above the garage at the side yard and a one-story accessory building at the rear yard.

**149 Prospect Place - Prospect Heights Historic District**  
**LPC-25-10190** - Block 1151 - Lot 93 - **Zoning:** R6B  
**CERTIFICATE OF APPROPRIATENESS**

An Italianate/Second Empire style rowhouse built c. 1870. Application is to construct a rooftop bulkhead and railings.

**5051 Iselin Avenue - Fieldston Historic District**  
**LPC-25-03790** - Block 5832 - Lot 4328 - **Zoning:** R1-2  
**CERTIFICATE OF APPROPRIATENESS**

A Colonial Revival style house designed by Julius Gregory and built in 1927-28. Application is to construct a driveway.

**Pier A (aka 22 Battery Place) - Individual Landmark**  
**LPC-25-07606** - Block 16 - Lot 1c- **Zoning:** C6-4/LM  
**ADVISORY REPORT**

A pier designed by George Sears Greene, Jr., and built in 1884-86, with an addition built in 1900. Application is to replace windows.

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

A Greek Revival style rowhouse designed by James Harriot, Erastus Freeman & Andrew Lockwood and built in 1840-41. Application is to construct rooftop yard and rear yard additions.

**16 East 16th Street - Ladies' Mile Historic District**  
**LPC-25-08741** - Block 843 - Lot 39 - **Zoning:** C6-2A  
**CERTIFICATE OF APPROPRIATENESS**

A Romanesque Revival style residence hall designed by R.H. Robertson and built in 1889-91. Application is to install sidewalk canopies.

**768 Fifth Avenue - Individual and Interior Landmark**  
**LPC-25-09313** - Block 1274 - Lot 7504 - **Zoning:** R10H, C5-2.5  
**CERTIFICATE OF APPROPRIATENESS**

A French Renaissance style hotel designed by Henry Janeway Hardenbergh and built in 1905-1907, with an addition designed by Warren & Wetmore and built in 1921. Application is to redesign the 59th Street entrance and the 59th Street Lobby.

**144 East 19th Street - Gramercy Park Historic District**  
**LPC-25-08548** - Block 874 - Lot 48 - **Zoning:** C1-9A  
**CERTIFICATE OF APPROPRIATENESS**

A Greek Revival style rowhouse built in 1838-1839. Application is to construct rooftop and rear yard additions.

**Verdi Square - Scenic Landmark**  
**LPC-25-06032** - Block 1164 - Lot 32 - **Zoning:** C4-6A  
**ADVISORY REPORT**

A triangular public park built in 1887. Application is to modify curbing and construct a path.

my6-19

**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, May 20, 2025 at 9:30 A.M., a public hearing will be held in the public hearing room at 253 Broadway, 2nd Floor, Borough of Manhattan, with respect to the following properties, and then followed by a public meeting. Participation by video conference may be available as well. Please check the hearing page on LPC's website (<https://www.nyc.gov/site/lpc/hearings/hearings.page>) for updated hearing information. The final order and estimated times for each application will be posted on the Landmarks Preservation Commission website the Friday before the hearing. Please note that the order and estimated times are subject to change. An overflow room is located outside of the primary doors of the public hearing room. Any person requiring reasonable accommodation in order to participate in the hearing or attend the meeting should contact Steven Thomson, Director of Community and Intergovernmental Affairs, at [sthomson@lpc.nyc.gov](mailto:sthomson@lpc.nyc.gov) or (212) 669-7923 no later than five (5) business days before the hearing or meeting. Members of the public not attending in person can

observe the meeting on LPC's YouTube channel at [www.youtube.com/nyclpc](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.

**242-246 West 30th Street - Furcraft Building**  
**LP-2690** - Block 779 - Lot 66 - **Zoning:**  
**ITEM PROPOSED FOR PUBLIC HEARING**

A 14-story store-and-loft building designed by Henry I. Oser and built in 1925-26.

**15-17 West 38th Street - Barbey Building**  
**LP-2687** - Block 840 - Lot 31 - **Zoning:**  
**ITEM PROPOSED FOR PUBLIC HEARING**

The proposed designation of a 12-story Renaissance Revival-style loft building designed by Delano & Aldrich and built in 1908-09.

**135 West 36th Street - Fashion Tower**  
**LP-2688** - Block 812 - Lot 19 - **Zoning:**  
**ITEM PROPOSED FOR PUBLIC HEARING**

A 20-story Medieval and Renaissance Revival-style commercial building designed by Emery Roth and built in 1924-25.

**275 Seventh Avenue - Lefcourt Clothing Center**  
**LP-2691** - Block 801 - Lot 1 - **Zoning:**  
**ITEM PROPOSED FOR PUBLIC HEARING**

A 27-story Art Deco skyscraper designed by Buchman & Kahn and built between 1927 and 1928.

**214-226 West 29th Street - 29th Street Towers**  
**LP-2689** - Block 778 - Lot 48 and 52 - **Zoning:**  
**ITEM PROPOSED FOR PUBLIC HEARING**

A pair of connected 14- and 16-story tall Gothic Revival-style commercial buildings designed by Henry I. Oser in 1925.

my6-19

## PARKS AND RECREATION

### ■ PUBLIC HEARINGS

**NOTICE OF A JOINT PUBLIC HEARING** of the Franchise and Concession Review Committee and New York City Department of Parks & Recreation ("Parks") to be held on 5/12/2025, at 22 Reade Street, Spector Hall, in Manhattan commencing at 2:30 P.M. relative to:

**INTENT TO AWARD** as a concession a License Agreement ("License") to Tillary Plaza Concessions, Corp. for the development, operation, and maintenance of a cafe at Cadman Plaza Park, located at Tillary Street and Cadman Plaza West, Brooklyn.

The License will provide for a term of fifteen (15) years.

Compensation to the City will be as follows:

The Greater of Annual Minimum Fee (increasing 5% every 2 years) vs 10 % of Gross Receipts

Year 1	\$40,000.00 vs 10% of Gross Receipts
Year 2	\$40,000.00 vs 10% of Gross Receipts
Year 3	\$42,000.00 vs 10% of Gross Receipts
Year 4	\$42,000.00 vs 10% of Gross Receipts
Year 5	\$44,100.00 vs 10% of Gross Receipts
Year 6	\$44,100.00 vs 10% of Gross Receipts
Year 7	\$46,305.00 vs 10% of Gross Receipts
Year 8	\$46,305.00 vs 10% of Gross Receipts
Year 9	\$48,620.00 vs 10% of Gross Receipts
Year 10	\$48,620.00 vs 10% of Gross Receipts
Year 11	\$51,051.00 vs 10% of Gross Receipts
Year 12	\$51,051.00 vs 10% of Gross Receipts
Year 13	\$53,603.00 vs 10% of Gross Receipts
Year 14	\$53,603.00 vs 10% of Gross Receipts
Year 15	\$56,284.00 vs 10% of Gross Receipts

Written testimony may be submitted in advance of the hearing electronically to [fcrc@mocs.nyc.gov](mailto:fcrc@mocs.nyc.gov). All written testimony can be submitted up until the close of the public hearing and will be distributed to the FCRC after the hearing.

A draft copy of the agreement may be obtained at no cost by any (or all) of the following ways:

1. Submit a written request to Parks at [luiggi.almanzar@parks.nyc.gov](mailto:luiggi.almanzar@parks.nyc.gov) from 4/25/2025 through 5/12/2025.
2. Submit a written request by mail to NYC Department of Parks and Recreation, Revenue Division, 830 Fifth Avenue, Room 407, New York,

NY 10065. Written requests must be received by 5/12/2025. For mail-in requests, please include your name, return address, and B113A-O-SB-2022.

3. Download from Park's website at <https://www.nycgovparks.org/opportunities/concessions/rfps-rfbs-rfeis> from 4/25/2025 through 5/12/2025.

The agenda and related documentation for the hearing will be posted on the MOCS website at <https://www.nyc.gov/site/mocs/opportunities/franchises-concessions.page>.

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](mailto:DisabilityAffairs@mocs.nyc.gov) or via phone at (212) 298-0800. Any person requiring reasonable accommodation for the public hearing should contact MOCS at least five (5) business days in advance of the hearing to ensure availability.

a25-my12

## 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](https://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

### GENERAL COUNSEL

#### ■ AWARD

*Services (other than human services)*

#### SCANNING INVESTIGATIVE FILES AND OFFICE TEMP

- Required Method (including Preferred Source) - PIN# 06825M0002001 - AMT: \$74,619.00 - TO: New York State Industries for the Disabled Inc., 11 Columbia Circle Drive, Albany, NY 12203-5156.

FY'2025 LGRMIF Grant

my7

### OFFICE OF INFORMATION TECHNOLOGY

#### ■ AWARD

*Services (other than human services)*

#### 4 TECHNICAL SUPPORT TECHNICIANS - M/WBE

Noncompetitive Small Purchase - PIN# 06825W0043001 - AMT: \$198,900.00 - TO: Unique Comp Inc., 27-08 42nd Road, Long Island City, NY 11101.

my7

**MOBILE TECHNOLOGY TECHNICIANS - M/WBE** Noncompetitive Small Purchase - PIN# 06825W0039001 - AMT: \$198,865.00 - TO: NYC IT Inc., 110 Avoca Avenue, Massapequa Park, NY 11762.

my7

**VMWARE SYSTEMS ADMINISTRATOR - M/WBE** Noncompetitive Small Purchase - PIN# 06825W0041001 - AMT: \$154,945.00 - TO: NYC IT Inc., 110 Avoca Avenue, Massapequa Park, NY 11762.

my7

## CITYWIDE ADMINISTRATIVE SERVICES

### DIVISION OF MUNICIPAL SUPPLY SERVICE

#### ■ AWARD

*Goods*

**BID 2400107 - STEEL, WAREHOUSE STOCK - C1 (BARS, ROUNDS)** - Competitive Sealed Bids - PIN# 85725B0010001 - AMT: \$739,050.00 - TO: Krystal Touch of NY Inc., 185 Wallace Street, Freeport, NY 11520.

5-Year Requirements Contract ("RC") for various steel parts for the City of New York.

my7

#### MOBILE EMERGENCY RESPONSE RESPIRATORY TREATMENT (MERRTU)

- Competitive Sealed Bids - PIN# 85725B0025001 - AMT: \$8,489,540.00 - TO: Gabrielli Truck Sales Ltd, 153-20 South Conduit Avenue, Jamaica, NY 11434.

my7

### FACILITIES MANAGEMENT

#### ■ AWARD

*Goods*

#### GENERAL FLOOR SHAMPOO MACHINES - M/WBE

Noncompetitive Small Purchase - PIN# 85625W0057001 - AMT: \$99,455.00 - TO: Wingglee LLC, 1043 40th Street, Unit 3, Brooklyn, NY 11219.

General Floor Shampoo Machines & Attachments needed in all 5 boroughs.

my7

### OFFICE OF CITYWIDE PROCUREMENT

#### ■ AWARD

*Goods*

#### OIL, LUBRICATING FOR MARINE DIESEL ENGINES -

Competitive Sealed Bids - PIN# 85725B0056001 - AMT: \$1,279,200.00 - TO: David Weber Oil Company, 601 Industrial Road, Carlstadt, NJ 07072.

my7

**DESIGN AND CONSTRUCTION****■ AWARD***Construction Related Services*

**RC FOR REI SERVICES** - Competitive Sealed Proposals - Other - PIN# 85024P0014009 - AMT: \$15,000,000.00 - TO: Fastech Consulting LLC, 235 Moore Street, Suite 103, Hackensack, NJ 07601.

HWCRQ06S, Requirements Contracts for Resident Engineering Inspection Services in Connection with Various Infrastructure Projects, Citywide: Type S.

☛ my7

**EDUCATION****FUNDED AND SPECIAL SERVICES****■ AWARD***Services (other than human services)*

**B3275 - ASSESSMENTS FOR SPECIAL EDUCATION** - Renewal - PIN# 04021B0003017R001 - AMT: \$25,000.00 - TO: Rehoboth Care Inc., 241-04 148th Road, Rosedale, NY 11422.

☛ my7

**FINANCE****TREASURY AND PAYMENT SERVICES****■ AWARD***Services (other than human services)*

**FINANCIAL INSTITUTION DATA MATCH PROCESSING (FIDM)** - Intergovernmental Purchase - PIN# 83625O0003002 - AMT: \$161,738.00 - TO: Informatrix Inc., 2535 Capitol Oaks Drive, Suite 340, Sacramento, CA 95833.

Collections data match program is required to allow the agency to locate banking information for respondents/taxpayers that failed to pay their docketed debt with the City.

☛ my7

**FINANCIAL INFORMATION SERVICES AGENCY****PROCUREMENT****■ AWARD***Goods*

**LENOVO LAPTOPS AND WARRANTY** - M/WBE Noncompetitive Small Purchase - PIN# 131FY2500002 - AMT: \$52,830.00 - TO: Compulink Technologies Inc., 214 West 29th Street, Suite 201, New York, NY 10001.

☛ my7

**FIRE DEPARTMENT****TECHNOLOGY DEVELOPMENT AND SYSTEMS****■ AWARD***Goods*

**05725Y0447-057250000587 PSAC1 CAD WORKSTATIONS REFRESH - HP WORKSTATIONS** - M/WBE Noncompetitive Small Purchase - PIN# 05725W0056001 - AMT: \$500,976.00 - TO: Mola Group Corp., 450 Park Avenue South, 3rd Floor, New York, NY 10016.

☛ my7

**HOUSING AUTHORITY****PROCUREMENT****■ SOLICITATION***Goods*

**SMPD MATERIALS OFFICE EQUIPMENT SHELIVING, STEEL & LOCKERS** - Competitive Sealed Bids - PIN# 514523 - Due 5-20-25 at 12:00 P.M.

The New York City Housing Authority ("NYCHA"), Supply Management and Procurement Department ("SMPD"), through this Solicitation, seeks bids from qualified vendors to provide NYCHA with materials for SMPD Materials Office Equipment Shelving, Steel & Lockers AT VARIOUS DEVELOPMENTS LOCATED IN ALL FIVE (5) BOROUGHES OF NEW YORK CITY.

The materials to be provided by the successful vendor are described in greater detail in the RFQ Number: 514523 Interested vendors are invited to obtain a copy of the opportunity at NYCHA's website by going to the <http://www.nyc.gov/nychabusiness>. On the left side, click on "iSupplier Vendor Registration/Login" link.

(1) If you have an iSupplier account, then click on the "Login for registered vendors" link and sign into your iSupplier account. (2) If you do not have an iSupplier account you can Request an account by clicking on "New suppliers register in iSupplier" to apply for log-in credentials. Once you have accessed your iSupplier account, log into your account, then choose under the Oracle Financials home page, the menu option "Sourcing Supplier", then choose "Sourcing", then choose "Sourcing Homepage"; and conduct a search in the "Search Open Negotiations" box for RFQ Number 514523.

For all inquiries regarding the scope of materials, please contact Jesen Quezada De Chalus by e-mail: [Jesen.quezada-dechalus@nycha.nyc.gov](mailto:Jesen.quezada-dechalus@nycha.nyc.gov).

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

Housing Authority, 90 Church Street, New York, NY 10007. Jesen Quezada De Chalus (631) 306-3661; [jesen.quezada-dechalus@nycha.nyc.gov](mailto:jesen.quezada-dechalus@nycha.nyc.gov)



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**PARKS AND RECREATION****CAPITAL PROGRAM MANAGEMENT****■ AWARD***Services (other than human services)*

**CNYG-3222MR - CONSTRUCTION MANAGEMENT SERVICES** - Renewal - PIN# 84622P0006009R001 - AMT: \$15,000,000.00 - TO: Laland Baptiste LLC, 1581 Franklin Avenue, 2nd Floor, Mineola, NY 11501.

It is necessary to optimize quality, cost and efficiency and will require consideration of factors in addition to price.

☛ my7

**CNYG-3022MR - CONSTRUCTION MANAGEMENT SERVICES** - Renewal - PIN# 84622P0006007R001 - AMT: \$15,000,000.00 - TO: NV5 New York - Engineers, Architects, Landscape Architects and Surveyors, 32 Old Slip, Suite 401, New York, NY 10005.

It is necessary to optimize quality, cost and efficiency and will require consideration of factors in addition to price.

☛ my7

**REVENUE AND CONCESSIONS****■ AWARD***Services (other than human services)*

**NOTICE OF AWARD OF LICENSE AGREEMENT #X92-D-ST ("LICENSE") FOR THE RENOVATION, OPERATION, AND MAINTENANCE OF RIDING STABLES AT VAN CORTLANDT PARK** - Competitive Sealed Proposals - Judgment required in evaluating proposals - AMT: \$777,841.62 - TO: Lockwood Equine, LLC dba Riverdale Stables, 6100 Mosholu Avenue, Bronx, NY 10471.



**Concession Agreement No.:** X92-D-ST  
**Licensee:** Lockwood Equine, LLC dba Riverdale Stables

The City of New York Department of Parks & Recreation ("Parks") has awarded a concession to Lockwood Equine, LLC dba Riverdale Stables, of 6100 Mosholu Avenue, Bronx, NY 10471, for the renovation, operation, and maintenance of riding stables in Van Cortlandt Park in the Bronx. The concession, which was solicited by a Request for Proposals, will operate pursuant to a license for one (1) eighteen (18) year term from Notice to Proceed, ending December 31, 2042. Compensation to the City will be as follows: Licensee shall pay the City License fees for each Operating Year consisting of the greater of the guaranteed minimum annual fee or an annual percent of Gross Receipts (starting Year 7) derived from the operation of the Licensed Premises as set forth below:

OPERATING YEAR	MINIMUM FEE	VERSUS PERCENTAGE FEE
Year 1	\$24,000	
Year 2	\$25,560	
Year 3	\$27,221.40	
Year 4	\$28,990.79	
Year 5	\$30,875.19	
Year 6	\$32,882.08	
Year 7	\$35,019.42	3% of Gross Receipts
Year 8	\$37,295.68	3% of Gross Receipts
Year 9	\$39,719.90	3% of Gross Receipts
Year 10	\$42,301.69	3% of Gross Receipts
Year 11	\$45,051.30	3% of Gross Receipts
Year 12	\$47,979.63	3% of Gross Receipts
Year 13	\$51,098.31	4% of Gross Receipts
Year 14	\$54,419.70	4% of Gross Receipts
Year 15	\$57,956.98	4% of Gross Receipts
Year 16	\$61,724.18	4% of Gross Receipts
Year 17	\$65,736.26	4% of Gross Receipts
Year 18	\$70,009.11	4% of Gross Receipts

my7

## TRANSPORTATION

### BRIDGES

#### AWARD

#### Construction Related Services

**SERVICE & SCHEDULED MAINTENANCE FOR THE SECURITY BARRIERS & GATES** - M/WBE Noncompetitive Small Purchase - PIN# 84125W0061001 - AMT: \$1,065,650.00 - TO: Skyline Elevator Consultants LLC, 125 Park Avenue, 25th Floor, New York, NY 10017.

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#### SOLICITATION

#### Construction/Construction Services

**EPIN: 84124B0008 - COMPONENT REHABILITATION OF 10 BRIDGES IN THE BOROUGH OF QUEENS** - Competitive Sealed Bids - PIN# 84124B0008 - Due 6-25-25 at 11:00 A.M.

This Competitive Sealed Bid (CSB) is being released through PASSPort, New York City's online procurement portal. Responses to this CSB must be submitted via PASSPort. To access the solicitation, vendors should visit the PASSPort Public Portal at <https://www.nyc.gov/site/mocs/passport/about-passport.page> and click on the "Procurement Navigator". This will take you to the Public Portal of all procurements in the PASSPort system. To quickly locate the CSB, insert the EPIN: 84124B0008, into the Keywords search field. In order to respond to the Competitive Sealed Bid, vendors must create an account within the PASSPort system if they have not already done so. This procurement is subject to M/WBE participation goals, the M/WBE goals for this project are 30%.

A pre-bid conference via ZOOM is scheduled for 05/14/2025 at 10:00 A.M. Those wishing to attend must email the authorized agency contact for a link. Any inquiries concerning this Competitive Sealed Bid should be directed by email to agency contact [nkumar@dot.nyc.gov](mailto:nkumar@dot.nyc.gov), under the subject line EPIN: 84124B0008.

Bid opening Location - <https://zoom.us/j/94352103405?pwd=PFotY9HCXlZmBjEjJQV9QXWWD25zx.1> Webinar ID: 943 5210 3405  
 - Passcode: 955643 Phone one-tap: +19292056099,,94352103405# US (New York) +16465189805,,94352103405# US (New York) Join via audio: +1 929 205 6099 US (New York) +1 646 518 9805 US (New York)  
 Pre bid conference location - ZOOM Mandatory: no Date/Time - 2025-05-14 10:00:00.

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## YOUTH AND COMMUNITY DEVELOPMENT

### PLANNING, PROGRAM INTEGRATION AND EVALUATION

#### AWARD

#### Services (other than human services)

**APPLIED RESEARCH AND EVALUATION 2-YEAR RENEWAL** - Renewal - PIN# 26021P8055KXLR001 - AMT: \$528,800.00 - TO: Great Impacts Consulting LLC, 22181 Aslatic Street, Boca Raton, FL 33428.

MMA1-260-20216200723

my7

## 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](mailto: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.**



## YOUTH AND COMMUNITY DEVELOPMENT

### PUBLIC HEARINGS

**NOTICE IS HEREBY GIVEN** that a Contract Public Hearing will be held on Tuesday, May 13, 2025 via MS TEAMS Conference call (Dial In: +1 646-893-7101 / Phone Conference ID: 640 265 651#) commencing at 10:00 A.M. on the following:

**IN THE MATTER OF** one (1) proposed contracts between the Department of Youth and Community Development and the Contractor listed below, the Department of Youth and Community Development intends to extend the Cornerstone programs.

Cornerstone Community Centers provide engaging activities year-round for young people and adults. Programs are located at 99 New York City Housing Authority (NYCHA) Community Centers throughout the five boroughs, and were shaped by input from young people, NYCHA residents, Resident Association leaders, elected officials, and principals at schools that serve youth who live in the participating developments. DYCD contracts with community-based organizations to provide high-quality programming. Cornerstone youth programs are designed to help support participants to acquire the academic foundation and interpersonal skills they need to graduate from high school, succeed in the workplace, and give back to the community. Typical youth activities include academics, such as homework help, STEM activities, and high school and college prep; community engagement activities such as community beautification and mentoring; arts activities including dance, music, singing, and photography; and healthy living activities through sports and workshops.

The term shall be July 1, 2024, through June 30, 2025.

The contractors' name, PIN number, contract amount and address are indicated below:

**DYCD ID:** 99229C **Amount:** \$ 462,946.00  
**Name:** South Bronx Overall Economic Development Corporation  
**Address:** 555 Bergen Avenue, Bronx, New York 10455

The proposed contractor is being selected by Negotiated Acquisition Extension, pursuant to Section 3-04(b)(2)(iii) of the Procurement Policy Board (PPB) Rules.

In order to access the Public Hearing or to testify, please join the public hearing via MS TEAMS Conference call (Dial In: +1 646-893-7101 / Phone Conference ID: 640 265 651#) no later than 9:50 A.M. on the date of the hearing. If you require further accommodations, please email, ACCO@dycd.nyc.gov no later than three business days before the hearing date.

my7

## AGENCY RULES

### PROCUREMENT POLICY BOARD

#### ■ NOTICE

#### CAPA REGULATORY AGENDA FY 2026

In compliance with section 1042 of the New York City Charter, the Procurement Policy Board (PPB) submits this regulatory agenda for PPB Rules that may be promulgated during the next fiscal year, beginning July 1, 2025, and ending June 30, 2026.

##### 1. **SUBJECT:** Human Service Procurement Timelines

- Reason: Effective December 16, 2023, the administrative code of New York City § 5-148 was amended by Local Law 169 of 2023 to require the CCPO to conduct a study on the timing and duration of the city's procurement process for human services covered contracts and to include recommendations for the PPB to consider in promulgating rules.
- Anticipated contents: Amendments to 9 RCNY create a new Section.
- Objectives: To update the PPB Rules in accordance with Local Law 169 of 2023.
- Legal Basis: Sections 311 and 1043 of the New York City Charter.
- Types of individuals and entities likely to be affected: Human services contractors.
- Other relevant laws: None.
- Approximate schedule: Second Quarter of FY 2026.

Agency Contacts: Procurement Policy Board  
 ppb@mocs.nyc.gov  
 (212) 298-0624

##### 2. **SUBJECT:** Design-Build

- Reason: In 2019, New York State passed the "New York City Public Works Investment Act" authorizing certain city agencies to use design-build contracts for public works projects. The PPB is proposing amendments to codify the design-build procurement method in the PPB Rules.
- Anticipated contents: Amendments to 9 RCNY Sections 1-01 and 3-01 and addition of 9 RCNY Section 3-17.
- Objectives: To codify design-build as a procurement method within the PPB Rules.
- Legal Basis: Sections 311 and 1043 of the New York City Charter; New York City Public Works Act.

- Types of individuals and entities likely to be affected: Construction industry.
- Other relevant laws: None.
- Approximate schedule: Second Quarter of FY 2026.

Agency Contacts: Procurement Policy Board  
 ppb@mocs.nyc.gov  
 (212) 298-0624

##### 3. **SUBJECT:** Updating Rules Referencing HHS Accelerator

- Reason: HHS Accelerator was decommissioned at the end of 2023. The PPB is proposing amendments to replace outdated references to HHS Accelerator with PASSPort.
- Anticipated contents: Amendments to 9 RCNY Sections 1-01, 2-04, 2-08, 2-09, 3-01, 3-10, 3-16, and 4-12.
- Objectives: To replace references to HHS Accelerator with PASSPort.
- Legal Basis: Sections 311 and 1043 of the New York City Charter.
- Types of individuals and entities likely to be affected: Human services contractors.
- Other relevant laws: None.
- Approximate schedule: Third Quarter of FY 2026.

Agency Contacts: Procurement Policy Board  
 ppb@mocs.nyc.gov  
 (212) 298-0624

my7

### RENT GUIDELINES BOARD

#### ■ PUBLIC HEARINGS

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

**What are we proposing?** Pursuant to its statutory mandate, the New York City Rent Guidelines Board ("RGB") is proposing rent guidelines for October 1, 2025 through September 30, 2026.

**When and where are the hearings?** See information on the following pages for dates, times, and disability access.

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

- Website.** You can submit comments to the RGB through the NYC rules Web site at <http://rules.cityofnewyork.us>.
- Email.** You can email comments to [ask@rgb.nyc.gov](mailto:ask@rgb.nyc.gov).
- Mail.** You can mail comments to the office of the RGB at 1 Centre Street, Suite 2210, New York, N.Y. 10007.
- Audio.** You can leave a voicemail comment at 929-256-5472. You can also submit prerecorded audio comments up to two minutes in length. Instructions to upload your audio file can be found on the RGB's website, <https://rentguidelinesboard.cityofnewyork.us/testimony/>.
- Video.** You can submit prerecorded video comments up to two minutes in length. Instructions to upload your video can be found on the RGB's website, <https://rentguidelinesboard.cityofnewyork.us/testimony/>.
- By Speaking at the Hearings.** Anyone who wants to comment on the proposed rule at a public hearing must sign up to speak. Registration to speak will begin **May 14, 2025**. You can register online through our website, [nyc.gov/rgb](https://nyc.gov/rgb), or you can sign up to speak by calling 212-669-7480 from 9:00 A.M. till 5:00 P.M., Monday through Friday. You can also sign up at the public hearings from 5:00 P.M. to 8:00 P.M. on June 5, 9, 12 or 17. You can speak for up to two minutes. Instructions for participating in the hearings can be found below.

**Is there a deadline to submit comments?** The deadline to submit comments is June 17, 2025.

**What if I need assistance to participate in the Hearings?** You must tell the RGB by May 23, 2025 if you need a reasonable accommodation of a disability at a hearing. Spanish interpreters will

be provided at each hearing. You must tell us by May 23 if you need a sign language interpreter or language interpreter for a language other than Spanish. You can tell us by telephone at 212-669-7480 or by email at [csuperville@rgb.nyc.gov](mailto:csuperville@rgb.nyc.gov). Advance notice is requested to allow sufficient time to arrange the accommodation.

**Can I review the comments made on the proposed rules?** You can review the comments made online on the proposed rules by going to the website at <http://rules.cityofnewyork.us/>. Copies of comments submitted online, by email, through voicemail and by video will be available by calling 212-669-7480 or by email at [csuperville@rgb.nyc.gov](mailto:csuperville@rgb.nyc.gov). A few weeks after the hearings, a transcript of oral comments concerning the proposed rule made at the hearings will be available.

**What authorizes the NYC Rent Guidelines Board to make these rules?** Section 1043(a) of the City Charter, the Rent Stabilization Law of 1969, as amended, and the Emergency Tenant Protection Act of 1974, as amended, implemented by Resolution No. 276 of 1974 of the New York City Council, authorize the RGB to make this proposed rule. The proposed rule was included in the most recent regulatory agenda for the RGB.

**Where can I find the NYC Rent Guidelines Board rules?** The RGB rules are in Title 30 of the Rules of the City of New York.

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

## PUBLIC NOTICE

PLEASE TAKE NOTICE THAT SCHEDULES AND PROCEDURES RELATING to meetings and hearings of the New York City Rent Guidelines Board ("RGB" or the "Board") for consideration of the guidelines for rent adjustments for apartment, loft, and hotel dwelling units subject to the Rent Stabilization Law of 1969, as amended, have been formulated. In accordance with Chapter 45 of the New York City Charter (the "City Administrative Procedure Act"), the Board has proposed rent guidelines, which are now being followed by a notice and comment period, public hearings, and the promulgation of final rent orders.

The proposed rent guidelines will be published in accordance with the City Administrative Procedure Act. The public will have a minimum of 30 days to review and consider the proposals at public hearings prior to the final Board meeting.

Apartment leases and loft increase periods during the period of **October 1, 2025 through September 30, 2026** and rent stabilized hotel units will be affected.

## SCHEDULE OF MEETINGS AND HEARINGS

The schedule of Rent Guidelines Board meetings and hearings to consider such adjustments is as follows:

DATE	LOCATION	TIME
Thursday May 22, 2025 Public Meeting	Spector Hall 22 Reade Street New York, NY 10007	9:30 A.M. <i>In-person / streamed live</i> <i>Wheelchair Accessible.</i>
Thursday June 5, 2025 Public Hearing (Public Testimony)	Jamaica Performing Arts Center Auditorium 153-10 Jamaica Avenue Jamaica, NY 11432	5:00 P.M. – 8:00 P.M. <i>Public can view meeting</i> <i>via YouTube feed but must</i> <i>participate in-person to</i> <i>testify (details below).</i> <i>Interpretation Available:</i> <i>Spanish</i> <i>This location has the</i> <i>following accessibility</i> <i>option(s) available:</i> <i>Wheelchair Accessible</i>
Monday June 9, 2025 Public Hearing (Public Testimony)	The Theater at City Tech NYC College of Technology 275 Jay Street Brooklyn, NY 11201	5:00 P.M. – 8:00 P.M. <i>Public can view meeting</i> <i>via YouTube feed but must</i> <i>participate in-person to</i> <i>testify (details below).</i> <i>Interpretation Available:</i> <i>Spanish</i> <i>This location has the</i> <i>following accessibility</i> <i>option(s) available:</i> <i>Wheelchair Accessible</i>

Thursday June 12, 2025 Public Hearing (Public Testimony)	Main Theatre of Hostos Community College/CUNY 450 Grand Concourse Bronx, NY 10451	5:00 P.M. – 8:00 P.M. <i>Public can view meeting</i> <i>via YouTube feed but must</i> <i>participate in-person to</i> <i>testify (details below).</i> <i>Interpretation Available:</i> <i>Spanish</i> <i>This location has the</i> <i>following accessibility</i> <i>option(s) available:</i> <i>Wheelchair Accessible</i>
Tuesday June 17, 2025 Public Hearing (Public Testimony)	Symphony Space 2537 Broadway @ 95 <sup>th</sup> Street New York, NY 10025	5:00 P.M. – 8:00 P.M. <i>Public can view meeting</i> <i>via YouTube feed but must</i> <i>participate in-person to</i> <i>testify (details below).</i> <i>Interpretation Available:</i> <i>Spanish</i> <i>This location has the</i> <i>following accessibility</i> <i>option(s) available:</i> <i>Wheelchair Accessible</i>

**NOTE: The Rent Guidelines Board reserves the right to cancel or reschedule public meetings.**

## ATTENDING THE MAY 22, 2025 PUBLIC MEETING

A meeting of the New York City Rent Guidelines Board (RGB) will be held on **Thursday, May 22, 2025, at 9:30 A.M.** at Spector Hall, 22 Reade Street, New York, NY 10007. The public is invited to attend and observe the proceedings of this meeting in-person. Members of the public can also livestream the meeting via YouTube at <https://www.youtube.com/RentGuidelinesBoard>. There will be no public testimony at this meeting.

## HEARING AND PUBLIC MEETING RULES AND PROCEDURES

To ensure that the members of the Rent Guidelines Board are able to deliberate and to hear members of the public with regard to lease adjustments, and that members of the public are able to participate meaningfully in the public meeting and hearing process, items that are reasonably likely to disrupt the proceedings, such as noisemakers and drums, are prohibited and may not be brought into meeting and hearing venues.

We encourage you to arrive early to avoid delays and help speed the entry of all members of the public. Your cooperation, patience and understanding are greatly appreciated.

## SPEAKING AT A PUBLIC HEARING

Anyone who wants to comment on the proposed rule at a public hearing must sign up to speak in-person. People wishing to speak at the public hearings can pre-register in advance. Pre-registration of speakers will begin May 14 at 9:00 A.M. and is advised. You can pre-register online through our website, [nyc.gov/rgb](http://nyc.gov/rgb), or you can sign up to speak by calling 212-669-7480 from 9:00 A.M. till 5:00 P.M., Monday through Friday. Speakers who would like to pre-register to speak must do so by the following times:

- by 12:00 P.M. on **Wednesday, June 4** for the June 5 hearing in Queens;
- by 12:00 P.M. on **Friday, June 6** for the June 9 hearing in Brooklyn;
- by 12:00 P.M. on **Wednesday, June 11** for the June 12 hearing in the Bronx; and
- by 12:00 P.M. on **Monday, June 16** for the June 17 hearing in Manhattan.

For those who do not pre-register, registration is also available at the public hearings from 5:00 P.M. to 8:00 P.M. on June 5, June 9, June 12, and June 17.

**If pre-registering, an exact time for speaking cannot be provided.** However, if you provide the RGB with your email address, you will be informed of your registration number within three business days of your registration. You may also obtain your registration number by calling the RGB offices at 212-669-7480 during regular business hours or emailing [publichearing@rgb.nyc.gov](mailto:publichearing@rgb.nyc.gov). Speakers who have confirmed their presence on the day of a hearing will be heard in the order of registration. Public officials may be given priority over other speakers.

Written requests for pre-registration must be received at the office of the Board at 1 Centre Street, Suite 2210, New York, NY, 10007 by 12:00 P.M. on the business day **prior** to the public hearing date. Written requests for registration can be emailed to [csuperville@rgb](mailto:csuperville@rgb).



nyc.gov or mailed to the Rent Guidelines Board at the address listed above.

Spanish interpretation will be provided at these hearings. Persons who request that a language interpreter, other than Spanish, or a sign language interpreter or other form of reasonable accommodation for a disability be provided at any of the scheduled hearings must notify Ms. Charmaine Superville at the NYC Rent Guidelines Board at (212) 669-7480 or via email at [csuperville@rgb.nyc.gov](mailto:csuperville@rgb.nyc.gov) by **Friday, May 23, 2025** no later than 4:30 P.M.

The public is invited to observe all public meetings and public hearings but is invited to speak only at the in-person public hearings. All public meetings and hearings may be livestreamed from YouTube at: <https://www.youtube.com/RentGuidelinesBoard>.

#### SUBMITTING WRITTEN COMMENTS

Written comments on the proposed rent guidelines must be received by **Tuesday, June 17, 2025**, to be considered before the final vote. Materials can be mailed to the office of the RGB at 1 Centre Street, Suite 2210, New York, N.Y. 10007. Where possible, we **strongly** urge you to submit written submissions via email, [ask@rgb.nyc.gov](mailto:ask@rgb.nyc.gov), through the RGB's website, <https://rentguidelinesboard.cityofnewyork.us/testimony/>, or through NYC RULES at <http://rules.cityofnewyork.us>.

#### SUBMITTING AUDIO AND VIDEO COMMENTS

In addition to written testimony, the RGB is providing platforms for submitting both audio and video comments. Audio and video comments must be received by **Tuesday, June 17, 2025**, to be considered before the final vote. Audio comments can be recorded via voicemail by dialing 929-256-5472. When prompted, you will have up to two minutes to speak. You can also submit prerecorded audio and video comments of up to two minutes in length. Instructions for how to submit these prerecorded comments are available on the Board's website at <https://rentguidelinesboard.cityofnewyork.us/testimony/>.

#### INSPECTION AND ACCESS TO THE MATERIAL

Copies of comments submitted online, by email, through voicemail and by video will be available to the public by calling 212-669-7480 or by email at [csuperville@rgb.nyc.gov](mailto:csuperville@rgb.nyc.gov). A few weeks after the final hearing a transcript of oral comments concerning the proposed rule made at the hearings will be available to the public on our website. In addition, copies of the existing guidelines and the RGB's Explanatory Statements from prior years are also available for inspection and copies may be obtained in the manner provided above and on the RGB's website, [nyc.gov/rgb](http://nyc.gov/rgb).

### **NEW YORK CITY RENT GUIDELINES BOARD PROPOSED 2025 APARTMENT AND LOFT ORDER (#57)**

**Proposed Order Number 57 - Apartments and Lofts**, rent levels for leases commencing **October 1, 2025** through **September 30, 2026**.

NOTICE IS HEREBY GIVEN PURSUANT TO THE AUTHORITY VESTED IN THE NEW YORK CITY RENT GUIDELINES BOARD BY THE RENT STABILIZATION LAW OF 1969, as amended, and the Emergency Tenant Protection Act of 1974, as amended, and as implemented by Resolution No 276 of 1974 of the New York City Council, and in accordance with the requirements of Section 1043 of the New York City Charter, that the Rent Guidelines Board (RGB) hereby **proposes** the following levels of fair rent increases over lawful rents charged and paid on **September 30, 2025**. These rent adjustments will apply to rent stabilized apartments with leases commencing on or after **October 1, 2025** and through **September 30, 2026**. Rent guidelines for loft units subject to Section 286, Subdivision 7 of the Multiple Dwelling Law are also included in this order.

#### PROPOSED ADJUSTMENT FOR LEASES (APARTMENTS)

Together with such further adjustments as may be authorized by law, the annual adjustment for leases for apartments shall be:

For a **one-year** lease commencing on or after **October 1, 2025** and on or before **September 30, 2026**: **1.75%-4.75%**

For a **two-year** lease commencing on or after **October 1, 2025** and on or before **September 30, 2026**: **4.75%-7.75%**

These adjustments shall also apply to dwelling units in a structure subject to the partial tax exemption program under Section 421-a of the Real Property Tax Law, or in a structure subject to Section 423 of the Real Property Tax Law as a Redevelopment Project.

#### PROPOSED ADJUSTMENTS FOR LOFTS (UNITS IN THE CATEGORY OF BUILDINGS COVERED BY ARTICLE 7-C OF THE MULTIPLE DWELLING LAW)

The Rent Guidelines Board **proposes** the following levels of rent increase above the "base rent," as defined in Section 286, Subdivision 4 of the Multiple Dwelling Law, for units to which these guidelines are applicable in accordance with Article 7-C of the Multiple Dwelling Law:

For **one-year** increase periods commencing on or after **October 1, 2025** and on or before **September 30, 2026**: **1.75%-4.75%**

For **two-year** increase periods commencing on or after **October 1, 2025** and on or before **September 30, 2026**: **4.75%-7.75%**

#### FRACTIONAL TERMS - PROPOSAL

For the purposes of these guidelines any lease or tenancy for a period up to and including one year shall be deemed a one-year lease or tenancy, and any lease or tenancy for a period of over one year and up to and including two years shall be deemed a two-year lease or tenancy.

#### ESCALATOR CLAUSES - PROPOSAL

Where a lease for a dwelling unit in effect on May 31, 1968 or where a lease in effect on June 30, 1974 for a dwelling unit which became subject to the Rent Stabilization Law of 1969, by virtue of the Emergency Tenant Protection Act of 1974 and Resolution Number 276 of the New York City Council, contained an escalator clause for the increased costs of operation and such clause is still in effect, the lawful rent on **September 30, 2025** over which the fair rent under this Order is computed shall include the increased rental, if any, due under such clause except those charges which accrued within one year of the commencement of the renewal lease. Moreover, where a lease contained an escalator clause that the owner may validly renew under the Code, unless the owner elects or has elected in writing to delete such clause, effective no later than **October 1, 2025** from the existing lease and all subsequent leases for such dwelling unit, the increased rental, if any, due under such escalator clause shall be offset against the amount of increase authorized under this Order.

#### SPECIAL ADJUSTMENTS UNDER PRIOR ORDERS - PROPOSAL

All rent adjustments lawfully implemented and maintained under previous apartment orders and included in the base rent in effect on **September 30, 2025** shall continue to be included in the base rent for the purpose of computing subsequent rents adjusted pursuant to this Order.

#### PROPOSED SPECIAL GUIDELINE

Under Section 26-513(b)(1) of the New York City Administrative Code, and Section 9(e) of the Emergency Tenant Protection Act of 1974, the Rent Guidelines Board is obligated to promulgate special guidelines to aid the State Division of Housing and Community Renewal in its determination of initial legal regulated rents for housing accommodations previously subject to the City Rent and Rehabilitation Law which are the subject of a tenant application for adjustment. The Rent Guidelines Board hereby **proposes** the following Special Guidelines:

For dwelling units subject to the Rent and Rehabilitation Law on **September 30, 2025**, which become vacant after **September 30, 2025**, the special guideline shall be **49%** above the maximum base rent.

#### DECONTROLLED UNITS - PROPOSAL

The permissible increase for decontrolled units as referenced in Order 3a which become decontrolled after **September 30, 2025**, shall be **49%** above the maximum base rent.

#### CREDITS - PROPOSAL

Rentals charged and paid in excess of the levels of rent increase established by this Order shall be fully credited against the next month's rent.

#### STATEMENT OF BASIS AND PURPOSE

The Rent Guidelines Board is authorized to promulgate rent guidelines governing apartment units subject to the Rent Stabilization Law of 1969, as amended, and the Emergency Tenant Protection Act of 1974, as amended. The purpose of these guidelines is to implement the public policy set forth in Findings and Declaration of Emergency of the Rent Stabilization Law of 1969 (§26-501 of the N.Y.C. Administrative Code) and in the Legislative Finding contained in the Emergency Tenant Protection Act of 1974 (L. 1974 c. 576, §4 [§2]).

The Rent Guidelines Board is also authorized to promulgate rent guidelines for loft units subject to Section 286, Subdivision 7 of the Multiple Dwelling Law. The purpose of the loft guidelines is to implement the public policy set forth in the Legislative Findings of Article 7-C of the Multiple Dwelling Law (Section 280).

Dated: April 30, 2025

Doug Apple  
Chair  
New York City Rent Guidelines Board

**NEW YORK CITY RENT GUIDELINES BOARD  
PROPOSED 2025 HOTEL ORDER (#55)**

**Proposed Order Number 55 - Hotels, Rooming Houses, Single Room Occupancy Buildings and Lodging Houses.** Rent levels to be effective for leases commencing **October 1, 2025** through **September 30, 2026**.

NOTICE IS HEREBY GIVEN PURSUANT TO THE AUTHORITY VESTED IN THE NEW YORK CITY RENT GUIDELINES BOARD BY THE RENT STABILIZATION LAW OF 1969, as amended, and the Emergency Tenant Protection Act of 1974, as amended, and as implemented by Resolution No. 276 of 1974 of the New York City Council, and in accordance with the requirements of Section 1043(d) of the New York City Charter, that the Rent Guidelines Board hereby **proposes** the following levels of fair rent increases over lawful rents charged and paid on **September 30, 2025**.

APPLICABILITY

This order shall apply to units in buildings subject to the Hotel Section of the Rent Stabilization Law (Sections 26-504(c) and 26-506 of the N.Y.C. Administrative Code), as amended, or the Emergency Tenant Protection Act of 1974 (L.1974, c. 576 §4[§5(a)(7)]). With respect to any tenant who has no lease or rental agreement, the level of rent increase established herein shall be effective as of one year from the date of the tenant's commencing occupancy, or as of one year from the date of the last rent adjustment charged to the tenant, or as of **October 1, 2025**, whichever is later. This anniversary date will also serve as the effective date for all subsequent Rent Guidelines Board Hotel Orders, unless the Board shall specifically provide otherwise in the Order. Where a lease or rental agreement is in effect, this Order shall govern the rent increase applicable on or after **October 1, 2025** upon expiration of such lease or rental agreement, but in no event prior to one year from the commencement date of the expiring lease, unless the parties have contracted to be bound by the effective date of this Order.

PROPOSED RENT GUIDELINES FOR HOTELS, ROOMING HOUSES, SINGLE ROOM OCCUPANCY BUILDINGS AND LODGING HOUSES

Pursuant to its mandate to promulgate rent adjustments for hotel units subject to the Rent Stabilization Law of 1969, as amended, (§26-510(e) of the N.Y.C. Administrative Code) the Rent Guidelines Board hereby **proposes** the following rent adjustments:

The allowable level of rent adjustment over the lawful rent actually charged and paid on **September 30, 2025** shall be:

- |   |           |
|---|-----------|
| 1) Residential Class A (apartment) hotels -                           | <b>0%</b> |
| 2) Lodging houses -   | <b>0%</b> |
| 3) Rooming houses (Class B buildings containing less than 30 units) - | <b>0%</b> |
| 4) Class B hotels -   | <b>0%</b> |
| 5) Single Room Occupancy buildings (MDL Section 248 SRO's) -          | <b>0%</b> |

ADDITIONAL CHARGES – PROPOSAL

It is expressly understood that the rents collectible under the terms of this Order are intended to compensate in full for all services provided without extra charge on the statutory date for the particular hotel dwelling unit or at the commencement of the tenancy if subsequent thereto. No additional charges may be made to a tenant for such services, however such charges may be called or identified.

STATEMENT OF BASIS AND PURPOSE

The Rent Guidelines Board is authorized to promulgate rent guidelines governing hotel units subject to the Rent Stabilization Law of 1969, as amended, and the Emergency Tenant Protection Act of 1974, as amended. The purpose of these guidelines is to implement the public policy set forth in Findings and Declaration of Emergency of the Rent Stabilization Law of 1969 (§26-501 of the N.Y.C. Administrative Code) and in the Legislative Finding contained in the Emergency Tenant Protection Act of 1974 (L.1974 c. 576, §4 [§2]).

Dated: April 30, 2025

Doug Apple, Chair  
New York City Rent Guidelines Board

**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:** 2025 Rent Guidelines  
**REFERENCE NUMBER:** 2025 RG 041  
**RULEMAKING AGENCY:** Rent Guidelines Board

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

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

/s/ STEVEN GOULDEN  
Senior Counsel

Date: May 1, 2025

**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:** 2025 Rent Guidelines  
**REFERENCE NUMBER:** RGB-15  
**RULEMAKING AGENCY:** Rent Guidelines Board

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

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

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

*May 1, 2025*  
Date

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**SANITATION**

■ NOTICE

**CAPA REGULATORY AGENDA FY 2026**

Pursuant to section 1042 of the Charter, the New York Department of Sanitation (DSNY) sets forth below its regulatory agenda for the City's fiscal year of 2026:

1. **SUBJECT:** Rule relating to the removal, storage and disposal of encumbrances.
- A. **Reason:** DSNY is proposing to amend its rule relating to the removal, storage and disposal of encumbrances to clarify its procedures.
- B. **Anticipated Content:** To clarify procedures relating to the removal, storage or disposal of encumbrances.
- C. **Objectives:** Modification of such rule will simplify the procedures relating to the removal, storage and disposal of encumbrances.
- D. **Legal basis:** Section 1-05 of Title 16 of the Rules of the City of New York, Section 16-128 of the Administrative Code of the

City of New York, and Sections 753(a) and 1043 of the New York City Charter.

- E. Types of individuals and entities likely to be affected: Individuals and businesses
- F. Other relevant laws: Title 16 of the Administrative Code of the City of New York and Title 16 of the Rules of the City of New York
- G. Approximate schedule: Fiscal Year 2026.

Agency Contact: Robert Orlin, Deputy Commissioner  
(646) 885-5006 [rorlin@dsny.nyc.gov](mailto:rorlin@dsny.nyc.gov)

- 2. **SUBJECT:** Rules governing requirements relating to the provision of waste collection service by certain private hauling companies to business establishments within Commercial Waste Zones.

A. Reason: In November 2019 comprehensive waste reform legislation to reform the private carting industry in New York City was signed into law. Local Law 199 of 2019 authorizes DSNY to create a commercial waste zone system in New York City for the collection and removal of solid waste and recyclable materials generated by businesses in such newly-created waste collection zones throughout the City. DSNY may promulgate new rules that are consistent with the local law as may be necessary.

B. Anticipated Content: Pursuant to Local Law 199, DSNY may promulgate rules under Title 16 of the Rules of the City of New York to carry out the mandates of Local Law 199, including rules governing customer service for commercial establishments, operational requirements for private carting companies, health and safety protective measures for private carting employees, and recycling and organics requirements, following its creation of 20 designated commercial waste zones across New York City in the first half of 2020.

C. Objectives: DSNY may promulgate rules governing private carter and business customer practices consistent with the implementation plan for comprehensive reform of the commercial waste industry. The rules will improve and enhance the City's regulatory practices pertaining to commercial waste collection, transport and disposal in the City.

D. Legal basis: Title 16 of the Rules of the City of New York; and Section 1043 of the New York City Charter

E. Types of individuals and entities likely to be affected: Private waste hauling carters and generators of commercial waste who receive private carting collection service.

F. Other relevant laws: None.

G. Approximate schedule: Fiscal Year 2026.

Agency Contact: Robert Orlin, Deputy Commissioner  
(646) 885-5006 [rorlin@dsny.nyc.gov](mailto:rorlin@dsny.nyc.gov)

- 3. **SUBJECT:** Various Plain Language Amendments

A. Reason: Working with the City's rulemaking agencies, the Law Department, OMB, and the Office of Operations conducted a review of the City's existing rules, identifying those rules that should be repealed or modified to reduce regulatory burdens, increase equity, support small businesses, and simplify and update content to help support public understanding and compliance. This proposed rule meets the criteria for this initiative.

B. Anticipated Content: DSNY will modify its rules to incorporate plain language changes that were identified during the retrospective rules review conducted by the City.

C. Objectives: Modification of such rules will help to reduce regulatory burdens, increase equity, support small businesses, and simplify and update content to help support public understanding and compliance.

D. Legal basis: Title 16 of the Administrative Code of the City of New York, Title 16 of the Rules of the City of New York, and Sections 753(a) and 1043 of the New York City Charter.

E. Types of individuals and entities likely to be affected: Individuals and businesses.

F. Other relevant laws: Title 16 of the Administrative Code of the City of New York and Title 16 of the Rules of the City of New York

G. Approximate schedule: Fiscal Year 2026.

Agency Contact: Robert Orlin, Deputy Commissioner  
(646) 885-5006 [rorlin@dsny.nyc.gov](mailto:rorlin@dsny.nyc.gov)

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## TAXI AND LIMOUSINE COMMISSION

### ■ NOTICE

#### Notice of Promulgation

**NOTICE IS HEREBY GIVEN** in accordance with section 1043(f) of the New York City Charter ("Charter") that the Taxi and Limousine Commission ("TLC") promulgates rules to increase the penalties for stationary and non-hazardous moving violations and to consider certain out-of-state convictions for fitness revocation hearings.

The rule is promulgated pursuant to sections 1043 and 2303 of the Charter and section 19-503 of the Administrative Code of the City of New York. This rule was published in the City Record on February 7, 2025 for public comment. On March 12, 2025 a public hearing was held virtually by the TLC and the rules were adopted by the Commission on April 30, 2025.

#### Statement of Basis and Purpose

In support of Vision Zero initiatives to eliminate traffic crashes leading to death and serious injuries, TLC is amending Rules §80-13(a)(1) and §80-13(a)(2) penalties for stationary or non-hazardous moving violations. Rules §80-13(a)(1) and §80-13(a)(2) include a multitude of unsafe traffic violations (e.g., crosswalks, double-parking, no standing, bike lanes). Within a 15-month period from October 2022 through December 2023, TLC adjudicated 28,000 §80-13(a)(1) and §80-13(a)(2) violations. Over 2,000 of these violations were issued to drivers who committed multiple §80-13(a)(1) and §80-13(a)(2) violations within that period. TLC is increasing the penalty for these violations by imposing points and the completion of a remedial driver education course following multiple §80-13(a)(1) or §80-13(a)(2) violations. This escalation is intended to act as a deterrent to repeat offenders and to promote the safety of passengers, pedestrians, bicyclists, and other motorists.

Additionally, TLC is amending its special procedures for fitness revocation hearings under Rule §68-14(a)(3). When determining whether an individual is fit to hold a license following convictions for certain qualifying criminal offenses under New York State statutes, TLC will also consider convictions for the functional equivalent of those same offenses in other jurisdictions. Convictions for these offenses, whether in New York State or outside of New York State, implicate an individual's ability to safely transport members of the public.

After the public comments from the March 12, 2025 hearing held on this rule, TLC has made the following changes to these rules.

- The penalty for the first §80-13(a)(1) and §80-13(a)(2) violation will remain unchanged to include a fine, but no points, and no remedial driver education course, a change from the inclusion of one point and remedial driver education course in addition to a fine contained in the initial rule proposal.
- The penalty for the second §80-13(a)(1) and §80-13(a)(2) violation within a fifteen-month period will include a fine and one point, a change from the inclusion of two points and remedial driver education course in addition to a fine contained in the initial rule proposal.
- The penalty for the third §80-13(a)(1) and §80-13(a)(2) violation within a fifteen-month period will include an increased fine, one point, and a remedial driver education course, a change from the inclusion of two points in addition to a fine contained in the initial rule proposal.

TLC received substantial feedback from several disability advocates and advocacy groups, such as Downstate New York ADAPT, the Center for Independence of the Disabled, New York, and the Disability Justice Program at New York Lawyers for the Public Interest, regarding the need for accommodations for picking up and dropping off passengers with disabilities, such as a designated pick-up and drop-off area with a pedestrian ramp on every block for exclusive use by passengers with disabilities. TLC also received feedback from these groups concerning the impact of shared roadways on their travel experience and safety. These rules do not modify existing State traffic rules relating to designated discharge and pick up zones with pedestrian or wheelchair ramps. The large-scale creation of on street access facilities for passengers with disabilities is beyond the jurisdiction of TLC and the scope of this rulemaking. TLC anticipates these rules will reinforce safer roadway behavior, to the benefit of passengers with disabilities. In any case, TLC does not expect passengers with disabilities to



risk injury by crossing bike lanes for pick-ups and drop-offs. In circumstances where TLC has issued a summons for an §80-13(a)(1) or §80-13(a)(2) violation, the tribunal will consider evidence of the pick-up and drop-off of passengers with disabilities as a defense to these charges.

Advocates also expressed concern that increased penalties for such violations, as provided by the proposed rule's addition of points and a remedial driver education course, might incentivize Drivers to ignore §53-10(a), which requires assisting a passenger who uses a wheelchair or a passenger with other disabilities when entering a vehicle from the sidewalk or exiting from the vehicle to the curb. Concerns over the proposed rule's increased penalties were also expressed by many drivers and driver advocacy groups, such as the Taxi Driver Union of New York, the Independent Drivers Guild, the New York Taxi Workers Alliance, and Mobilization for Justice, Inc. In response, TLC has removed any increase in costs associated with the penalty for the first §80-13(a)(1) or §80-13(a)(2) violation in order to focus on repeat violators. TLC has also considered the costs associated with a penalty that includes a point as well as a fine and a remedial driver education course for all second §80-13(a)(1) and §80-13(a)(2) violations, and has removed the requirement to complete a remedial driver education course for such violations.

This penalty structure balances Vision Zero safety initiatives and effective enforcement strategies for the protection of roadway users with the operational flexibility necessary for the real-time road conditions and financial strain faced by Drivers. TLC also remains committed to working with our regulated industries and partner enforcement agencies to address enforcement and logistical challenges with the design and shared use of public roadways, including the development of relief stations, the safe pick-up and discharge of all passengers, and customer service.

TLC also reviewed public comments regarding amendment to its special procedures for fitness revocation hearings under Rule §68-14(a)(3) and has not made any changes to this rule in that regard. In particular, Mobilization for Justice, Inc. suggested that this amendment is unclear and an unnecessarily punitive measure that would be employed against a class of people already subject to numerous licensing requirements, and that out-of-state criminal records relied on by TLC could be inaccurate, particularly with regard to the outcomes of arrests, expunged convictions, and erroneous records. TLC believes these concerns are misplaced. A "functional equivalent" out-of-state offense refers to an offense with the same or substantially similar essential elements to the same offense as defined in New York State Penal Law, and the same or similar classification type (i.e., felony or misdemeanor). Since this conviction would be considered within the proceedings governing fitness revocation, there is no additional licensing requirement, and a licensee would have the same opportunity to testify and challenge any inaccuracies in the record as they do under current procedures.

New material is underlined.  
[Material inside brackets indicates deleted material.]

Section 1. Paragraph (3) of subdivision (a) of Section 68-14 of Title 35 of the Rules of the City of New York is amended by adding a new subparagraph (T), to read as follows:

(T) The functional equivalent of the above-referenced convictions in other jurisdictions.

Section 2. Paragraphs (8) through (10) of subdivision (j) of section 80-04 of Title 35 of the Rules of the City of New York are renumbered as paragraphs (9) through (11), and a new paragraph (8) is added, to read as follows:

(8) Vision Zero and Accessibility Remedial Education Course: A driver convicted of a third or subsequent 80-13(a)(1) or (2) violation must complete the Vision Zero Remedial Education Course no later than 60 days after the date of conviction.

Section 3. Paragraphs (1) and (2) of subdivision (a) of section 80-13 of Title 35 of the Rules of the City of New York are amended to read as follows:

- (1) Laws, rules or regulations governing stationary vehicles.
- (i) Except where expressly forbidden, a Vehicle is permitted to stop and wait for Passengers in the space immediately in front of a fire hydrant on a street, provided the Driver remains seated in his or her Vehicle, ready for operation at all times.

§80-13(a)(1)	<u>First Violation:</u> Fine: \$100 if plead guilty before a hearing; \$200 if found guilty following a hearing.	Appearance NOT REQUIRED
	<u>Second violation within 15 months:</u> Fine and Point: \$100 and 1 point if plead guilty before a hearing; \$200 and 1 point if found guilty following a hearing.	
	<u>Third (and subsequent) violation(s) within 15 months:</u> Fine and Points: \$200 and 1 point if plead guilty before a hearing, and suspension; \$300 and 1 point if found guilty following a hearing, and suspension. The suspension is deferred for 60 days; if the Driver completes a Vision Zero and Accessibility Remedial education course within the 60-day period, the Driver will not be suspended.	

- (2) Laws, rules or regulations governing moving vehicles, other than those defined by paragraph (3) of this subdivision.

§80-13(a)(2)	<u>First violation:</u> Fine: \$200 if plead guilty before a hearing; \$300 found guilty following a hearing.	Appearance NOT REQUIRED
	<u>Second violation within 15 months:</u> Fine and Points: \$200 and 1 point if plead guilty before a hearing; \$300 and 1 point if found guilty following a hearing.	
	<u>Third (and subsequent) violation(s) within 15 months:</u> Fine and Points: \$300 and 1 point if plead guilty before a hearing, and suspension; \$400 and 1 point if found guilty following a hearing, and suspension. The suspension is deferred for 60 days; if the Driver completes a Vision Zero and Accessibility Remedial education course within the 60-day period, the Driver will not be suspended.	

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## SPECIAL MATERIALS

## CITYWIDE ADMINISTRATIVE SERVICES

### ■ NOTICE

In accordance with Section 3-07 (c ) of the Procurement Police Board Rules, the below listed specific commodities with in the listed eligible markets are subject to accelerated procurement process.

The selected commodities have been and continue to be in short supply and/or have experienced and continue to experience short-term price fluctuations.

Commodity	Market
ACETYLENE	Chemical
ALUMINUM SULFATE, (LIQUID AND POLYALUMINUM CHLORIDE)	Chemical
ALUMINUM SULFATE, (DRY FILTERED)	Chemical
BLEACH SOLUTION, LIQUID CAUSTIC SODASODIUM HYPOCHLORITE	Chemical
BRIDGE, DEICING CHEMICALS, LIQUID	Chemical
CALCIUM CHLORIDE SOLUTION	Chemical
CATIONIC POLYMER, THICKENING AND POST THICKENING	Chemical
CAUSTIC SODA	Chemical
COAGULANT AID POLYMER	Chemical
FROTH CONTROL POLYMER	Chemical
GLYCEROL	Chemical
HYDROFLUOROSILICIC ACID	Chemical
LABORATORY SPECIALTY GASES	Chemical
LIQUID CAUSTIC SODA	Chemical
LIQUID FERRIC CHLORIDE	Chemical
LIQUID SALT BRINE	Chemical
LIQUID SODIUM BISULFATE	Chemical
LIQUIFIED PETROLEUM (LP) GASES PROPANE	Chemical
MAGNESIUM HYDROXIDE SLURRY	Chemical
ORTHOPHOSPHORIC ACID	Chemical
OXYGEN, INDUSTRIAL	Chemical
SLUDGE THICKENING POLYMER	Chemical
SODIUM BISULFITE	Chemical
SODIUM HYPOCHLORITE SOLUTION	Chemical
STANDARDS, CUSTOM, ORGANIC & INORGANIC	Chemical
SULFATE, ALUMINUM DRY-FILTERED	Chemical
AVIATION JET A FUEL	Energy
DIESEL AND BIODIESEL FUEL	Energy
GASOLINE AND ETHANOL BLENDS	Energy
FUEL OIL – HPD	Energy
HYDROGENATION DERIVED RENEWABLE DIESEL FUEL (VEHICLES)	Energy
HYDROGENATION DERIVED RENEWABLE DIESEL FUEL (BARGES)	Energy
HEATING OIL: BIO-BLEND & BIO-HEAT, BULK DELIVERY	Energy
FRUIT AND VEGETABLES	Food
BAKING PRODUCTS AND BAKED GOODS	Food
MEATS AND POULTRY	Food
PROCESSED FRESH AND FROZEN FOODS	Food
MILK, EGG, CHEESE AND OTHER DAIRY	Food

SHELF-STABLE FOOD	Food
SPICES	Food
WATER, BOTTLED	Food

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## 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 5/20/2025 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
40A	3391	31
41A	3392	24
42A	3392	20
43A	3392	18
44A	3392	16
45A	3392	12
46A	3392	9
47A	3392	7
48A	3392	5
49A	3392	3
50A	3392	2

Acquired in the proceeding entitled: South Beach Area – Stage 1 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

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## MAYOR'S OFFICE OF CONTRACT SERVICES

### ■ NOTICE

Notice of Intent to Issue New Solicitation Not Included in FY25 Annual Contracting Plan and Schedule

**NOTICE IS HEREBY GIVEN** that the Mayor will be issuing the following solicitation(s) not included in the FY 2025 Annual Contracting Plan and Schedule that is published pursuant to New York City Charter § 312(a):

Agency: Department of Environmental Protection  
Description of services to be provided: PR-132/R-151: Design-Build Services for Sludge Dock Improvements at The Port Richmond and Rockaway Wastewater Resource Recovery Facilities  
Anticipated Contract Start Date: 9/30/2025  
Anticipated Contract End Date: 9/29/2029  
Anticipated Procurement Method: Innovative  
Job titles: Project Manager, Civil Engineer, Electrical Engineer, Environmental Engineer, Mechanical Engineer, Architect and Chemical Engineer  
Headcounts: 936

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## MAYOR'S OFFICE OF ENVIRONMENTAL COORDINATION

### ■ NOTICE

#### NOTICE OF EXTENDED PUBLIC COMMENT PERIOD

The Office of the Deputy Mayor for Housing,  
Economic Development and Workforce  
Draft Environmental Impact Statement (DEIS)  
Bally's Bronx Project

#### Project Identification

CEQR No. 24DME011X  
SEQRA Classification: Type I  
Bronx, Community District 10

#### Lead Agency

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

**NOTICE IS HEREBY GIVEN THAT the end of the public comment period on the Draft Environmental Impact Statement (DEIS) for the Bally's Bronx Project was extended from Sunday, May 4, 2025, at 10:00 P.M., to Thursday, May 22, 2025, at 5:00 P.M. Today's notice supersedes all prior notices that identified the end of public comment period for this DEIS as Sunday, May 4, 2025, or Monday, May 5, 2025.** The DEIS received a Notice of Completion on January 17, 2025, and was made available through CEQR ACCESS <https://a002-ceqraccess.nyc.gov/ceqr/> (search CEQR # 24DME011X).

A public hearing on the DEIS was held in conjunction with the public hearing on the associated Uniform Land Use Review Procedure (ULURP) on April 23, 2025, at 10:00 A.M. at the City Planning Commission, Hearing Room, located at 120 Broadway, Lower Concourse, New York, NY 10271. **The public comment period on the DEIS was extended. Written comments on the DEIS will be accepted by the Lead Agency through Thursday, May 22, 2025, at 5:00 P.M., to the contact address below.**

The Applicant, Bally's New York Operating Company, LLC, seeks a series of discretionary land use actions to facilitate the Proposed Development, including an approximately 3,134,040-gross-square-foot (gsf) gaming facility and the widening and mapping of Ring Road as a city street. The Proposed Facility would include 561,320 gsf of gaming space and a variety of food and beverage services; a 509,330 gsf, 500-key hotel with a spa and meeting space; 6,100 gsf for sundry retail; a 2,000-seat event center; and a 1,941,910 gsf parking garage for 4,660 vehicles. During peak business hours at the Proposed Facility there would be 5,800 visitors and up to 650 employees. The Proposed Development is expected to generate 3,500 jobs. The Applicant has operated the Golf Course since September 2023 pursuant to a license agreement with the New York City Department of Parks and Recreation (NYC Parks). As part of the Proposed Development, the Applicant would construct a replacement standalone clubhouse for the Golf Course, which would remain as currently configured and would continue to be open to the public during the entire construction time period.

The Proposed Actions for the Bally's Bronx Project include multiple City approvals subject to ULURP, including discretionary actions subject to New York State Environmental Quality Review Act (SEQRA) and CEQR and are shown below.

#### Required City Approvals

- **A City Map Amendment** to demap a portion of the Development Site (the "Disposition Parcel") as parkland allowing for the disposition of an interest in those areas;
- **A City Map Amendment** to map the widened Ring Road as a City Street;
- **A Zoning Map Amendment** to designate existing parkland as a C8-4 commercial zoning district, in which gaming facilities are permitted pursuant to NYC Zoning Resolution Sections 32-10 (32-18, 32-181, 32-183) and 42-10 (42-18, 42-181, 42-183);
- **Approval for the disposition of City-owned real property** to facilitate the transfer of a non-exclusive access easement or other similar agreement over the Waterfront Access Roadway necessary for the Proposed Development from the City of New York (through NYC Parks) to Bally's; and
- **The extension and modification of the existing Golf Course Concession**, through a renewal concession and/or a lease, to facilitate the long-term operation of the public Golf Course by Bally's.

In addition, coordination and approvals for public improvements will be required from City agencies such as NYC Parks, NYCDOT, and NYCDEP.

#### Required State Approvals

- **State Legislation and Governor's Approval to authorize the alienation and disposition of parkland** within Ferry Point Park (the Park);
- **Approval by the Gaming Facility Location Board and issuance of a gaming license from the New York State Gaming Commission** to allow the operation of the Proposed Facility; and
- **Approval from the New York State Department of Environmental Conservation (NYSDEC) of a "Change of Use Workplan"** to allow the use of and construction on the Development Site because it is part of a closed landfill.

Other State approvals include approval from NYSDEC for stormwater discharges during construction and from the New York State Department of Transportation (NYSDOT) and potentially other State agencies to facilitate certain street improvements near the Hutchinson River Expressway. In addition, coordination (or approvals for public improvements) may be required with State agencies or authorities such as the MTA (including NYCT and TBTA).

The Proposed Development would also include various ministerial actions, such as approval from the Public Design Commission (PDC) for the replacement golf clubhouse.

The Notice of Completion and the DEIS for the Bally's Bronx Project were issued by the Lead Agency on January 17, 2025, which marked the beginning of the public comment period on the DEIS. Written comments on the DEIS are requested and will be received and considered by the Lead Agency during the public comment period, which was extended and runs through Thursday, May 22, 2025, at 5:00 P.M. Please send comments to:

#### Contact:

Mayor's Office of Environmental Coordination  
Esther Brunner, Deputy Director  
100 Gold Street, 2nd Floor  
New York, NY 10038  
Phone: (212) 788-6822  
Email: [ebrunner@cityhall.nyc.gov](mailto:ebrunner@cityhall.nyc.gov)

The Notice of Completion and the DEIS may be obtained by any member of the public from CEQR Access: <https://a002-ceqraccess.nyc.gov/ceqr/> (search CEQR # 24DME011X).

This Notice has been prepared pursuant to Article 8 of the New York State Environmental Conservation Law (the State Environmental Quality Review Act (SEQRA)), its implementing regulations found at 6 NYCRR Part 617, and the Rules of Procedure for City Environmental Quality Review found at 62 RCNY Chapter 5, and Mayoral Executive Order 91 of 1977, as amended (CEQR).

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## YOUTH AND COMMUNITY DEVELOPMENT

### ■ NOTICE

#### Notice of Concept Paper

The NYC Department of Youth and Community Development (DYCD) is releasing a concept paper to obtain feedback that will assist with the development of an upcoming request for proposals (RFP) for the Boxing Community Center. Through this RFP, DYCD aims to fund a specialized Boxing Community Center located in the New York City Housing Authority (NYCHA) Van Dyke Community Center.

It's anticipated the concept paper will be released on May 12, 2025 with comments invited through June 13, 2025. Comments must be submitted via PASSPort by uploading your comments in the questionnaire tab.

To respond to this forthcoming RFP and all other Human/Client Services RFPs, organizations must have an account and an approved HHS Prequalification application in PASSPort. Proposals and Prequalification applications will ONLY be accepted through PASSPort. If you do not have a PASSPort account or an approved PASSPort HHS Prequalification Application, please visit [www.nyc.gov/passport](http://www.nyc.gov/passport) to get started.

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