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THE CITY RECORD

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PUBLIC HEARINGS AND MEETINGS

See Also: Procurement; Agency Rules

BOROUGH PRESIDENT - BRONX

■ PUBLIC HEARINGS

A VIRTUAL PUBLIC HEARING IS BEING CALLED BY the President of the Borough of The Bronx, Honorable Vanessa L. Gibson. This public hearing will be held on Wednesday, May 8th, 2024 commencing at 10:00 A.M. The public hearing may be accessed virtually using the link provided:



Office of The Bronx Borough President: Public Hearing – C 240232 PXX – Tibbetts Brook Daylighting Easement Acquisition

<https://bit.ly/TibbettsBXP>
Meeting ID: 233 424 902 731
Passcode: 9ehhst

Or call in: (646) 561-8032 (audio only)
Phone Conference ID: 203 646 688#

Please submit any written testimony to: publictestimony@bronxbp.nyc.gov. Written testimony will always be accepted, but only testimony received by Friday, May 10th will be considered for the Borough President's recommendation.

APPLICATION NO: C 240232 PXX – Tibbetts Brook Daylighting Easement Acquisition

IN THE MATTER OF an application submitted by the Department of Environmental Protection and the Department of Citywide Administrative Services pursuant to Section 197-c of the New York City Charter for the acquisition of property located at (Block 3238, Lots 50, 52, and 126), (Block 3245, Lot 12) and (Block 3264, Lot 20) to facilitate construction and maintenance of a closed conduit pipeline, Borough of the Bronx, Community Districts 7 and 8.

The full proposal can be accessed on the Zoning Application Portal: <https://zap.planning.nyc.gov/projects/2023X0410>

Please direct any questions concerning this hearing to the Office of The Bronx Borough President, telephone: (718) 590-6124.

Accessibility questions: Sam Goodman (718) 590-6124, by: Wednesday, May 8, 2024, 9:00 A.M.



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 matter below in person, at 6:00 P.M. on Wednesday, May 8, 2024, in the Borough Hall Courtroom, 209 Joralemon Street. The meeting will be recorded for public transparency.

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 at least five (5) business days in advance to ensure availability.

Testimony at the hearing is limited to **2 minutes**, unless extended by the Chair. The Borough President welcomes written testimony on all agenda items. For timely consideration, comments must be submitted to testimony@brooklynbp.nyc.gov no later than Friday, May 10, 2024.

The following agenda item will be heard:

- 1) 3033 Avenue V Rezoning

A private application by Ford Coyle Properties Inc. for a zoning map amendment from R4/C1-2 to R7D/C2-4 and a zoning text amendment to map an MIH area to facilitate a new 9-story, 110,865 square foot mixed-use development including 13,820 square feet of ground floor retail, 97,045 square feet of residential floor area (109 dwelling units, 27 affordable) at 3033 Avenue V in Sheepshead Bay, Community District 15, Brooklyn.

Accessibility questions: Corina Lozada, corina.lozada@brooklynbp.nyc.gov, by: Wednesday, May 1, 2024, 6:00 P.M.



a26-my8

BOROUGH PRESIDENT - QUEENS

■ MEETING

In accordance with Section 384(b)(4) of the New York City Charter, The Queens Borough Board will meet Monday, May 6, 2024 at 5:30 P.M. in the Queens Borough President Conference Room, 120-55 Queens Boulevard, 2nd Floor, Kew Gardens, NY 11424. (Vote to be Taken).

- Business terms and disposition of Willets Point Phase 2 in CB7

my2-6

CITY COUNCIL

■ PUBLIC HEARINGS

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

The Subcommittee on Landmarks, Public Sitings, and Dispositions will hold a public hearing, accessible remotely and in person on the 14th Floor Committee Room, 250 Broadway, New York, NY 10007, on the following matters commencing at 12:00 P.M. on May 8, 2024. The hearing will be live-streamed on the Council's website at <https://council.nyc.gov/live/>. Please visit <https://council.nyc.gov/land-use/> in advance for information about how to testify and how to submit written testimony.

**TIMBALE TERRACE ESDC GRANT APPLICATION
MANHATTAN CB - 11 G 240051 GAM**

Application submitted by the City of New York (the "City") by and through its Department of Housing Preservation and Development requesting from the New York City Council a favorable resolution in support of the City's application for funding from the New York State Empire State Development Corporation ("ESDC"), pursuant to Section 16-n of the ESDC Act, under the Restore New York Communities Initiative in connection with the reconstruction and redevelopment of the Timbale Terrace project (Block 1767, Lots 1, 2, 3, 4, 67, 68, 69, 71, 72, 168, 169), Borough of Manhattan, Community District 11, Council District 9.

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

Accessibility questions: Kaitlin Greer, kgreer@council.nyc.gov, by: Friday, May 3, 2024, 3:00 P.M.



my2-8

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 15, 2024, regarding the calendar items listed below. The public hearing will be held in person in the NYC City Planning Commission Hearing Room, Lower Concourse, 120 Broadway, New York, NY. Anyone attending the meeting in-person is encouraged to wear a mask.

The meeting will be live streamed through Department of City Planning's (DCP's) website 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/461632/1>.

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 - 3
500 KENT AVENUE
No. 1**

CD 2 C 230293 ZMK
IN THE MATTER OF an application submitted by 500 Kent LLC and United Jewish Organizations of Williamsburg, Inc. 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 M3-1 District to an M1-5 District property bounded by Division Avenue, Kent Avenue, the easterly prolongation of the N.Y.C. Pierhead Line, and the U.S. Pierhead and Bulkhead Line, as shown on a diagram (for illustrative purposes only), dated January 22, 2024, and subject to the conditions of CEQR Declaration E-738.

No. 2

CD 2 C 230294 ZSK
IN THE MATTER OF an application submitted by 500 Kent LLC and United Jewish Organizations of Williamsburg, Inc. pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 62-837(a) of the Zoning Resolution to modify the height and setback, and the maximum width of walls facing the shoreline requirements of Section 62-34 (Height and Setback Regulations on Waterfront Blocks), in connection with a proposed commercial development on property bounded by Division Avenue, Kent Avenue, the easterly prolongation of the N.Y.C. Pierhead Line,

and the U.S. Pierhead and Bulkhead Line (Block 2023, Lot 10), in an M1-5* District.

*Note: This site is proposed to be rezoned by changing an existing M3-1 District to an M1-5 District under a concurrent related application (C 230293 ZMK).

Plans for this proposal are on file with the City Planning Commission and may be seen on the Zoning Application Portal at <https://zap.planning.nyc.gov/projects/2019K0330>, or the Department of City Planning, 120 Broadway, 31st Floor, New York, NY 10271-0001.

No. 3

CD 2 C 230296 ZSK

IN THE MATTER OF an application submitted by 500 Kent LLC and United Jewish Organizations of Williamsburg, Inc. pursuant to Sections 197-c and 201 of the New York City Charter for the grant of special permit pursuant to Section 74-52 of the Zoning Resolution to allow an attended public parking garage with a maximum capacity of 234 parking spaces, in connection with a proposed commercial development on property bounded by Division Avenue, Kent Avenue, the easterly prolongation of the N.Y.C. Pierhead Line, and the U.S. Pierhead and Bulkhead Line (Block 2023, Lot 10), in an M1-5* District.

*Note: This site is proposed to be rezoned by changing an existing M3-1 District to an M1-5 District under a concurrent related application (C 230293 ZMK).

Plans for this proposal are on file with the City Planning Commission and may be seen on the Zoning Application Portal at <https://zap.planning.nyc.gov/projects/2019K0330>, or the Department of City Planning, 120 Broadway, 31st Floor, New York, NY 10271-0001.

NOTICE

On Wednesday, May 15, 2024, 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 500 Kent LLC and the United Jewish Organizations of Williamsburg, Inc. The area subject to the Proposed Actions encompasses Block 2023, Lot 10 in the South Williamsburg neighborhood of Brooklyn Community District 2. The Project Site is located at 500 Kent Avenue, an irregularly shaped corner lot generally bounded by Division Avenue to the north, Kent Avenue to the east, Clymer Street and Washington Avenue to the south, and the Wallabout Channel, an artificial inlet of the East River, to the west.

The Proposed Actions include a zoning map amendment to rezone the Project Site from M3-1 to M1-5; a waterfront bulk modification special permit pursuant to Zoning Resolution (ZR) Section 62-837 to modify various bulk requirements in sub-sections of ZR 62-341, including: (i) ZR 62-341(a)(2) - initial setback distance; (ii) ZR 62-341(c)(1) - maximum base height; (iii) ZR 62-341(c)(2) - maximum building height, (iv) ZR 62-341(c)(5) - maximum width of walls facing shoreline; and a public parking garage special permit pursuant to ZR 74-52 to allow a 234-space public parking garage. The project also requires the approval of one ministerial action by the City Planning Commission: a waterfront zoning certification pursuant to ZR 62-81 to demonstrate compliance with applicable waterfront zoning regulations. The Proposed Actions would facilitate the development of the Proposed Project, an approximately 684,242 gross square feet (gsf) development containing 598,442 gsf of office space and 21,233 gsf of retail space, built at 5.0 floor area ratio (FAR) with 576,220 zoning square feet (zsf) of floor area. It would also contain approximately 49,453 sf (1.14 acres) of publicly accessible waterfront public open space, including a shore public walkway and supplemental public access area. There would also be 14,301 sf (0.33 acres) of accessory open areas for building occupants. Additionally, there would be 234 public parking spaces (64,567 gsf) and two loading berths. The anticipated Build Year is 2026.

Written comments on the DEIS are requested and will be received and considered by the Lead Agency through 5pm on Tuesday, May 28, 2024.

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. 21DCP139K.

BOROUGH OF THE BRONX

Nos. 4 - 9

BRONX METRO NORTH STATION AREA

No. 4

CDs 9, 10 & 11 C 240015 ZMX

IN THE MATTER OF an application submitted by NYC Department of City Planning pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 4a & 4b:

1. eliminating from within an R4 District a C1-2 District bounded by a line 200 feet northerly of Morris Park Avenue, Seminole Avenue, Morris Park Avenue and Tenbroeck Avenue.
2. eliminating from within an existing R6 District a C1-2 District bounded by East Tremont Avenue, Unionport Road, Guerlain Street, White Plains Road, a line 100 feet southerly of East Tremont Avenue, and a line 100 feet northeasterly of White Plains Road;
3. eliminating from within an existing R4 District a C2-2 District bounded by:
 - a. the southeasterly boundary line of the New York, New Haven & Hartford Railroad Right-Of-Way, Jarret Place and its northwesterly centerline prolongation, Eastchester Road, Silver Street, and a line 150 feet southwesterly of Williamsbridge Road and its northwesterly prolongation; and
 - b. Poplar Street, Paulding Avenue, a line 100 feet northerly of East Tremont Avenue, Silver Street, East Tremont Avenue, and Bronxdale Avenue;
4. eliminating from within an existing R6 District a C2-2 District bounded by:
 - a. Eastchester Road, a line 150 feet northeasterly of Williamsbridge Road, Chesbrough Avenue, and Williamsbridge Road;
 - b. Silver Street, a line perpendicular to the southeasterly street line of Silver Street distant 375 feet southwesterly (as measured along the street line) from the point of intersection of the southeasterly street line of Silver Street and the southwesterly street line of Williamsbridge Road, a line 100 feet southeasterly of Silver Street, and East Tremont Avenue; and
 - c. East Tremont Avenue, Saint Peters Avenue, a line 150 feet southerly of East Tremont Avenue, and Seddon Street;
5. eliminating a Special Planned Community Preservation District (PC) bounded by a line perpendicular to the southerly street line of East Tremont Avenue distant 650 feet easterly (as measured along the street line) from the point of intersection of the southerly street line of East Tremont Avenue and the northeasterly street line of Unionport Road, East Tremont Avenue, a line 858 feet easterly of the first named course, and a line 150 feet southerly of East Tremont Avenue;
6. changing from a C8-1 District to an R4 District property bounded by a line 100 feet northeasterly of Bronxdale Avenue, a line 100 feet southeasterly of Pierce Avenue, and a line 265 feet southwesterly of Bogart Avenue;
7. changing from an R4 District to an R6-1 District property bounded by:
 - a. a line 200 feet southerly of Pelham Parkway South, a line perpendicular to the northerly street line of Rhinelander Avenue distant 100 feet easterly (as measured along the street line) from the point of intersection of the northerly street line of Rhinelander Avenue and the easterly street line of Eastchester Road, Rhinelander Avenue, a line perpendicular to the southerly street line of Rhinelander Avenue distant 130 feet easterly (as measured along the street line) from the point of intersection of the southerly street line of Rhinelander Avenue and the easterly street line of Eastchester Road, a line midway between Rhinelander Avenue and McDonald Street, a line perpendicular to the northerly street line of McDonald Street distant 100 feet easterly (as measured along the street line) from the point of intersection of the northerly street line of McDonald Street and the easterly street line of Eastchester Road, McDonald Street, and Eastchester Road;
 - b. the northwesterly boundary line of the New York, New Haven & Hartford Railroad Right-Of-Way, Williamsbridge Road, Silver Street, a line 80 feet southwesterly of Williamsbridge Road, Poplar Street, and a line 180 feet southwesterly of Williamsbridge Road and its northwesterly prolongation;
 - c. the southeasterly boundary line of the New York, New Haven & Hartford Railroad Right-Of-Way, Paulding Avenue, a line 100 feet northerly of East Tremont Avenue, a line 100 feet

- easterly of Lurting Avenue, a line 110 feet southerly of Poplar Street, a line perpendicular to the southerly street line of Poplar Street distant 75 feet westerly (as measured along the street line) from the point of intersection of the southerly street line of Poplar Street and the southwesterly street line of Roselle Street, East Tremont Avenue, Bronxdale Avenue, Poplar Street, and a line 100 feet northeasterly of Bronxdale Avenue;
- d. a line 90 feet northwesterly of Pierce Avenue, Fowler Avenue, Pierce Avenue, and a line 100 feet southwesterly of Fowler Avenue;
 - e. Pierce Avenue, a line 265 southwesterly of Bogart Avenue, and a line 100 feet northeasterly of Bronxdale Avenue; and
 - f. a line 100 feet southeasterly of Pierce Avenue, a line 90 feet southwesterly of Bogart Avenue, and a line 100 feet northeasterly of Bronxdale Avenue;
8. changing from an R5 District to an R6-1 District property bounded by Baker Avenue, White Plains Road, the northwesterly boundary line of the New York, New Haven & Hartford Railroad Right-Of-Way, the southeasterly centerline prolongation of Garfield Street, a line 100 feet southeasterly of Baker Avenue, and a line 100 feet southwesterly of White Plains Road;
 9. changing from an R6 District to an R6-1 District property bounded by:
 - a. Eastchester Road, a line 150 feet northeasterly of Williamsbridge Road, Chesbrough Avenue, and Williamsbridge Road; and
 - b. Silver Street, a line perpendicular to the southeasterly street line of Silver Street distant 375 feet southwesterly (as measured along the street line) from the point of intersection of the southeasterly street line of Silver Street and the southwesterly street line of Williamsbridge Road, a line 100 feet southeasterly of Silver Street, and East Tremont Avenue;
 10. changing from a C8-1 District to an R6-1 District property bounded by a line 290 feet southeasterly of Van Nest Avenue, a line 100 feet southwesterly of Fowler Avenue, Pierce Avenue, a line 100 feet northeasterly of Bronxdale Avenue, a line 265 feet southwesterly of Bogart Avenue, a line 100 feet southeasterly of Pierce Avenue, a line 100 feet northeasterly of Bronxdale Avenue, Poplar Street, and Bronxdale Avenue;
 11. changing from an M1-1 District to an R6-1 District property bounded by:
 - a. McDonald Street, a line 80 feet easterly of Eastchester Road, a line midway between McDonald Street and Seminole Street, a line perpendicular to the northerly street line of Seminole Street distant 100 feet easterly (as measured along the street line) from the point of intersection of the northerly street line of Seminole Street and the easterly street line of Eastchester Road, Seminole Street, a line 100 feet northwesterly of Stillwell Avenue, Rhinelander Avenue, a line perpendicular to the southerly street line of Pelham Parkway South distant 850 feet easterly (as measured along the street line) from the point of intersection of the southerly street line of Pelham Parkway South and the easterly street line of Eastchester Road, a line 100 feet northwesterly of Stillwell Avenue, a line 125 feet southerly of Pelham Parkway South, Stillwell Avenue, a line 100 feet southerly of Seminole Street, and Eastchester Road; and
 - b. a line perpendicular to the easterly street line of Eastchester Road distant 95 feet northerly (as measured along the street line) from the point of intersection of easterly street line of Eastchester Road and the northeasterly street line of Blondell Avenue, a line 95 feet easterly of Eastchester Road, a line 100 feet northeasterly of Blondell Avenue, Chesbrough Avenue and its northeasterly centerline prolongation, a line 150 feet northeasterly of Williamsbridge Road, and Eastchester Road;
 12. changing from an R5 District to an R6A District property bounded by Baker Avenue, a line 100 feet southwesterly of White Plains Road, a line 100 feet southeasterly of Baker Avenue, and Garfield Street;
 13. changing from an R4 District to an R7-2 District property bounded by the northwesterly boundary line of the New York, New Haven & Hartford Railroad Right-Of-Way, Jarret Place and its northwesterly centerline prolongation, Eastchester Road, and Williamsbridge Road;
 14. changing from a C8-1 District to an R7-2 District property bounded by East Tremont Avenue, Beach Avenue, a line 100 feet southerly of East Tremont Avenue, and St. Lawrence Avenue;
 15. changing from an M1-1 District to an R7-2 District property bounded by the centerline of the New York, New Haven & Hartford Railroad Right-Of-Way, Bronxdale Avenue, East Tremont Avenue, and a line perpendicular to the northerly street line of East Tremont Avenue distant 1965 feet easterly (as measured along the street line) from the point of intersection of the northerly street line of East Tremont Avenue and the northeasterly street line of Unionport Road;
 16. changing from an R6 District to an R8X District property bounded by East Tremont Avenue, Unionport Road, Guerlain Street, White Plains Road, a line 100 feet southeasterly of East Tremont Avenue, and a line 100 feet northeasterly of White Plains Road;
 17. changing from a C8-1 District to an R8X District property bounded by East Tremont Avenue, a line 100 feet northeasterly of White Plains Road, a line 100 feet southeasterly of East Tremont Avenue, and Beach Avenue;
 18. changing from a C8-4 District to an R8X District property bounded by a line perpendicular to the southerly street line of East Tremont Avenue distant 650 feet easterly (as measured along the street line) from the point of intersection of the southerly street line of East Tremont Avenue and the northeasterly street line of Unionport Road, East Tremont Avenue, a line 858 feet easterly of the first named course, and a line 150 feet southerly of East Tremont Avenue;
 19. changing from an R4 District to a C4-3 District property bounded by:
 - a. Pelham Parkway South, Eastchester Road, the westerly centerline prolongation of Rhinelander Avenue, and a line 520 feet westerly of Eastchester Road;
 - b. a line 1,060 feet northerly of Morris Park Avenue and its easterly prolongation, Eastchester Road, a line 700 feet northerly of Morris Park Avenue and its easterly prolongation, and a line perpendicular to the northerly street line of Morris Park Avenue distant 210 feet westerly (as measured along the street line) from the point of intersection of the northerly street line of Morris Park Avenue and the northwesterly street line of Eastchester Road; and
 - c. a line 120 feet northerly of Morris Park Avenue, Seminole Avenue, Morris Park Avenue, Tenbroeck Avenue, and a line perpendicular to the northeasterly street line of Tenbroeck Avenue distant 100 feet northwesterly (as measured along the street line) from the point of intersection of the northeasterly street line of Tenbroeck Avenue and the northerly street line of Morris Park Avenue;
 20. changing from an M1-1 District to a C4-3 District property bounded by a line 100 feet southerly of Seminole Street, Stillwell Avenue, and Eastchester Road;
 21. changing from an M1-1 District to a C4-4 District property bounded by McDonald Street and its southeasterly centerline prolongation, the centerline of the New York, New Haven & Hartford Railroad Right-Of-Way, the centerline of former Morris Park Avenue, the northwesterly boundary line of the New York, New Haven & Hartford Railroad Right-Of-Way, a line 900 southerly of the centerline of former Morris Park Avenue and its westerly prolongation, Marconi Street, Waters Place, Eastchester Road, Jarret Place and its northwesterly centerline prolongation, the northwesterly boundary line of the New York, New Haven & Hartford Railroad Right-Of-Way, Eastchester Road, and Stillwell Avenue;
 22. changing from a C8-1 District to a C8-2 District property bounded by the northwesterly boundary line of the New York, New Haven & Hartford Railroad Right-Of-Way, White Plains Road, East Tremont Avenue, and Taylor Avenue Bridge and its southerly prolongation;
 23. changing from an M1-1 District to a C8-2 District property bounded by Unionport Road, the centerline of the New York, New Haven & Hartford Railroad Right-Of-Way, a line perpendicular to the northerly street line of East Tremont Avenue distant 1,965 feet easterly (as measured along the street line) from the point of intersection of the northerly street line of East Tremont Avenue and the northeasterly street line of Unionport Road, East Tremont Avenue, and White Plains Road;
 24. changing from an M1-1 District to an M1-1A/R7-3 District property bounded by a line 500 feet northerly of East Tremont Avenue, Bronxdale Avenue, the centerline of the New York, New Haven & Hartford Railroad Right-Of-Way, and a line perpendicular to the northerly street line of East Tremont Avenue distant 1,020 feet easterly (as measured along the street line) from the point of intersection of the northerly street line of East Tremont Avenue and the northeasterly street line of Unionport Road;
 25. establishing within an existing R4 District a C2-4 District bounded by:

- a. a line midway between McDonald Street and Seminole Street, a line perpendicular to the northerly street line of Seminole Street distant 120 feet easterly (as measured along the street line) from the point of intersection of the northerly street line of Seminole Street and the easterly street line of Eastchester Road, Seminole Street, and a line perpendicular to the northerly street line of Seminole Street distant 100 feet easterly (as measured along the street line) from the point of intersection of the northerly street line of Seminole Street and the easterly street line of Eastchester Road;
- b. Poplar Street, a line 80 feet southwesterly of Williamsbridge Road, Silver Street, and a line 150 feet southwesterly of Williamsbridge Road; and
- c. a line 100 feet northerly of East Tremont Avenue, Silver Street, East Tremont Avenue, and a line perpendicular to the southerly street line of Poplar Street distant 75 feet westerly (as measured along the street line) from the point of intersection of the southerly street line of Poplar Street and the southwesterly street line of Roselle Street;
26. establishing within an existing R6 District a C2-4 District bounded by:
- a. a line 700 feet northerly of Morris Park Avenue and its easterly prolongation, Eastchester Road, Morris Park Avenue, a line perpendicular to the northerly street line of Morris Park Avenue distant 210 feet westerly (as measured along the street line) from the point of intersection of the northerly street line of Morris Park Avenue and the northwesterly street line of Eastchester Road, a line 100 feet northerly of Morris Park Avenue, and a line 100 feet northwesterly of Eastchester Road; and
- b. East Tremont Avenue, Saint Peters Avenue, a line 150 southerly of East Tremont Avenue, and Seddon Street;
27. establishing within a proposed R6-1 District a C2-4 District bounded by:
- a. a line 200 feet southerly of Pelham Parkway South, a line perpendicular to the northerly street line of Rhinelander Avenue distant 100 feet easterly (as measured along the street line) from the point of intersection of the northerly street line of Rhinelander Avenue and the easterly street line of Eastchester Road, Rhinelander Avenue, a line perpendicular to the southerly street line of Rhinelander Avenue distant 130 feet easterly (as measured along the street line) from the point of intersection of the southerly street line of Rhinelander Avenue and the easterly street line of Eastchester Road, a line midway between Rhinelander Avenue and McDonald Street, a line perpendicular to the northerly street line of McDonald Street distant 100 feet easterly (as measured along the street line) from the point of intersection of the northerly street line of McDonald Street and the easterly street line of Eastchester Road, a line 80 feet easterly of Eastchester Road, a line midway between McDonald Street and Seminole Street, a line perpendicular to the northerly street line of Seminole Street distant 100 feet easterly (as measured along the street line) from the point of intersection of the northerly street line of Seminole Street and the easterly street line of Eastchester Road, Seminole Street, a line 85 feet easterly of Eastchester Road, a line 100 feet southerly of Seminole Street, and Eastchester Road;
- b. a line 125 feet southerly of Pelham Parkway South, Stillwell Avenue, a line 100 feet southerly of Seminole Street, a line 85 feet northwesterly of Stillwell Avenue, Seminole Street, a line 100 feet northwesterly of Stillwell Avenue, a line midway between Seminole Street and McDonald street, a line perpendicular to the southerly street line of McDonald Street distant 100 feet westerly (as measured along the street line) from the point of intersection of the southerly street line of McDonald Street and the northwesterly street line of Stillwell Avenue, a line 100 feet northwesterly of Stillwell Avenue, a line midway between McDonald Street and Rhinelander Avenue, a line perpendicular to the southerly street line of Rhinelander Avenue distant 145 feet westerly (as measured along the street line) from the point of intersection of the southerly street line of Rhinelander Avenue and the northwesterly street line of Stillwell Avenue, a line 100 northwesterly of Stillwell Avenue, Rhinelander Avenue, a line perpendicular to the southerly street line of Pelham Parkway South distant 850 feet easterly (as measured along the street line) from the point of intersection of the southerly street line of Pelham Parkway South and the easterly street line of Eastchester Road, and a line 100 northwesterly of Stillwell Avenue;
- c. a line perpendicular to the easterly street line of Eastchester Road distant 95 feet northerly (as measured along the street line) from the point of intersection of easterly street line of Eastchester Road and the northeasterly street line of Blondell Avenue, a line 95 feet easterly of Eastchester Road, a line 100 feet northeasterly of Blondell Avenue, Chesbrough Avenue and its northeasterly centerline prolongation, Williamsbridge Road, and Eastchester Road;
- d. the southeasterly boundary line of the New York, New Haven & Hartford Railroad Right-Of-Way, Williamsbridge Road, Silver Street, a line 80 feet southwesterly of Williamsbridge Road, Poplar Street, and a line 180 feet southwesterly of Williamsbridge Road and its northwesterly prolongation;
- e. a line perpendicular to the southeasterly street line of Silver Street distant 375 feet southwesterly (as measured along the street line) from the point of intersection of the southwesterly street line of Williamsbridge Road and the southeasterly street line of Silver Street, a line 100 southeasterly of Silver Street, East Tremont Avenue, and Silver Street;
- f. the southeasterly boundary line of the New York, New Haven, and Hartford Railroad Right-Of-Way, a line perpendicular to the northwesterly street line of Poplar Street distant 25 feet northeasterly (as measured along the street line) from the point of intersection of the northwesterly street line of Poplar Street and the northeasterly street line of Bronxdale Avenue, Poplar Street, Paulding Avenue, a line 100 feet northerly of East Tremont Avenue, a line perpendicular to the southerly street line of Poplar Street distant 75 feet westerly (as measured along the street line) from the point of intersection of the southerly street line of Poplar Street and the southwesterly street line of Roselle Street, East Tremont Avenue, and Bronxdale Avenue;
- g. a line 290 feet southeasterly of Van Nest Avenue, a line 100 feet southwesterly of Fowler Avenue, a line 90 feet northwesterly of Pierce Avenue, Fowler Avenue, Pierce Avenue, a line 265 southwesterly of Bogart Avenue, a line 100 feet southeasterly of Pierce Avenue, a line 90 feet southwesterly of Bogart Avenue, a line 100 feet northeasterly of Bronxdale Avenue, a line perpendicular to the southeasterly street line of Sacket Avenue distant 145 feet northeasterly (as measured along the street line) from the point of intersection of the southeasterly street line of Sacket Avenue and the northeasterly street line of Bronxdale Avenue, the northwesterly boundary line of the New York, New Haven, and Hartford Railroad right-of-way, and Bronxdale Avenue; and
- h. Baker Avenue, White Plains Road, the northwesterly boundary line of the New York, New Haven, and Hartford Railroad Right-Of-Way, and line 100 feet southwesterly of White Plains Road;
28. establishing within an existing R6A District a C2-4 District bounded by a line 125 feet southerly of Pelham Parkway South, a line 100 feet northwesterly of Stillwell Avenue, and a line perpendicular to the southerly street line of Pelham Parkway South distant 850 feet easterly (as measured along the street line) from the point of intersection of the southerly street line of Pelham Parkway South and the easterly street line of Eastchester Road;
29. establishing within a proposed R7-2 District a C2-4 District bounded by:
- a. the southeasterly boundary line of the New York, New Haven, and Hartford Railroad right-of-way, Jarret Place and its northwesterly centerline prolongation, Eastchester Road, and Williamsbridge Road;
- b. the southeasterly boundary line of the New York, New Haven, and Hartford Railroad Right-Of-Way, Bronxdale Avenue, East Tremont Avenue, and a line perpendicular to the northerly street line of East Tremont Avenue distant 1965 feet easterly (as measured along the street line) from the point of intersection of the northerly street line of East Tremont Avenue and the northeasterly street line of Unionport Road; and
- c. East Tremont Avenue, Beach Avenue, a line 100 feet southerly of East Tremont Avenue, and Saint Lawrence Avenue;
30. establishing within a proposed R8X District a C2-4 District bounded by:
- a. a line perpendicular to the southerly street line of East Tremont Avenue distant 650 feet easterly (as measured along the street line) from the point of intersection of the southerly street line of East Tremont Avenue and the northeasterly street line of Unionport Road, East Tremont Avenue, a line 858 feet easterly of the first named course, and a line 150 feet southerly of East Tremont Avenue; and
- b. East Tremont Avenue, Unionport Road, Guerlain Street,

White Plains Road, a line 100 southerly of East Tremont Avenue, and Beach Avenue;

- 31. establishing a Special Eastchester – East Tremont Corridor District (ETC) bounded by:
 - a. Pelham Parkway South, Eastchester Road, a line 200 feet southerly of Pelham Parkway South, a line perpendicular to the northerly street line of Rhinelander Avenue distant 100 feet easterly (as measured along the street line) from the point of intersection of the northerly street line of Rhinelander Avenue and the easterly street line of Eastchester Road, Rhinelander Avenue, a line perpendicular to the southerly street line of Rhinelander Avenue distant 130 feet easterly (as measured along the street line) from the point of intersection of the southerly street line of Rhinelander Avenue and the easterly street line of Eastchester Road, a line midway between Rhinelander Avenue and McDonald Street, a line perpendicular to the northerly street line of McDonald Street distant 100 feet easterly (as measured along the street line) from the point of intersection of the northerly street line of McDonald Street and the easterly street line of Eastchester Road, a line 80 feet easterly of Eastchester Road, a line midway between McDonald Street and Seminole Street, a line perpendicular to the northerly street line of Seminole Street distant 100 feet easterly (as measured along the street line) from the point of intersection of the northerly street line of Seminole Street and the easterly street line of Eastchester Road, Seminole Street, a line 100 feet northwesterly of Stillwell Avenue, Rhinelander Avenue, a line perpendicular to the southerly street line of Pelham Parkway South distant 850 feet easterly (as measured along the street line) from the point of intersection of the southerly street line of Pelham Parkway South and the easterly street line of Eastchester Road, a line 100 northwesterly of Stillwell Avenue, a line 125 feet southerly of Pelham Parkway South, Stillwell Avenue, McDonald Street and its southeasterly centerline prolongation, the centerline of the of the New York, New Haven, and Hartford Railroad Right-Of-Way, the centerline of former Morris Park Avenue, the northwesterly boundary line of the of the New York, New Haven, and Hartford Railroad Right-Of-Way, a line 900 feet southerly of the centerline of former Morris Park Avenue and its westerly prolongation, Marconi Street, Waters Place, Eastchester Road, a line perpendicular to the easterly street line of Eastchester Road distant 95 feet northerly (as measured along the street line) from the point of intersection of easterly street line of Eastchester Road and the northeasterly street line of Blondell Avenue, a line 95 feet easterly of Eastchester Road, a line 100 feet northeasterly of Blondell Avenue, Chesbrough Avenue and its northeasterly centerline prolongation, Williamsbridge Road, Silver Street, a line 80 feet southwesterly of Williamsbridge Road, Poplar Street, a line 180 feet southwesterly of Williamsbridge Road and its northwesterly prolongation, the northwesterly boundary line of the of the New York, New Haven, and Hartford Railroad Right-Of-Way, Eastchester Road, a line 700 feet northerly of Morris Park Avenue and its easterly prolongation, a line perpendicular to the northerly street line of Morris Park Avenue distant 210 feet westerly (as measured along the street line) from the point of intersection of the northerly street line of Morris Park Avenue and the northwesterly street line of Eastchester Road, a line 1,060 feet northerly of Morris Park Avenue and its easterly prolongation, Eastchester Road, the westerly centerline prolongation of Rhinelander Avenue, and a line 520 feet westerly of Eastchester Road; and
 - b. a line 290 feet southeasterly of Van Nest Avenue, a line 100 feet southwesterly of Fowler Avenue, a line 90 feet northwesterly of Pierce Avenue, Fowler Avenue, Pierce Avenue, a line 265 feet southwesterly of Bogart Avenue, a line 100 feet southeasterly of Pierce Avenue, a line 90 feet southwesterly of Bogart Avenue, a line 100 feet northeasterly of Bronxdale Avenue, the southerly boundary line of the of the New York, New Haven, and Hartford Railroad Right-Of-Way, Paulding Avenue, a line 100 feet northerly of East Tremont Avenue, a line 100 feet easterly of Lurting Avenue, a line 110 feet southerly of Poplar Street, a line perpendicular to the southerly street line of Poplar Street distant 75 feet westerly (as measured along the street line) from the point of intersection of the southerly street line of Poplar Street and the southwesterly street line of Roselle Street, a line 100 feet northerly of East Tremont Avenue, Silver Street, a line perpendicular to the southeasterly street line of Silver Street distant 375 feet southwesterly (as measured along the street line) from the point of intersection of the southeasterly street

line of Silver Street and the southwesterly street line of Williamsbridge Road, a line 100 feet southeasterly of Silver Street, the northwesterly centerline of Benson Street, Maclay Avenue, Overing Street, a line 100 feet southerly of East Tremont Avenue, Saint Peters Avenue, a line 150 feet southerly of East Tremont Avenue, Seddon Street, a line 100 feet southerly of East Tremont Avenue, Castle Hill Avenue, East Tremont Avenue, a line 858 feet easterly of a line perpendicular to the southerly street line of East Tremont Avenue distant 650 feet easterly (as measured along the street line) from the point of intersection of the southerly street line of East Tremont Avenue and the northeasterly street line of Unionport Road, a line 150 feet southerly of East Tremont Avenue, a line perpendicular to the southerly street line of East Tremont Avenue distant 650 feet easterly (as measured along the street line) from the point of intersection of the southerly street line of East Tremont Avenue and the northeasterly street line of Unionport Road, East Tremont Avenue, Unionport Road, Guerlain Street, White Plains Road, a line 100 feet southerly of East Tremont Avenue, St. Lawrence Avenue, East Tremont Avenue, Taylor Avenue Bridge and its southerly prolongation, the northwesterly boundary line of the of the New York, New Haven, and Hartford Railroad Right-Of-Way, Garfield Street and its southeasterly centerline prolongation, Baker Avenue, White Plains Road, Unionport Road, the centerline of the New York, New Haven, and Hartford Railroad Right-Of-Way, a line perpendicular to the northerly street line of East Tremont Avenue distant 1,020 feet easterly (as measured along the street line) from the point of intersection of the northerly street line of East Tremont Avenue and the northeasterly street line of Unionport Road, a line 500 feet northerly of East Tremont Avenue, and Bronxdale Avenue;

Borough of the Bronx, Community Districts 9, 10 & 11, as shown on a diagram (for illustrative purposes only) dated January 16, 2024, and subject to the conditions of CEQR Declaration E-750.

No. 5

CD 9, 10, 11 **N 240016 ZRX**
IN THE MATTER OF an application submitted by New York City Department of City Planning, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York establishing the Special Eastchester – East Tremont Corridor District (Article XIV, Chapter 5), and modifying APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area, APPENDIX I for the purpose of expanding an existing Transit Zone, and related Sections.

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

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

* * *

11-122
Districts established

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

Residence Districts		* * *
R6	General Residence District	
R6-1	General Residence District	
R6A	General Residence District	
		* * *

Manufacturing Districts

[THIS LANGUAGE REFLECTS THE PROPOSED MODIFICATIONS IN CITY OF YES FOR ECONOMIC OPPORTUNITY – M DISTRICTS TEXT AMENDMENT, CURRENTLY IN PUBLIC REVIEW]

M1-1 Light Manufacturing District (High Performance)
M1-1A Light Manufacturing District (High Performance)
M1-1D Light Manufacturing District (High Performance)

Special Purpose Districts

Establishment of the Special East Harlem Corridors District

In order to carry out the special purposes of this Resolution as set forth in Article XIII, Chapter 8, the #Special East Harlem Corridors District# is hereby established.

Establishment of the Special Eastchester – East Tremont Corridor District

In order to carry out the special purposes of this Resolution as set forth in Article XIV, Chapter 5, the #Special Eastchester – East Tremont Corridor District# is hereby established.

Establishment of the Special Enhanced Commercial District

In order to carry out the special purposes of this Resolution as set forth in Article XIII, Chapter 2, the #Special Enhanced Commercial District# is hereby established.

Chapter 2 Construction of Language and Definitions

12-10 DEFINITIONS

Special East Harlem Corridors District

The "Special East Harlem Corridors District" is a Special Purpose District designated by the letters "EHC" in which special regulations set forth in Article XIII, Chapter 8, apply.

Special Eastchester – East Tremont Corridor District

The "Special Eastchester – East Tremont Corridor District" is a Special Purpose District designated by the letters "ETC" in which special regulations set forth in Article XIV, Chapter 5, apply.

Special Enhanced Commercial District

The "Special Enhanced Commercial District" is a Special Purpose District designated by the letters "EC" in which special regulations set forth in Article XIII, Chapter 2, apply.

ARTICLE II RESIDENCE DISTRICT REGULATIONS

Chapter 3 Residence Bulk Regulations in Residence Districts

23-00 APPLICABILITY AND GENERAL PURPOSES

23-01 Applicability of This Chapter

23-011 Quality Housing Program

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

(2) Special Purpose Districts

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

- #Special East Harlem Corridors District#;
#Special Eastchester – East Tremont Corridor District#;

#Special Flushing Waterfront District#;

23-10 OPEN SPACE AND FLOOR AREA REGULATIONS

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

23-154 Inclusionary Housing

For #developments# or #enlargements# providing #affordable housing# pursuant to the Inclusionary Housing Program, as set forth in Section 23-90, inclusive, the maximum #floor area ratio# permitted in R10 Districts outside of #Inclusionary Housing designated areas# shall be as set forth in paragraph (a) of this Section, and the maximum #floor area ratio# in the #Inclusionary Housing designated areas# existing on March 22, 2016, shall be as set forth in paragraph (b) of this Section. Special provisions for specified #Inclusionary Housing designated areas# are set forth in paragraph (c) of this Section. Special #floor area# and #lot coverage# provisions for #zoning lots# in #Mandatory Inclusionary Housing areas# are set forth in paragraph (d) of this Section. The maximum #lot coverage# shall be as set forth in Section 23-153 (For Quality Housing buildings) for the applicable zoning district. For the purpose of this Section, defined terms include those set forth in Sections 12-10 and 23-911.

(d) Special #floor area# provisions for #zoning lots# in #Mandatory Inclusionary Housing areas#

For #zoning lots# in #Mandatory Inclusionary Housing areas#, the following provisions shall apply:

(2) Maximum #floor area ratio# and maximum #lot coverage#

The maximum #floor area ratio# for the applicable zoning district in #Inclusionary Housing designated areas# set forth in paragraph (b) of this Section and the maximum #lot coverage# for the applicable zoning district set forth in Section 23-153 shall apply to the applicable zoning district in a #Mandatory Inclusionary Housing area#, except:

- (i) in an R6 District, without a letter suffix, the maximum #floor area ratio# shall be 3.6 in the following areas:
(a) Mandatory Inclusionary Housing Program Area 1, as of May 24, 2017, in Community District 9 in the Borough of the Bronx; and
(b) Mandatory Inclusionary Housing Program Area 2, as of September 7, 2017, in Community District 14 in the Borough of Queens.

(ii) in an R6-1 District, the maximum #floor area ratio# shall be 3.6, and the maximum #lot coverage# for #interior lots# or #through lots# shall be 65 percent;

(iii)(iii) in an R7-1 or R7-2 District, the maximum #floor area ratio# shall be 4.6, except that the maximum #floor area ratio# for an R7-2 District in a #Mandatory Inclusionary Housing area# in Community District 5, Borough of Brooklyn, mapped on or before April 20, 2016, shall be as set forth in paragraph (b) of this Section;

(iii)(iv) in an R7-3 or R7X District, the maximum #floor area ratio# shall be 6.0; and

(iv)(v) in an R9-1 District the maximum #floor area ratio# shall be 9.0.

In addition, in R6, R7-1, R7-2, R8 and R9 Districts without a letter suffix, where the basic height and setback requirements are utilized pursuant to paragraph (b) of Section 23-952, the maximum #floor area ratio# shall be determined in accordance with the provisions of Section 23-151 (Basic regulations for R6 through R9 Districts).

For any #development#, #enlargement# or #conversion# from non-#residential# to #residential use# that is subject to the provisions of paragraph (d)(4) of this Section, the maximum #floor area ratio# or maximum #lot coverage# for the applicable district outside of #Inclusionary Housing designated areas# or #Mandatory Inclusionary Housing areas# shall apply.

* * *

ARTICLE X
SPECIAL PURPOSE DISTRICTS

* * *

Chapter 3
Special Planned Community Preservation District

* * *

103-10
GENERAL PROVISIONS

In harmony with the general purpose and intent of this Resolution and the general purposes of the #Special Planned Community Preservation District#, no #development#, #enlargement#, or substantial alteration of landscaping or topography, shall be permitted within the Fresh Meadows, Harlem River Houses and Parkchester areas, except by special permit of the City Planning Commission, pursuant to Sections 103-11 (Special Permit for Bulk and Parking Modifications) and 103-12 (Special Permit for Landscaping and Topography Modifications).

No demolition of #buildings# shall be permitted within the Fresh Meadows, Harlem River Houses and Parkchester areas, unless it is an unsafe #building# and demolition is required pursuant to the provisions of Chapter 26, Title C, Part I, Article 8, of the New York City Administrative Code, or its successor, except that such demolition may be permitted pursuant to a development plan for which a special permit has been granted under the provisions of Sections 103-11 and 103-12.

In a C8-4 District, however, a demolition permit may be issued for any #building# that is less than 10,000 square feet and was constructed after December 31, 1955, but prior to July 18, 1974.

Special regulations for the Sunnyside Gardens area are set forth in Section 103-20, inclusive.

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

* * *

ARTICLE XIV
SPECIAL PURPOSE DISTRICTS

* * *

Chapter 5
Special Eastchester – East Tremont Corridor District

145-00
GENERAL PURPOSES

The “Special Eastchester – East Tremont Corridor 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 encourage the development of a mixed-use neighborhood around planned mass transit stations in Parkchester, Van Nest, and Morris Park;
- (b) to enhance neighborhood economic diversity by broadening the range of housing choices for residents at varied incomes;
- (c) to support a variety of community facility and commercial uses and provide opportunities for the expansion of large academic, scientific and medical facilities in a manner that benefits the surrounding community;
- (d) to establish walkable retail corridors in the neighborhood;
- (e) to create a lively and attractive built environment that will provide daily amenities and services for the use and enjoyment of area residents, workers, and visitors;
- (f) to coordinate development with planned mass transit stations and facilitate improved pedestrian access to such facilities; and
- (g) to promote the most desirable use of land in the area and thus preserve, protect and enhance the value of land and buildings and thereby protect City tax revenues.

145-01
General Provisions

The provisions of this Chapter shall apply within the #Special Eastchester – East Tremont Corridor 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.

145-02
District Plan and Maps

The regulations of this Chapter are designed to implement the #Special Eastchester – East Tremont Corridor District# Plan. The district plan includes the following maps in the Appendix to this Chapter:

- Map 1. Special Eastchester – East Tremont Corridor District, Subdistricts and Subareas
- Map 2. Designated Street Frontages for Ground Floor Level and Street Wall Continuity Requirements
- Map 3. Subdistrict A Site Plan
- Map 4. Subdistrict B, Morris Park Avenue Site Plan

145-03
Subdistricts

In order to carry out the provisions of this Chapter, two subdistricts, Subdistrict A and Subdistrict B, are established. In Subdistrict B, Subarea B1 is established. The location and boundaries of these subdistricts and subarea are shown on Map 1 (Special Eastchester – East Tremont Corridor District, Subdistricts and Subareas) in the Appendix to this Chapter.

145-04
Definitions

[THE LANGUAGE IN THIS SECTION REFLECTS THE PROPOSED MODIFICATIONS IN *CITY OF YES FOR ECONOMIC OPPORTUNITY – M DISTRICTS TEXT AMENDMENT*, CURRENTLY IN PUBLIC REVIEW]

For the purposes of this Chapter, matter in italics is defined in Sections 12-10 (DEFINITIONS), 32-301 (Definitions), 66-11 (Definitions) and in this Section, except where explicitly stated otherwise in individual provisions in this Chapter.

Qualifying public realm improvement sites

For the purposes of this Chapter, “qualifying public realm improvement sites” shall refer to #zoning lots# in Subarea B1, as shown in Map 1 (Special Eastchester – East Tremont Corridor District, Subdistricts and Subareas) in the Appendix, that have a #lot area# of 20,000 square feet or more.

145-05
Applicability

145-051
Applicability of the Quality Housing Program

Within the #Special Eastchester – East Tremont Corridor District#, any #building# containing #residences# shall be #developed# or #enlarged# in accordance with the Quality Housing Program and the regulations of Article II, Chapter 8 shall apply. The #bulk# regulations of this Chapter shall be considered the applicable #bulk# regulations for #Quality Housing buildings#.

145-052
Applicability of the Inclusionary Housing Program

For the purposes of applying the Inclusionary Housing Program provisions set forth in Sections 23-154 and 23-90 (Inclusionary Housing), #Mandatory Inclusionary Housing areas# within the #Special Eastchester – East Tremont Corridor District# are shown in APPENDIX F of this Resolution.

145-053
Applicability of Article VI, Chapter 4

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

145-054
Applicability of Article XII, Chapter 3

In M1 Districts paired with a #Residence District#, 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.

145-10
SPECIAL USE REGULATIONS

The #use# regulations of the underlying districts, or Article XII, Chapter 3 (Special Mixed Use District), shall apply, except as modified by the provisions of this Section, inclusive.

145-11
Use Allowances in M1 districts with an A suffix

[THE LANGUAGE IN THIS SECTION REFLECTS THE PROPOSED

MODIFICATIONS IN CITY OF YES FOR ECONOMIC OPPORTUNITY – M DISTRICTS TEXT AMENDMENT, CURRENTLY IN PUBLIC REVIEW]

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

- (a) all retail and service #uses# listed in Use Group 6 shall be permitted, and no associated size limitations shall apply;
- (b) all recreation, entertainment and assembly space #uses# listed in Use Group 8 shall be permitted; and
- (c) all #community facility uses# without sleeping accommodations listed in Use Group 3B shall be permitted.

145-12 Streetscape Regulations

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

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

- (a) #ground floor level# #street# frontages along #streets#, or portions thereof, designated on Map 2 (Designated Street Frontages for Ground Floor Level and Street Wall Continuity Requirements) in the Appendix to this Chapter shall be considered #Tier C street frontages#; and
- (b) remaining applicable frontages shall be considered #Tier B street frontages#.

145-20 SPECIAL BULK REGULATIONS

The #bulk# regulations of the underlying districts shall apply except as modified by the provisions of this Section, inclusive. For the purposes of applying the provisions of this Section, inclusive, the #bulk# regulations for #residential# portions of #buildings# in #Commercial Districts# are modified as follows:

- (a) In C4-3 Districts, the applicable residential equivalent shall be an R6-1 District, as modified by the provisions of this Section, inclusive, shall apply; and
- (b) In C4-4 Districts within Subdistrict B, of the applicable residential equivalent shall be an R8 District, without a letter suffix, shall apply.

145-21 Floor Area Regulations

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

145-211 Basic floor area regulations

- (a) #Residential# #floor area ratio#

In R6A, R6-1 or R7-2 #Residence Districts#, and #Commercial Districts# mapped within or with a residential equivalent of such Districts, the maximum #residential# #floor area ratio# for #zoning lots# in a #Mandatory Inclusionary Housing area# set forth in paragraph (d) of Section 23-154 (Inclusionary Housing) shall be modified as follows:

- (1) in R6A or R6-1 Districts, the maximum #floor area ratio# for #residential uses# shall be 3.9; and
- (2) in R7-2 Districts, the maximum #floor area ratio# for #residential uses# shall be 5.0.

- (b) #Commercial # #floor area ratio#

In C4-3 or C4-4 Districts, the maximum #floor area ratio# for #commercial uses# shall be 4.0.

- (c) #Community Facility# #floor area ratio#

In M1 Districts with an A suffix paired with an R7-3 District, the maximum #floor area ratio# for #community facility uses# shall be 6.5.

- (d) #Manufacturing Districts#

[THE LANGUAGE IN THIS SECTION REFLECTS THE PROPOSED MODIFICATIONS IN CITY OF YES FOR ECONOMIC OPPORTUNITY – M DISTRICTS TEXT AMENDMENT, CURRENTLY IN PUBLIC REVIEW]

In M1-1A Districts, the maximum #floor area ratio# for all permitted #uses# shall be 2.0.

145-212 Floor area provisions for zoning lots containing schools in Subdistrict A

In Subdistrict A, on a #zoning lot# improved with public #schools# pursuant to an agreement with the New York City Educational Construction Fund, up to 100,000 square feet of floor space within such public #schools# 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 total maximum #floor area ratio# of the #zoning lot#.

145-22 Yard Regulations

The #yard# regulations of the underlying districts are modified by the provisions of this Section, inclusive.

145-221 Special yard provisions for C8-2 districts

In C8-2 Districts, no #rear yard# regulations shall apply to any #zoning lot# abutting a railroad or transit right-of-way.

145-222 Special yard provisions for M1 districts with an A suffix

[THE LANGUAGE IN THIS SECTION REFLECTS THE PROPOSED MODIFICATIONS IN CITY OF YES FOR ECONOMIC OPPORTUNITY – M DISTRICTS TEXT AMENDMENT, CURRENTLY IN PUBLIC REVIEW]

In M1 Districts with an A suffix, the provisions of Sections 43-20 (YARD REGULATIONS) and 43-30 (SPECIAL PROVISIONS APPLYING ALONG DISTRICT BOUNDARIES) shall apply, except as modified in this Section. Such modifications shall also apply to non-#residential# #buildings# or non-#residential# portions of #mixed use buildings# in M1 Districts with an A suffix paired with a #Residence District#.

- (a) Permitted obstructions in required #yards# or #rear yard equivalents#

The provisions of Section 43-23 (Permitted Obstructions in Required Yards or Rear Yard Equivalents) shall apply except that in M1 Districts with an A suffix, the height of obstructions set forth in paragraph (b)(1) shall be modified so that such #building# shall not exceed two #stories#, excluding #basements#, nor in any event 30 feet above #curb level#.

- (b) Minimum required #rear yards#

A #rear yard# shall be provided at the minimum depth set forth in the table below for the applicable height above the #base plane#, at every #rear lot line# on any #zoning lot#.

REQUIRED DEPTH OF REAR YARD

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

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

- (c) Special provisions for shallow #interior lots#

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

- (d) Special provisions for #through lots#

No #rear yard equivalent# shall be required on any #through lot# or #through lot# portion of a #zoning lot#.

- (e) Required #yards# along district boundary coincident with #rear lot lines# of two adjoining #zoning lots#

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

- (f) Required #yards# along district boundary coincident with #side lot line# of #zoning lot# in a #Manufacturing District#

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

**145-23
Height and Setback Regulations**

The underlying height and setback regulations are modified as follows:

- (a) In all districts that permit #residences#, the provisions of Section 145-231 (Basic height and street wall regulations) and 145-232 (Modifications in certain areas) shall apply;
- (b) In M1 Districts with an A suffix, the provisions of Section 145-233 (Height and setback provisions for M1 Districts with an A suffix) shall apply; and
- (c) In M1 Districts with an A suffix paired with a #Residence District#, the applicable height and setback regulations shall be whichever regulations permit the tallest overall heights between the applicable #Residence District# regulations set forth in Section 145-231, or #Manufacturing District# regulations set forth in Section 145-233.

**145-231
Basic height and street wall regulations**

In all districts, except in C8-2 Districts or in M1 Districts with an A suffix, all #developments# and #enlargements# shall comply with the height and setback provisions of this Section.

- (a) #Street wall# location rules

For #zoning lots#, or portions thereof, along #streets#, or portions thereof, designated on Map 2 (Designated Street Frontages for Ground Floor Level and Street Wall Continuity Requirements) in the Appendix to this Chapter, the #street wall# location provisions applicable to a C2 District mapped within an R7A District, as set forth in Section 35-651 (Street wall location), shall apply. For the purposes of applying such regulations, the minimum base height a #street wall# shall rise to, without setback, shall be set forth in paragraph (b) of this Section.

Along other #streets#, no #street wall# location rules shall apply.

- (b) Maximum base and building heights

The table in this Section sets forth the maximum base height, the maximum height of a #building or other structure#, and the maximum number of #stories# for #buildings#, or portions thereof. For the purposes of this Section, in a #Commercial District#, the applicable height and setback provisions are the regulations for the #Residence District# within which such #Commercial District# is mapped, the equivalent #Residence District#, or the designated #Residence District# where such district is paired with an M1 District with an A suffix.

A setback is required for all portions of #buildings or other structures# that exceed the maximum base height specified for the district and shall be provided at a height not lower than the minimum base height or higher than the permitted maximum base height. Such setback shall have a depth of at least 10 feet from any #street wall# fronting on a #wide street#, and a depth of at least 15 feet from any #street wall# fronting on a #narrow street#. The underlying provisions of paragraphs (c)(2) through (4) of Section 23-662 (Maximum height of buildings and setback regulations) shall apply to such setbacks.

BASE HEIGHTS, MAXIMUM BUILDING HEIGHTS AND MAXIMUM NUMBER OF STORIES

District	Maximum Base Height (in feet)	Maximum Height of #Buildings or Other Structures# (in feet)	Maximum Number of #Stories#
R6A	65	95	9
R6-1	65	125	12
R7-2	85	155	15
R7-3	95	185	18
R8X	105	175	17
R8	105	215	21

- (c) Modifications in certain areas

In Subdistricts A and B, the provisions of Section 145-231 (Basic height and street wall regulations) shall apply, except as modified in this Section.

- (1) Modifications in Subdistrict A

In Subdistrict A, for #zoning lots# containing #schools# regulated by Section 145-212 (Floor area provisions for zoning lots containing schools in Subdistrict A), the maximum height specified in paragraph (b) of this Section may be increased as-of-right by 40 feet.

- (2) Modifications in Subdistrict B

In Subarea B1, portions of #buildings or other structures# located adjacent to an open space, as designated on Map 4 (Subdistrict B, Morris Park Avenue Site Plan) in the Appendix to this Chapter, may rise without setback, provided that such open space has a minimum depth of 30 feet from the point of intersection of two #street lines#. For the purposes of applying the #street wall# location rules of paragraph (a) of this Section, the interior boundary of such publicly accessible area shall be considered a #street line#.

- (d) Dormers

For all #buildings#, dormers shall be a permitted obstruction in a required setback, and may be provided in accordance with the provisions of paragraph (c) of Section 23-623. However, as an alternative to such provisions, dormers may be a permitted obstruction within a required front setback distance above a maximum base height, provided that the aggregate width of all dormers at the maximum base height does not exceed 40 percent of the width of the street wall of the highest story entirely below the maximum base height. Such dormers need not decrease in width as the height above the maximum base height increases.

**145-232
Height and setback provisions for M1 Districts with an A suffix**

[THE LANGUAGE IN THIS SECTION REFLECTS THE PROPOSED MODIFICATIONS IN CITY OF YES FOR ECONOMIC OPPORTUNITY – M DISTRICTS TEXT AMENDMENT, CURRENTLY IN PUBLIC REVIEW]

In M1-1A Districts, the provisions of Sections 43-43 (Maximum Height of Front Wall and Required Front Setbacks), 43-44 (Alternate Front Setbacks) and 43-45 (Tower Regulations) shall not apply. In lieu thereof, the height of a #building or other structure# shall not exceed the maximum base heights or maximum #building# height set forth in paragraph (a) of this Section. A setback is required for all portions of #buildings or other structures# that exceed the maximum base height specified in paragraph (a) and shall be provided in accordance with paragraph (b).

- (a) The maximum base height shall be 45 feet and maximum #building# height shall be 65 feet. In addition, for #zoning lots# with a #lot area# greater than or equal to 20,000 square feet, a #building# may exceed the maximum #building# heights established in such table by 25 percent.
- (b) Any portion of a #building# above the maximum base height shall provide a setback with a depth of at least 10 feet from any #street wall# fronting on a #wide street# and a depth of at least 15 feet from any #street wall# fronting on a #narrow street#. However, such setback requirement may be modified as follows:

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

- (4) dormers may penetrate a required setback area, provided that the aggregate width of all dormers at the maximum base height does not exceed 40 percent of the width of the #street wall# of the highest #story# entirely below the maximum base height. Such dormers need not decrease in width as the height above the maximum base height increases.

145-30**SPECIAL OFF-STREET PARKING AND LOADING REGULATIONS**

The #accessory# off-street parking and loading regulations of the underlying districts are modified by the provisions of this Section, inclusive.

145-31**Accessory Off-street Parking Spaces for Residences**

In the #Special Eastchester – East Tremont Corridor District#, no #accessory# off-street parking shall be required for #residences#.

145-32**Accessory Off-street Parking Spaces for Non-residential Uses**

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

The following modifications for #manufacturing#, #commercial# or #community facility# #uses# shall apply:

- (a) In all #Commercial Districts#, the #accessory# off-street parking requirements applicable to a C4-4 District shall apply; and
- (b) In M1 Districts with an A suffix, the #accessory# off-street parking requirements applicable to an M1-4 District shall apply.

145-33**Public Use of Accessory Parking**

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

145-34**Loading Regulations**

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

The following modifications for #manufacturing#, #commercial# or #community facility# #uses# shall apply:

- (a) For the purposes of applying the provisions of Section 36-60 (OFF-STREET LOADING REGULATIONS), the #accessory# off-street loading berth requirements of C4-4 Districts shall apply in all #Commercial Districts#.
- (b) For the purposes of applying the provisions of Section 44-50 (OFF-STREET LOADING REGULATIONS), the #accessory# off-street loading berth requirements of M1-5 Districts shall apply in M1 Districts with an A suffix or in M1 Districts with an A suffix paired with a #Residence District#.

145-40**SPECIAL APPROVALS**

In Subdistrict A, a #floor area# bonus for public realm improvements shall be granted pursuant to the provisions of Section 145-41 (Special Approvals in Subdistrict A).

In portions of Subdistrict B, special approvals for a transfer of #floor area# or #floor area# bonus for public realm improvements may be granted pursuant to the provisions of Section 145-42 (Special Approvals in Subdistrict B).

145-41**Special Approvals in Subdistrict A**

In Subdistrict A, the Chairperson of the City Planning Commission shall allow, by certification, a #floor area# bonus where public realm improvements, pursuant to Section 145-411 (Certification for public realm improvements in Subdistrict A), are provided on a single #zoning lot# or on two or more #zoning lots# that are contiguous or would be contiguous but for their separation by a #street# or #street# intersection, and:

- (a) has or will have an area of at least 1.5 acres; and
- (b) has or will be #developed# or #enlarged# as a unit under single fee ownership or alternate ownership arrangements as set forth in the definition of #zoning lot#.

In conjunction with such #floor area# bonus, the Commission may authorize the modification of bulk regulations, other than #floor area ratio#, pursuant to Section 145-412 (Authorization for additional modifications in Subdistrict A).

145-411**Certification for public realm improvements in Subdistrict A**

In Subdistrict A, the Chairperson of the City Planning Commission shall allow a 20 percent increase in the maximum permitted #floor area ratio# on #zoning lots# pursuant to the provisions of Section 145-41 (Special Approvals in Subdistrict A), upon certification to the Commissioner of the Department of Buildings that public realm improvements comprising an Entry Open Space, Western Open Space, Pierce Avenue Extension and supplementary open spaces as designated on Map 3 (Subdistrict A Site Plan) in the Appendix to this Chapter, are provided. Such #floor area ratio# increase and public realm improvements shall be subject to the rules and limitations of paragraph (a), the general requirements of paragraphs (b) and (c), application requirements of paragraph (d), and additional requirements of paragraph (e) of this Section.

(a) Rules and limitations

The following rules and limitations on bonus #floor area# and other #bulk# modifications shall apply:

- (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#; and
- (2) For #MIH developments#, as defined in Section 23-911 (General definitions), the requirements of Section 23-154 shall not apply to the bonus #floor area# granted under the provisions of this Section.

(b) General requirements for publicly accessible open spaces

Publicly accessible open spaces shall include the Entry Open Space, Western Open Space and supplementary open spaces, as designated on Map 3 in the Appendix to this Chapter.

(1) Location and minimum dimensions

Publicly accessible open spaces shall be provided in the location designated on Map 3 in the Appendix. Such publicly accessible open spaces shall comprise

- (i) An Entry Open Space with a minimum area of at least 8,500 square feet and the minimum dimensions set forth on Map 3;
- (ii) A Western Open Space with a minimum area of at least 10,000 square feet and the minimum dimensions set forth on Map 3; and
- (iii) Three supplementary open spaces with a minimum area of at least 4,800 square feet each, with minimum dimensions set forth on Map 3.

(2) Design requirements

All publicly accessible open spaces shall comply with the following design provisions:

- (i) Seating shall be provided in accordance with the requirements of Section 37-741 (Seating);
- (ii) Planting and trees shall be provided in accordance with the provisions of Section 37-742 (Planting and trees);
- (iii) An average maintained level of illumination of not less than one horizontal foot candle (lumens per foot) throughout all walkable areas, and a minimum level of illumination of not less than 0.2 horizontal foot candles (lumens per foot) throughout all other areas, shall be required;
- (iv) Litter receptacles shall be provided in accordance with the standards of Section 37-744 (Litter receptacles);
- (iv) Bicycle parking shall be provided in accordance with the standards of Section 37-745 (Bicycle parking);
- (v) Drinking fountains shall be provided pursuant to the standards set forth in Section 37-746 (Drinking fountains);
- (vi) Additional amenities shall be provided and designed pursuant to the standards set forth in Section 37-748 (Additional amenities);
- (vii) Permitted obstructions within such area shall be subject to the provisions of Section 37-726 (Permitted

obstructions), and any kiosk or open air cafe provided shall meet the operational and service requirements listed in paragraphs (a) and (b) of Section 37-73 (Kiosks and Open Air Cafes);

- (viii) The provisions of Section 37-722 (Level of plaza) and 37-728 (Standards of accessibility for persons with disabilities) shall apply to such area, and any steps provided shall be subject to the provisions of Section 37-725 (Steps); and
- (ix) Entry plaques and information plaques shall be provided in accordance with the provisions of paragraphs (a) and (b) of Section 37-751 (Public space signage systems).

(3) Hours of public access

Such publicly accessible open spaces shall be accessible to the public each day from 6:00 A.M. to 10:00 P.M.

(c) General requirements for Pierce Avenue Extension

The Pierce Avenue Extension shall be publicly accessible and constructed in accordance with the Department of Transportation Design Streets Manual and approved by the New York City Department of Transportation.

(d) Application requirements

An application under this Section shall be filed with the Chairperson of the City Planning Commission and such application shall include the following materials:

- (1) a site plan indicating the area and dimensions of the publicly accessible open space, or portions thereof, and the location of all proposed #developments# subject to the application;
- (2) a landscape plan, prepared by a registered landscape architect, for the publicly accessible open spaces; and
- (3) for #zoning lots# undergoing phased #development#, a phasing plan shall be submitted to implement the public realm improvements. Such phasing plan shall set forth the amount and location of public realm improvements that will be provided at the time each phase is #developed#. The amount of improvements in any phase shall be proportionate to the #lot area# being #developed# in such phase, except where physical or programmatic constraints make it infeasible to provide such amount of improvements.

(e) Additional requirements

The owner(s) shall be responsible for the maintenance of the Pierce Avenue Extension and other required publicly accessible open spaces, including, but not limited to, litter control, management of pigeons and rodents, maintenance of required lighting levels, and the care and replacement of furnishings and vegetation.

At the time of certification, a written declaration of restrictions, in a form acceptable to the Chairperson of the City Planning Commission, containing complete drawings of the improvements and setting forth the obligations of the owner, its successors and assigns, shall be recorded against such property in the Borough Office of the City Register of the City of New York. Proof of recordation of the declaration of restrictions shall be submitted in a form acceptable to the Department of City Planning.

No temporary certificate of occupancy shall be granted by the Department of Buildings for the portion of the #building# utilizing bonus #floor area# granted pursuant to the provisions of this Section until the improvements required for the phase associated with such bonus #floor area# have been substantially completed, as determined by the Chairperson, where applicable, and such improvements are usable by the public. Such portion of the #building# utilizing bonus #floor area# shall be designated by the Commission in drawings included in the declaration of restrictions filed pursuant to this paragraph.

No permanent certificate of occupancy shall be granted by the Department of Buildings for the portion of the #building# utilizing bonus #floor area# until all improvements have been completed in accordance with the approved plans, as determined by the Chairperson.

145-412

Authorization for additional modifications in Subdistrict A

In conjunction with an application pursuant to Section 145-411 (Certification for public realm improvements in Subdistrict A), the City Planning Commission may, by authorization, allow the total #floor area#, #lot coverage#, #dwelling units# or #rooming units# permitted by the applicable district regulations for all #zoning lots# within Subdistrict A to be distributed without regard for #zoning# lot lines. Additionally, the Commission may modify other #bulk# regulations, other than #floor area ratio#.

All such modifications shall be subject to the conditions and limitations set forth in paragraph (a), the application requirements of paragraph (b) and the findings set forth in paragraph (c) of this Section.

(a) Conditions and limitations

Where maximum #building# height limitations apply, modifications to the maximum permitted #building# height shall not result in an increase that exceeds 25 percent of the maximum #building# height as set forth in applicable district regulations.

(b) Application requirements

Applications for an authorization for modifications pursuant to this Section shall contain materials, of sufficient scope and detail, to enable the Commission to determine the extent of the proposed modifications.

(c) Findings

The Commission shall find that:

- (1) such distribution of #floor area#, #lot coverage#, #dwelling units#, or #rooming units# will result in a better site plan, and will not:
 - (i) unduly increase the #bulk# of #buildings# to the detriment of the occupants of #buildings# in the #block# or nearby #blocks#; or
 - (ii) adversely affect any other #zoning lots# outside of the Subdistrict, by restricting access to light and air; and
- (2) modifications to other #bulk# regulations will not unduly obstruct the access of light and air to surrounding #streets# and properties nor adversely affect the character of the surrounding area, and will result in an improved distribution of #bulk# that is harmonious with the surrounding area.

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

145-42

Special Approvals in Subdistrict B

For certain portions of Subarea B1, a transfer of #floor area# from a granting site to a receiving site shall be allowed by certification of the Chairperson of the City Planning Commission, pursuant to Section 145-421 (Certification for transfer of floor area).

For #qualifying public realm improvement sites# in Subarea B1, the City Planning Commission may grant, by authorization, a #floor area# bonus for transit and station area improvements pursuant to Section 145-422 (Authorization for qualifying public realm improvement sites). In conjunction with such #floor area# bonus, the Commission may authorize #bulk# modifications, other than modifications to the #floor area ratio#, pursuant to Section 145-423 (Authorization for additional modifications on qualifying public realm improvement sites).

145-421

Certification for transfer of floor area

The Chairperson of the City Planning Commission shall allow, by certification, a transfer of #floor area# from the Improvement Area located in Subarea B1, as shown on Map 4 (Subdistrict B, Morris Park Avenue Site Plan) in the Appendix to this Chapter, to a #zoning lot# fronting on Morris Park Avenue or other #zoning lots# on the #block# contiguous to the Improvement Area. Such certification for a transfer of #floor area# shall be subject to the conditions of paragraph (a), and application requirements of paragraph (b) of this Section.

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

(a) Conditions

- (1) the maximum amount of #floor area# that may be transferred from the granting site shall equal the area designated on Map 4 multiplied by the maximum #floor area ratios# pursuant to the zoning district within Subdistrict B. Each transfer, once completed, shall irrevocably reduce the amount of #floor area# that may be transferred;
- (2) the maximum #building# height for a receiving site shall be increased by 25 percent; and
- (3) all certificates of occupancy have been surrendered for such granting site, and all structures on such granting site have been demolished.

(b) Application requirements

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

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

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

No temporary certificate of occupancy shall be granted by the Department of Buildings for the portion of the #building# utilizing #floor area# associated with the transfer on the receiving site until the granting site has been conveyed to the City for improvement, as a #street#, as provided on the City Map.

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

145-422

Authorization for qualifying public realm improvement sites

For #qualifying public realm improvement sites# in Subarea B1, the City Planning Commission may authorize an increase in the maximum permitted #floor area ratio#, up to a maximum of 20 percent, where transit and public realm improvements are provided to enhance access, circulation and complementary open spaces between a future #mass transit station# and its surrounding area. All applications pursuant to this Section shall be subject to the rules and limitations set forth in paragraph (a), conditions set forth in paragraph (b), application requirements set forth in paragraph (c), findings set forth in paragraph (d), and additional requirements set forth in paragraph (e) of this Section.

(a) Rules and limitations

The following rules and limitations on bonus #floor area# and other bulk modifications shall apply:

- (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#; and
- (2) For #MIH developments#, as defined in Section 23-911 (General definitions), the requirements of Section 23-154 shall not apply to the bonus #floor area# granted under the provisions of this Section.

(b) Conditions

All applications shall include on-site or off-site improvements that will enhance access to and circulation between such #mass transit station# and its surrounding areas. Such improvements may consist of:

- (1) accessibility or capacity-enhancing improvements to the #mass transit station#, including, but not limited to, the provision of elevators and escalators, widening, straightening, expanding or otherwise enhancing the existing pedestrian circulation network, or reconfiguring circulation routes to provide more direct pedestrian connections to #the #mass transit station#; or
- (2) publicly accessible open spaces, of ample size, for public use and enjoyment, at or around the #mass transit station#. Such improvements may include pedestrian plazas and other types of active or passive open spaces and shall be characteristic of best practices in plaza design, as set forth by the Department of Transportation.

(c) Application requirements

All applications shall include a site plan indicating the area and dimensions of the proposed improvements to the #mass transit station# or proposed publicly accessible open spaces. In addition, for applications involving accessibility or capacity-enhancing improvements to the #mass transit station#, the following shall be provided:

- (1) Prior to submitting an application, the applicant shall submit a schematic or concept plan for the proposed improvement to the Metropolitan Transportation Authority and the Chairperson of the City Planning Commission. Such schematic or concept plan shall include such materials and information sufficient to provide the basis for the Metropolitan Transportation Authority to evaluate and determine the constructability of such proposed improvement.
- (2) At the time of application referral, the Commission shall be provided with the following application materials:
 - (i) a letter from the Metropolitan Transportation Authority containing a conceptual approval of the improvement, including a statement of any considerations regarding the construction and operation of the improvement;
 - (ii) all information and justification sufficient to provide the Commission with the basis for evaluating the benefits of such improvements to the general public; and
 - (iii) initial plans for the maintenance of the proposed improvements.

(d) Findings

In order to grant such #floor area# bonus, the Commission shall find that:

- (1) the public benefit derived from such improvements merits the amount of additional #floor area# being granted to the proposed #development# pursuant to the authorization;
- (2) for accessibility or capacity-enhancing improvements for the #mass transit station#, newly created or expanded accessible routes for persons with physical disabilities, or measures to improve station ingress and egress routes or platform capacity, such improvements will constitute significant enhancements to connectivity from the pedestrian circulation network to and through the #mass transit station#; and
- (3) for publicly accessible open spaces, the proposed improvements will, to the extent practicable:
 - (i) consist of a prominent space of generous proportions and quality design that is inviting to the public, resulting in high-quality public space;
 - (ii) provide comfortable places for resting, suitable amenities for occupants and opportunities for planting; and
 - (iii) be designed in a manner that is cohesive and harmonious with the pedestrian circulation network.

(e) Additional requirements

For all applications, additional requirements set forth in this paragraph shall apply

- (1) For applications involving accessibility or capacity-enhancing improvements to the #mass transit station# the following requirements shall be met prior to the granting of such #floor area# bonus:
 - (i) To the extent required by the Metropolitan Transportation Authority, the applicant shall execute an agreement, setting forth the obligations of the owner, its successors and assigns, to establish a process for design development and a preliminary construction schedule for the proposed improvement; construct the proposed improvement; establish a program for maintenance and capital maintenance; and establish that such improvements shall be accessible to the public during the hours of operation of the station or as otherwise approved by the #transit agency#. Where the Metropolitan Transportation Authority deems necessary, such executed agreement shall set forth obligations of the applicant to provide a performance bond or other security for completion of the improvement in a form acceptable to the #transit agency#; and
 - (ii) The City Planning Commission shall be provided with a final letter of approval from the Metropolitan Transportation Authority stating that the drawings and other documents submitted by the applicant have been

determined by such #transit agency# to be of sufficient scope and detail to describe the size and character of the improvement as to architectural, structural, mechanical and electrical systems, materials, relationship to existing site conditions and such other conditions as may be appropriate, and that the construction of the improvement in accordance with such submission is feasible.

- (2) Prior to obtaining a foundation permit or building permit from the Department of Buildings, a written declaration of restrictions, in a form acceptable to the Chairperson of the City Planning Commission, containing complete drawings of the improvements and setting forth the obligations of the owner, its successors and assigns, shall be recorded against such property in the Borough Office of the City Register of the City of New York. Proof of recordation of the declaration of restrictions shall be submitted in a form acceptable to the Department of City Planning.
- (3) No temporary certificate of occupancy shall be granted by the Department of Buildings for the portion of the #building# utilizing bonus #floor area# granted pursuant to the provisions of this Section until the required improvements have been substantially completed, as determined by the Chairperson, where applicable, and such improvements are usable by the public. Such portion of the building utilizing bonus #floor area# shall be designated by the Commission in drawings included in the declaration of restrictions filed pursuant to this paragraph.

No permanent certificate of occupancy shall be granted by the Department of Buildings for the portion of the #building# utilizing bonus #floor area# until all improvements have been completed in accordance with the approved plans, as determined by the Chairperson.

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

145-423

Authorization for additional modifications for qualifying public realm improvement sites

In conjunction with an application pursuant to Section 145-422 (Authorization for qualifying public realm improvement sites), the City Planning Commission may, by authorization, modify bulk regulations other than #floor area ratio# provided that the Commission determines that the conditions and limitations set forth in paragraph (a), the application requirements of paragraph (b) and the findings set forth in paragraph (c) of this Section are met.

(a) Conditions and limitations

Where maximum #building# height limitations apply, modifications to the maximum permitted #building# height shall not result in an increase that exceeds 25 percent of the maximum #building# height as set forth in applicable district regulations.

(b) Application requirements

Applications for an authorization for modifications pursuant to this Section shall contain materials, of sufficient scope and detail, to enable the Commission to determine the extent of the proposed modifications.

(c) Findings

The Commission shall find that:

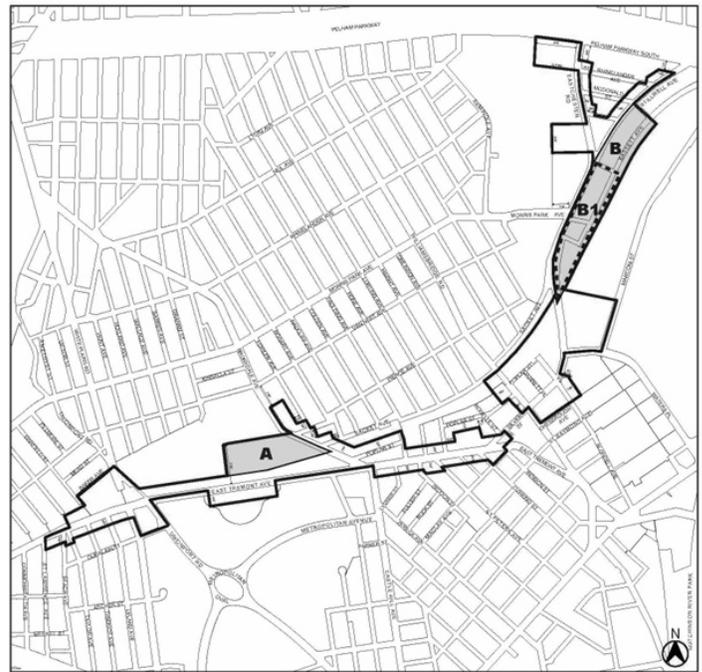
- (1) such proposed modifications are necessary to accommodate the additional #floor area# granted pursuant to Section 145-422; and
- (2) any modifications to #bulk# regulations will not unduly obstruct the access of light and air to surrounding #streets# and properties nor adversely affect the character of the surrounding area, and will result in an improved distribution of #bulk# that is harmonious with the surrounding area.

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

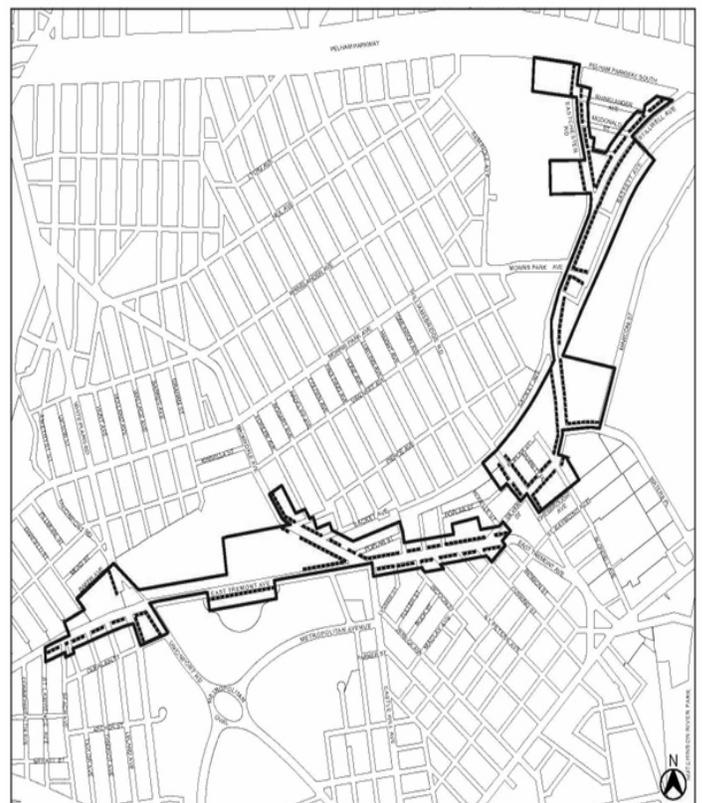
APPENDIX Special Eastchester – East Tremont Corridor District Plan

Map 1. Special Eastchester – East Tremont Corridor District.

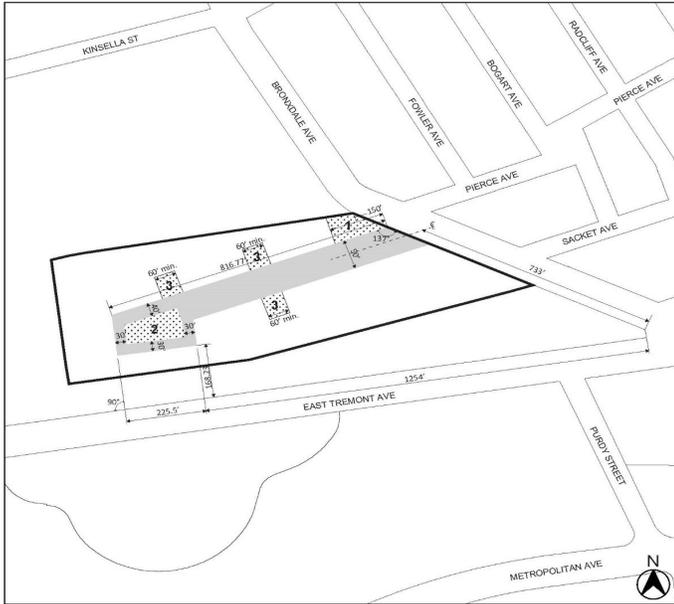
Subdistricts and Subareas



Map 2. Designated Street Frontages for Ground Floor Level and Street Wall Continuity Requirements



Map 3. Subdistrict A Site Plan



- Subdistrict
- Pierce Avenue Extension
- Publicly Accessible Open Space
 - 1 Entry Open Space
 - 2 Western Open Space
 - 3 Supplementary Open Space

Map 4. Subdistrict B, Morris Park Avenue Site Plan



- Special Eastchester - East Tremont Corridor District
- Improvement Area
- Locations where open space and modified setback provisions are permitted.

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

* * *

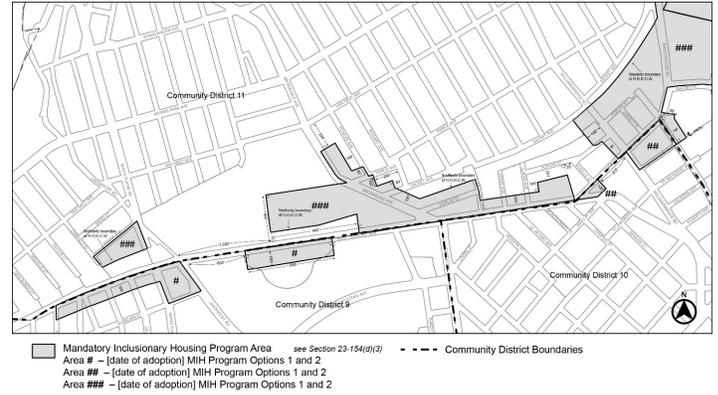
THE BRONX

Bronx Community District 9, 10, 11

* * *
* * *
* * *

Map 1 – [date of adoption]

[PROPOSED MAP]

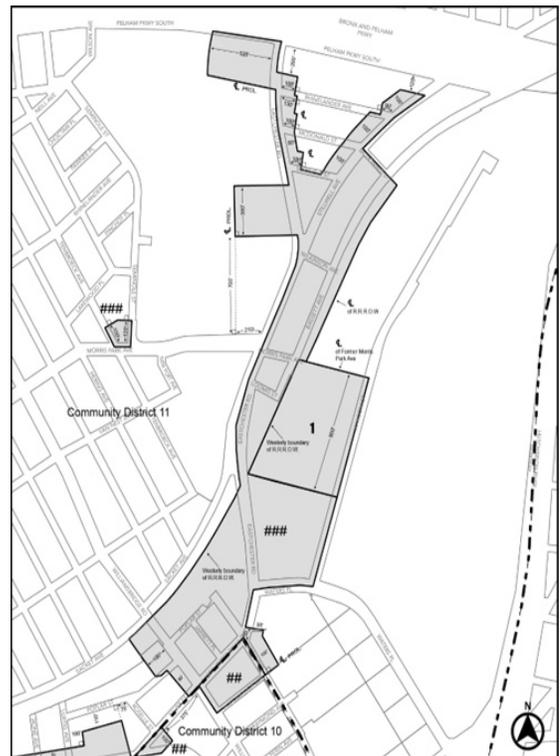


- Mandatory Inclusionary Housing Program Area see Section 23-154(d)(3)
- Area # – [date of adoption] MIH Program Options 1 and 2
- Area ## – [date of adoption] MIH Program Options 1 and 2
- Area ### – [date of adoption] MIH Program Options 1 and 2

Portion of Community Districts 9, 10 and 11, The Bronx

Map 2 – [date of adoption]

[PROPOSED MAP]



- Community District Boundaries
- Mandatory Inclusionary Housing Program Area see Section 23-154(d)(3)
- Area 1 – 12/19/17 MIH Program Option 2
- Area ## – [date of adoption] MIH Program Options 1 and 2
- Area ### – [date of adoption] MIH Program Options 1 and 2

Portion of Community Districts 10 and 11, The Bronx

* * *

**APPENDIX I
Transit Zone**

The boundaries of the Transit Zone are shown on the maps in this

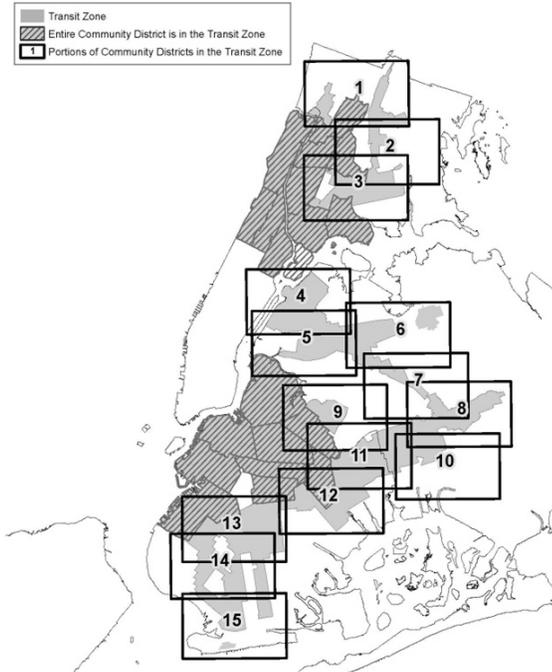
APPENDIX. The Transit Zone includes:

- all of Manhattan Community Districts 9, 10, 11 and 12;
- all of Bronx Community Districts 1, 2, 4, 5, 6, and 7; and
- all of Brooklyn Community Districts 1, 2, 3, 4, 6, 7, 8, 9 and 16.

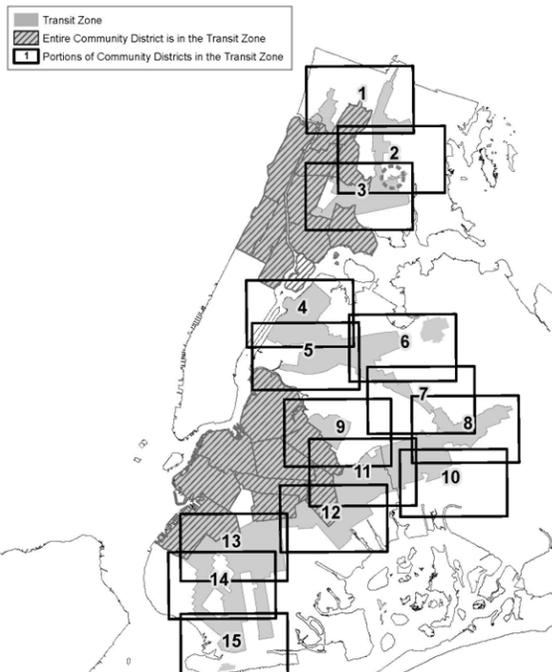
Portions of other Community Districts in the Transit Zone are shown on Transit Zone Maps 1 through 15 in this APPENDIX.

* * *

[EXISTING MAP]



[PROPOSED MAP]



* * *

Transit Zone Map 2
[EXISTING MAP]



[PROPOSED MAP]



Transit Zone Map 3
[EXISTING MAP]



[PROPOSED MAP]



* * *

No. 6

CD 9 C 240157 MMX

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

1. the elimination, discontinuance, and closing of a portion of Unionport Road between East Tremont Avenue and Guerlain Street; and
2. the adjustment of grades and block dimensions necessitated thereby;

including authorization for any acquisition or disposition of real property related thereto, in Community District 9, Borough of the Bronx, in accordance with Map No. 13153 dated January 20, 2024 and signed by the Borough President.

No. 7

CD 11 C 240158 MMX

IN THE MATTER OF an application submitted by the New York City Department of City Planning pursuant to Sections 197-c and 199 of the New York City Charter for an amendment to the City Map involving:

1. the widening of Marconi Street north of Waters Place; and
2. the adjustment of grades and block dimensions necessitated thereby;

including authorization for any acquisition or disposition of real property related thereto, in Community District 11, Borough of the Bronx, in accordance with Map No. 13151 dated January 20, 2024 and signed by the Borough President.

No. 8

CD 11 C 240159 MMX

IN THE MATTER OF an application submitted by the New York City Department of City Planning pursuant to Sections 197-c and 199 of the New York City Charter for an amendment to the City Map involving:

1. the establishment of Morris Park Station Plaza south of Morris Park Avenue and west of Bassett Avenue; and
2. the adjustment of grades and block dimensions necessitated thereby;

including authorization for any acquisition or disposition of real property related thereto, in Community District 11, Borough of the Bronx, in accordance with Map No. 13152 dated January 20, 2024 and signed by the Borough President.

No. 9

CD 11 C 240160 MMX

IN THE MATTER OF an application submitted by the New York City Department of City Planning pursuant to Sections 197-c and 199 of the New York City Charter for an amendment to the City Map involving:

1. the establishment of a street volume from the northern terminus of Marconi Street to Pelham Parkway to facilitate a future bridge connection between these two streets; and
2. the future adjustment of grades and block dimensions necessitated thereby;

including authorization for any acquisition or disposition of real property related thereto, in Community District 11, Borough of the Bronx in accordance with an alteration map to be prepared pursuant to the appropriate resolutions of approval.

No. 10

CD 11 C 240163 MMX

IN THE MATTER OF an application submitted by 1601 Bronxdale Property Owner LLC pursuant to Sections 197-c and 199 of the New York City Charter for an amendment to the City Map involving:

1. the establishment of Pierce Avenue west of Bronxdale Avenue; and
2. the adjustment of grades and block dimensions necessitated thereby;

including authorization for any acquisition or disposition of real property related thereto, in Community District 11, Borough of the Bronx, in accordance with Map No. 13150 dated January 20, 2024 and signed by the Borough President.

NOTICE

On Wednesday, May 15, 2024, a public hearing is being held by the City Planning Commission (CPC), accessible in-person

and remotely, in conjunction with the above ULURP hearing to receive comments related to a Draft Environmental Impact Statement (DEIS) concerning an application by The City of New York. The City of New York, acting through the Department of City Planning (DCP), is proposing a series of land use actions – including zoning map amendments, zoning text amendments, and City Map amendments – to implement land use and zoning recommendations in the Bronx Metro-North Station Study. The area subject to the Proposed Actions is an approximately 46-block area primarily along major corridors — East Tremont Avenue, White Plains Road, Bronxdale Avenue, Eastchester Road, and Stillwell Avenue — near the future Parkchester/Van Nest and Morris Park Metro-North stations in Bronx Community Districts 9, 10 and 11, including the neighborhoods of Parkchester, Van Nest, and Morris Park (the “Affected Area”). The approximately 28-block area closest to the future Parkchester/Van Nest station is generally bounded by Baker Avenue and Van Nest Avenue to the north, Silver Street to the east, East Tremont Avenue to the south, and St. Lawrence Avenue to the west. The approximately 18-block area closest to the future Morris Park station is generally bounded by Pelham Parkway to the north, Marconi Street to the east, Williamsbridge Road to the south, and Tenbroeck Avenue to the west. Overall, the Proposed Action are expected to facilitate development on 60 projected development sites, resulting in a net increase of approximately 9,165,272 gross square feet (“gsf”) of residential floor area (7,474 dwelling units or DUs), 302,236 gsf of local retail space, 1,620,625 gsf of life sciences, 1,290,628 gsf of community facility space, and 3,765 accessory parking spaces, and a net decrease 405,096 gsf of industrial and automotive uses and 145,696 gsf of office space on the projected development sites. It is expected that the projected development included in the Reasonable Worst Case Development Scenario (RWCDs) would be built by 2033, following approval of the proposed actions.

Written comments on the DEIS are requested and will be received and considered by the Lead Agency through 5:00 P.M. on Tuesday, May 28, 2024.

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. 23DCP065X.

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

Accessibility questions: (212) 720-3508, AccessibilityInfo@planning.nyc.gov, by: Wednesday, May 8, 2024, 5:00 P.M.



my1-15

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. 11 - Tuesday, May 7, 2024, 7:00 P.M., at Il Centro, 8711 18th Avenue, Brooklyn, NY 11214.

IN THE MATTER OF a BSA Special Permit to allow a 3-story school building at 1679 63rd Street/1680 62nd Street, block 5531, lot 38 within an M1-1 zoning district. The applicant further seeks variances for the proposed floor area ratio, the proposed maximum height of front wall, required front setbacks, sky exposure plane and proposed minimum rear yard equivalent for a through lot in a M1-1 district.



my1-3

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 7, 2024, at 9:30 A.M., a public hearing will be held in the public hearing room at 1 Centre Street, 9th Floor, Borough of Manhattan, with respect to the following properties, and then followed by a public meeting. Participation by videoconference may be available as well. Please check the hearing page on LPC’s website (<https://www.nyc.gov/site/lpc/hearings/hearings.page>) for updated hearing information.

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

**66 Downing Street - Clinton Hill Historic District
LPC-24-04645 - Block 1982 - Lot 59 - Zoning: R6B
CERTIFICATE OF APPROPRIATENESS**

An Italianate style rowhouse built c. 1871. Application is to construct rooftop and rear yard additions.

**1100 Albemarle Road, aka 101-113 Stratford Road –
Prospect Park South Historic District
LPC-24-08873 - Block 5115 - Lot 1 Zoning: R1-2
CERTIFICATE OF APPROPRIATENESS**

A Neo-Georgian style house designed by H.R. Ferguson and built in 1909-1910. Application is to construct porches, alter façades and openings, connect the garage to the house, and replace paving at the driveway.

**233-03 Bay Street - Douglaston Historic District
LPC-24-03527 - Block 8055 - Lot 10 - Zoning: R1-1
CERTIFICATE OF APPROPRIATENESS**

A Colonial Revival style house built c. 1915. Application is to construct an addition and legalize the installation of a shed and fence.

**301 Canal, 419-421 Broadway, and 423 Broadway - SoHo-Cast
Iron Historic District
LPC-24-08399 - Block 231 - Lot 1 - Zoning: M1-5/R9X
CERTIFICATE OF APPROPRIATENESS**

A taxpayer built in 1955, a restaurant and shop, and a modified Federal style store and dwelling built in 1822-23. Application is to demolish two of the buildings and construct a new building at the corner; and to construct an addition, install a storefront and signage, and modify the fire escape at 423 Broadway.

**70-74 Gansevoort Street - Gansevoort Market Historic District
LPC-24-08552 - Block 643 - Lot 43 - Zoning: M1-5
CERTIFICATE OF APPROPRIATENESS**

An office and commercial building completed in 2021 and designed by BSKS Architects. Application is to install signage and alter the canopies.

**767 Washington Street - Greenwich Village Historic District
LPC-24-05316 - Block 640 - Lot 40 - Zoning: C1-6A
CERTIFICATE OF APPROPRIATENESS**

A Federal style rowhouse built in 1842. Application is to create and modify openings, install mechanical equipment, raise a parapet, alter a rear yard extension, and excavate the cellar.

**40 Wooster Street - SoHo-Cast Iron Historic District
LPC-24-05697 - Block 475 - Lot 34 - Zoning: M1-5/R7X, SNX
CERTIFICATE OF APPROPRIATENESS**

A store building designed by Buchman & Deisler and built in 1895-96. Application is to remove a fire escape and construct a rooftop addition.

**153-159 Sullivan Street - Sullivan-Thompson Historic District
LPC-24-08053 - Block 517 - Lot 11 - Zoning: R7-2
CERTIFICATE OF APPROPRIATENESS**

A Romanesque Revival style church building designed by Arthur Crooks and built in 1886-1888. Application is to install HVAC

equipment and planters, and to relocate and replace statuary and install signage.

175 Fifth Avenue - Ladies' Mile Historic District
LPC-24-08057 - Block 851 - Lot 1 - **Zoning:** C6-4M
CERTIFICATE OF APPROPRIATENESS

A Beaux-Arts style skyscraper designed by D.H. Burnham and Co. and built in 1902-03. Application is to replace windows, and amend approvals under LPC-21-01234 and LPC-21-02537 to replace entrance infill, modify the penthouse, install mechanical equipment at the roof, and establish a Master Plan governing the future installation of storefronts and louvers.

175 Fifth Avenue - Ladies' Mile Historic District
LPC-24-08093 - Block 851 - Lot 1 - **Zoning:** C6-4M
MODIFICATION OF USE AND BULK

A Beaux-Arts style skyscraper designed by D.H. Burnham and Co. and built in 1902-03. Application is to request that the Landmarks Preservation Commission issue a report to the City Planning Commission relating to an application for a Modification of Use pursuant to Section 15-20(b) of the Zoning Resolution.

650 Park Avenue - Upper East Side Historic District
LPC-24-07947 - Block 1381 - Lot 38 - **Zoning:** R10, R8B, P1
CERTIFICATE OF APPROPRIATENESS

An apartment building designed by John M. Kokkins and built in 1962-63. Application is to alter the facades at the two-story base, replace canopies, install a lift, and alter planters.

41 East 74th Street - Upper East Side Historic District
LPC-24-05668 - Block 1389 - Lot 127 - **Zoning:** R8B
CERTIFICATE OF APPROPRIATENESS

A rowhouse built in 1879, and altered with classical details by Gurdon S. Parker in 1941. Application is to alter the façade, install a stoop and construct rooftop and rear yard additions.

1115 Fifth Avenue - Expanded Carnegie Hill Historic District
LPC-24-07956 - Block 1504 - Lot 69 - **Zoning:** R10, R8B
CERTIFICATE OF APPROPRIATENESS

A Neo-Renaissance style apartment building designed by J.E.R. Carpenter and built in 1925-26. Application is to replace the curtain wall of the penthouse, create a new window opening, and replace windows.

a24-my7

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 14, 2024, at 9:30 A.M., a public hearing will be held in the public hearing room at 1 Centre Street, 9th Floor, Borough of Manhattan, with respect to the following properties, and then followed by a public meeting. Participation by videoconference may be available as well. Please check the hearing page on LPC's website (<https://www.nyc.gov/site/lpc/hearings/hearings.page>) for updated hearing information.

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RL-Rule Citywide
PUBLIC HEARING ON PROPOSED RULEMAKING PURSUANT TO CITY ADMINISTRATIVE PROCEDURES ACT

Proposed amendments to Chapter 2 of Title 63 of the Rules of the City of New York, consisting of amendments to existing rules, including amendments concerning to the installation of bus shelters.

173 Prospect Place - Prospect Heights Historic District
LPC-24-07430 - Block 1151 - Lot 81 - **Zoning:** R6B
CERTIFICATE OF APPROPRIATENESS

An Italianate style rowhouse built c. 1870. Application is to construct a rear addition.

431 7th Avenue - Park Slope Historic District Extension
LPC-23-10177 - Block 1102 - Lot 4 - **Zoning:** R6A, C2-4
CERTIFICATE OF APPROPRIATENESS

An empty lot. Application is to construct a new building.

39-83 45th Street - Sunnyside Gardens Historic District

LPC-24-04069 - Block 154 - Lot 12 - **Zoning:** R4

CERTIFICATE OF APPROPRIATENESS

A brick rowhouse with Colonial Revival or Art and designed by Clarence Stein, Henry Wright and Frederick Ackerman, and built in 1926. Application is to install skylights.

304 Shore Road - Douglaston Historic District

LPC-24-07621 - Block 8030 - Lot 81 - **Zoning:** R1-1

CERTIFICATE OF APPROPRIATENESS

A Colonial Revival style house designed by Frank Forster and built in 1922. Application is to replace windows and doors.

110 South Street - South Street Seaport Historic District

LPC-24-06263 - Block 97 - Lot 6 - **Zoning:** C6-2A

CERTIFICATE OF APPROPRIATENESS

A Federal style store and loft building constructed in 1818-19 and reduced in height 1870. Application is to reconstruct the façade and enlarge the building.

202 Riverside Drive - Riverside - West End Historic District

LPC-23-11965 - Block 1252 - Lot 5 - **Zoning:** R10A

CERTIFICATE OF APPROPRIATENESS

A Beaux-Arts style apartment building designed by George F. Pelham and built in 1905. Application is to install a banner sign and legalize the installation of a plaque sign in non-compliance with Certificate of No Effect 99-4143.

327 West 76th Street - West End - Collegiate Historic District

LPC-24-07475 - Block 1185 - Lot 54 - **Zoning:** R8B

CERTIFICATE OF APPROPRIATENESS

A Renaissance Revival style rowhouse designed by Charles T. Mott and built in 1891-1892. Application is to enlarge an existing rooftop addition.

1 West 67th Street - Upper West Side/Central Park West Historic District

LPC-24-04741 - Block 1120 - Lot 23 - **Zoning:** R8

CERTIFICATE OF APPROPRIATENESS

A Neo-Gothic style studio building with Tudor style elements designed by George M. Pollard built in 1915-18. Application is to modify a window opening and replace windows.

1000 Fifth Avenue - Individual and Interior Landmark

LPC-24-07541 - Block 1111 - Lot 1 - **Zoning:** PARK

BINDING REPORT

A Beaux-Arts and Roman style museum building designed by Vaux and Mould, R.M. Hunt, and McKim, Mead and White, and built in 1864-1965, with later additions built between 1975-1990 and designed by Roche-Dinkeloo. Application is to replace skylights with metal roofing.

230 Central Park West - Upper West Side/Central Park West Historic District

LPC-24-06259 - Block 1197 - Lot 29 - **Zoning:** R10A

CERTIFICATE OF APPROPRIATENESS

A Neo-Georgian style apartment building designed by Nathan Korn and built in 1927. Application is to replace windows.

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 14, 2024, at 9:30 A.M., a public hearing will be held in the public hearing room at 1 Centre Street, 9th Floor, Borough of Manhattan, with respect to the following properties, and then followed by a public meeting. Participation by videoconference may be available as well. Please check the hearing page on LPC's website (<https://www.nyc.gov/site/lpc/hearings/hearings.page>) for updated hearing information.

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1 Wall Street - 1 Wall Street Banking Room Interior
LP-2679 - Block 23 - Lot 7501

ITEM PROPOSED FOR PUBLIC HEARING

The former banking hall and reception room of the Irving Trust Company at 1 Wall Street, designed in the Art Deco style by Ralph Walker in 1931 and featuring elaborate mosaic tile wall and ceiling finishes designed by Hildreth Meière, consisting of the building's northernmost room, and its fixtures and interior components, which may include but are not limited to the historic wall surfaces, ceiling surfaces, floor surfaces, columns, vestibule, lighting fixtures, attached furnishings, doors, windows, decorative metalwork, and attached decorative elements.

5 Beekman Street (aka 3-9 Beekman Street; 119-133 Nassau Street; 10 Theatre Alley) - Temple Court Building (now The Beekman)

LP-2681 - Block 90 - Lot 7503

ITEM PROPOSED FOR PUBLIC HEARING

A nine-story atrium as defined by a line established by the exterior walls of the second story gallery, descending to the first story and ascending to the ninth story, and terminating in a glazed, cast-iron skylight, and the fixtures and interior components of this space, which may include but are not limited to the floor, wall, and ceiling surfaces; glazing, doors and trim; cast-iron staircase with stone treads from first to ninth floor with decorative pressed-metal paneling and cast-iron grille work; cast-iron galleries with balustrades, decorative supporting brackets, encaustic tile flooring, pressed-metal ceiling plates, and double-leaf floor hatches; and flat- and round-arched door and window openings.

a30-my13

TEACHERS' RETIREMENT SYSTEM

■ MEETING

Please be advised that the next Board Meeting of the Teachers' Retirement System of the City of New York (TRS) has been scheduled for Thursday, May 16, 2024, at 3:30 P.M.

The meeting will be held at the Teachers' Retirement System, 55 Water Street, 16th Floor, Boardroom, New York, NY 10041. The meeting is open to the public. However, portions of the meeting, where permitted by law, may be held in executive session.

The remote Zoom meeting link, meeting ID, and phone number will be available approximately one hour before the start of the meeting at:

<https://www.trsnyc.org/memberportal/About-Us/ourRetirementBoard>

Learn how to attend TRS meetings online or in person:
<https://www.trsnyc.org/memberportal/About-Us/ourRetirementBoard/AttendingTRSM Meetings>

my2-16

PROPERTY DISPOSITION

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

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

CITYWIDE ADMINISTRATIVE SERVICES

■ SALE

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

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

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

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

j19-jy3

HOUSING PRESERVATION AND DEVELOPMENT

■ PUBLIC HEARINGS

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

j16-d31

PROCUREMENT

“Compete To Win” More Contracts!

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

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

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

HHS ACCELERATOR PREQUALIFICATION

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

Prequalification applications will be reviewed to validate compliance with corporate filings and organizational capacity. Approved organizations will be eligible to compete and would submit electronic proposals through the PASSPort system. The PASSPort Public Portal, which lists all RFPs, including HHS RFPs that require HHS Accelerator Prequalification, may be viewed, at https://passport.cityofnewyork.us/page.aspx/en/rfp/request_browse_public

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

CITYWIDE ADMINISTRATIVE SERVICES

CONSTRUCTION AND TECHNICAL SERVICES

AWARD

Goods

ELEVATOR HANGING MATERIALS - M/WBE Noncompetitive Small Purchase - PIN# 85624W0045001 - AMT: \$98,756.00 - TO: Skyline Elevator Consultants LLC, 125 Park Ave, 25fl, New York, NY 10017.

CTS Elevator Group is requesting to purchase various elevator hanging materials necessary for critical and time sensitive elevator repairs in DCAS managed buildings.

my3

DESIGN AND CONSTRUCTION

AWARD

Construction Related Services

HWCRQ05B, REQUIREMENTS CONTRACT FOR RESIDENT ENGINEERING INSPECTION SERVICES IN CONNECTION WITH VARIOUS INFRASTRUCTURE PROJECTS, CITYWIDE, TYPE B - Renewal - PIN# 85021P8043KXLR001 - AMT: \$8,000,000.00 - TO: Munoz Engineering & Land Surveying DPC, 505 Eighth Ave, 21st Fl, New York, NY 10018.

my3

HUMAN RESOURCES AND STAFF DEVELOPMENT

AWARD

Services (other than human services)

ACADEMIC CONSORTIUM CONTRACT FOR TOWN + GOWN PROGRAM - Renewal - PIN# 85014I8013KXLR001 - AMT: \$100,000.00 - TO: New York University, NYU School of Medicine Administrative Unit, 650 First Avenue, New York, NY 10016.

my3

DISTRICT ATTORNEY - QUEENS COUNTY

INTENT TO AWARD

Goods and Services

SOFTWARE, SOFTWARE SUPPORT AND LICENSES FOR PENLINK - Sole Source - Available only from a single source - PIN# QDA20242504 - Due 5-8-24 at 9:00 A.M.

Pursuant to Procurement Policy Board Rule Section 3-05, Queens District Attorney's Office intends to enter into a sole source agreement with Pen-link. Pen-link is a Web Intelligence Investigation Platform providing a comprehensive proprietary interface, UI, and integration between WebLoc and Tangles for more profound data enrichment under one single glass access. Method of renewal/extension the agency intends to continue to utilize Renewal Subscription Period of Performance: 6/2/2024 - 6/1/2025. Any firm which believes it is authorized to provide such services is welcome to submit an expression of interest may express in writing. All related inquiries should be sent via email to the QDA ACCO at Purchasing@queensda.org

my2-8

ENVIRONMENTAL PROTECTION

WASTEWATER TREATMENT

AWARD

Construction/Construction Services

JOB ORDER CONTRACT FOR NORTH REGION PLUMBING - Renewal - PIN# 82621B0066001R001 - AMT: \$10,000,000.00 - TO: Delphi Plumbing & Heating Inc., 242 43rd Street, Brooklyn, NY 11232.

The work under this contract is for Plumbing under a series of small to medium size construction projects at various Bureau of Wastewater Treatment (BWT) facilities within the North Region (Bowery Bay,

Hunts Point, Tallman Island, and Wards Island Wastewater Treatment Plant areas). In addition to large capital construction projects, BWT has an ongoing need to accomplish smaller, straight forward construction projects at its facilities. Without Job Order Contracts, for each such project, the BWT must prepare complete contract documents and execute the required steps through the competitive bid process. Procuring the construction through this traditional design-bid-build process takes considerable time. Many of the projects are essential to maintain the operation of BWT facilities. The considerable time it takes to get contracts in place can jeopardize the continuation of service and, in some cases, permit the problem to worsen and result in additional costs. This Job Order Contract allows BWT to accomplish the much-needed projects in a fraction of the time while paying competitive prices for the work.

my3

WATER SUPPLY

INTENT TO AWARD

Services (other than human services)

CANARY SYSTEMS SOFTWARE SUPPORT 4015003X - Request for Information - PIN#82624Y0545 - Due 5-21-24 at 2:00 P.M.

Pursuant to Procurement Policy Board Rule Section 3-05, Department of Environmental Protections, intends to enter into a sole source agreement with Canary Systems Inc. for the Dam Safety section requires Canary Systems geotechnical instrumentation hardware and MultiLogger Base Support package, in support of their Automated Data Acquisition System (ADAS). This software is utilized as a central database management system to store, view, and manipulate real-time and historical data from NYC DEP dams and SCADA systems, and various NOAA websites. The system is essential for safe maintenance and control of NYC Dams and Dikes. DEP has determined that Canary Systems Inc is the sole authorized source of these services. Any firm which believes is authorized to provide such services are welcome to submit an expression of interest and letter stating from the manufacturer that they are an authorized to perform maintenance on these valves. All related inquiries should be sent via the Discussion Forum in PASSPort or to Noah Shieh at noahs@dep.nyc.gov, no later than May 21, 2024 by 2:00 P.M.

my1-7

WOH WATERSHED STREAMS AND FLOODPLAINS -

Government to Government - PIN#82624T0015 - Due 5-22-24 at 4:30 P.M.

DEP intends to enter into a Government to Government agreement with Greene County Soil & Water Conervation District for SWP-103 for the WOH Watershed streams and floodplains. The Stream Management Program (SMP) seeks to improve water quality in the upstate watershed through the protection and restoration of stream stability and ecological integrity for WOH Watershed streams and floodplains. Program components include annual action planning for each reservoir basin based on stream assessments and stakeholder input; water quality-driven Stream Projects; stakeholder-driven Stream Management Implementation Program (SMIP) projects; the Catskill Streams Buffer Initiative (CSBI); Flood Hazard Mitigation projects; and Education, Outreach and Training. Any firm which believes it can also provide the required service IN THE FUTURE is invited to do so, indicated by letter which must be received no later than May 22, 2024, 4:30 P.M. at: Department of Environmental Protection, Agency Chief Contracting Officer, 59-17 Junction Blvd., 17th Floor, Flushing, New York 11373, Attn: Vanessa Soto, vsoto@dep.nyc.gov.

my1-7

ASHOKAN STREAM MANAGEMENT PROGRAM - Government to Government - PIN# 82624T0014 - Due 5-21-24 at 4:30 P.M.

DEP intends to enter into a Government to Government agreement with the Ulster County Soil and Water Conservation District for SWP-101 for the Ashokan Stream Management Program. The Stream Management Program (SMP) seeks to improve water quality in the upstate watershed through the protection and restoration of stream stability and ecological integrity for West of Hudson Watershed streams and floodplains. Program components include annual action planning for each reservoir basin based on stream assessments and stakeholder input; water quality-driven Stream Projects; stakeholder-driven Stream Management Implementation Program (SMIP) projects; the Catskill Streams Buffer Initiative (CSBI); Flood Hazard Mitigation projects; and Education, Outreach and Training. Any firm which believes it can also provide the required service IN THE FUTURE is invited to do so, indicated by letter which must be received no later than May 21, 2024, 4:30 P.M. at: Department of Environmental Protection, Agency Chief Contracting Officer, 59-17 Junction Boulevard, 17th Floor, Flushing, NY 11373, ATTN: Glorivee Roman, glroman@dep.nyc.gov.

a30-my6

HEALTH AND MENTAL HYGIENE

AWARD

Services (other than human services)

POLITICO NEWS SUBSCRIPTION SERVICE FOR THE DIVISION OF COMMISSIONER/EXECUTIVE - Other - PIN# 81624U0015001 - AMT: \$71,820.00 - TO: Politico LLC, 1000 Wilson Blvd, 8th Floor, Arlington, VA 22209.

my3

HOMELESS SERVICES

AWARD

Human Services/Client Services

CITY SANCTUARY FACILITY FOR FAMILIES WITH CHILDREN AT 140-17 QUEENS BLVD, QUEENS, NY (HILLSIDE HOTEL), 49 UNITS - Emergency Purchase - PIN# 07124E0007001 - AMT: \$10,295,584.00 - TO: Goddard Riverside Community Center, 593 Columbus Avenue, New York, NY 10024.

my3

CITY SANCTUARY FOR FAMILIES WITH CHILDREN AT 1119 E. GUN HILL RD, BRONX, NY 10469, 43 UNITS - Emergency Purchase - PIN# 07124E0046001 - AMT: \$7,976,861.00 - TO: United Sikhs, 101-05 Lefferts Blvd, Suite #207, South Richmond Hill, Queens, NY 11419.

my3

CONTRACTS

INTENT TO AWARD

Human Services/Client Services

SHELTER SERVICES FOR HOMELESS SINGLE ADULTS - Renewal - PIN# 07119P8256KXLR001 - Due 5-6-24 at 5:00 P.M.

DHS intends to renew one (1) contract with Institute for Community Living, Inc., for the provision of shelter services for homeless single adults. Anyone having comments on the contractor's performance or the proposed renewal of the contract, may contact Lorna Hinds via e-mail at hinds@dss.nyc.gov. This Notice is for informational purposes only.

Vendor: Institute for Community Living, Inc., 125 Broad Street, 3rd Floor New York, NY 10004.
Site: Eldert Lane Shelter, 74 Eldert Lane, Brooklyn, NY 11208
Renewal Term: 7/1/2024 – 6/30/2027

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

Homeless Services, 150 Greenwich Street, 37th Floor, New York, NY 10007. Lorna Hinds (929) 221-6391; hinds@dss.nyc.gov

my3

HOUSING AUTHORITY

PROCUREMENT

VENDOR LIST

Construction Related Services

JANITORIAL AND DEBRIS REMOVAL SERVICES PREQUALIFICATION APPLICATION AND INFORMATION SESSION

NYCHA is excited to introduce you to our pre-qualified list (PQL) for Janitorial and Debris Removal Services. These services include providing all labors for, Exterior and Interior Public Space Cleaning, Basement Cleaning and Emergency Cleaning across NYCHA developments City-wide. We are seeking experienced vendors to join our community and provide these in-demand services!

What is a pre-qualified list?

A PQL is a tool that NYCHA will use to primarily contract for Janitorial and Debris Removal Services for its developments,

streamlining the process for both vendors and NYCHA. NYCHA will publish Janitorial and Debris Removal Services contracting opportunities, and the PQL will predominantly be used to procure Janitorial and Debris Removal Services. After pre-qualifying according to specific criteria, vendors can bid on Janitorial and Debris Removal Services contracts released to the PQL.

All contractors interested in NYCHA's Janitorial and Debris Removal Services PQL must follow two important steps:

1. Vendors can obtain a copy of the Janitorial and Debris Removal Services Prequalification Application and prepare your response to the Request for Qualifications (RFQ) at; <https://www.nyc.gov/site/nycha/business/nycha-pql.page>. Vendors must prepare and submit applications to NYCHA's Janitorial Debris Removal Services PQL as follows, with information in the subject line "Janitorial and Debris Removal Services" Prequalification Application Submission (and company name applying)" to email address; PQL@nycha.nyc.gov. To pre-qualify, vendors must meet the minimum requirements listed for experience, workforce capacity, and integrity. Applications will be evaluated by NYCHA on a rolling basis, but we recommend applying early to gain access to more PQL contracting opportunities!

2. Vendors who are admitted to the PQL can then bid for Janitorial and Debris Removal Services solicitations at NYCHA. NYCHA will confirm PQL evaluation decisions with applicants via a letter of acceptance or a letter of rejection. Vendors must bid on each Janitorial service contract award, as admission to the PQL does not guarantee contract award. To bid on a specific contract, NYCHA encourages vendors to apply a minimum of 15 days prior to the bid submission closing date to the PQL for a Janitorial and Debris Removal Services contract to be considered for that solicitation.

GENERAL SCOPE OF WORK – SPECIFICATIONS

NYCHA is currently accepting applications for Janitorial and Debris Removal Services Pre-Qualified List (PQL) program for Exterior and Interior Public Space Cleaning, Basement Cleaning and Emergency Cleaning. An informational session will be hosted, on May 23, 2024, at 11:00 A.M., and will be conducted remotely via Microsoft Teams meetings. Attendance is strongly encouraged. To join the informational session, please follow the options below: Microsoft Teams meeting (Join on your computer, mobile app, or room device).

Join the meeting-

https://gcc02.safelinks.protection.outlook.com/ap/t-59584e83?url=https%3A%2F%2Fteams.microsoft.com%2F1%2Fmeetup-join%2F19%253ameeting_ODZhNzYxYTAOTBjNi00ZjBkLWJjZDYtNTQ0N2RiMDhhOGQw%2540thread.v2%2F0%3Fcontext%3D%257b%2522Tid%2522%253a%2522709ab558-a73c-4f8f-98ad-20bb096cd0f8%2522%252c%2522Oid%2522%253a%2522962252c4-f5af-4dc8-a59a-8f6f1ead158f%2522%257d&data=05%7C02%7CSheri.Mattler%40nycha.nyc.gov%7C879876bd39642ef9a9408dc5f1a992e%7C709ab558a73c4f8f98ad20bb096cd0f8%7C0%7C0%7C638489815042861156%7CUnknown%7CTWFpbGZsb3d8eyJWljiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6IjIhaWw1LjCjXVCI6Mn0%3D%7C0%7C%7C%7C&sd=ghubKry0usP83CvDCCQhe1aceFMcB44hOoMZNzq5I8%3D&reserved=0

Or call in (audio only) +1 646-838-1534 ,350851305# United States, New York City Phone Conference ID: ID: 350 851 305# Meeting ID: 243 331 680 201 Passcode: kjRcae

You may also access a clickable link to join the meeting from an attached document "TEAMS Meeting Link Janitorial PQL Information Session" on the City Record Online (CROL).

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

Housing Authority, 90 Church Street, 6th Floor, New York, NY 10007. Sheri Mattler (212) 306-3820; Pql@Nycha.nyc.gov

my3-23

Goods and Services

PRE-QUALIFIED LIST (PQL) PROGRAM FOR VARIOUS TRADES

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

A PQL is a tool that NYCHA will use to qualify vendors and contract goods or services for its developments, streamlining the process for both vendors and NYCHA. NYCHA will publish contracting opportunities, and the PQL will predominantly be used to procure goods or services for those contracts. Vendors who apply to those bids must pre-qualify according to specific criteria, and vendors who are admitted to the PQL can bid on contracts.

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

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

First, vendors must prepare and submit applications to the PQL: To pre-qualify, vendors must meet the minimum requirements listed on the Request for Qualification of the select PQL. Applications will be evaluated by NYCHA on a rolling basis.

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

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

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

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

j9-my30

HUMAN RESOURCES ADMINISTRATION

■ INTENT TO AWARD

Human Services/Client Services

NAE- BRONXWORKS, INC. JOB-PLUS SERVICES FOR SOUTH BRONX - Negotiated Acquisition - Other - PIN#06924N0048 - Due 5-8-24 at 7:00 P.M.

Human Resources Administration (HRA) Career Services (CS) is requesting a Negotiated Acquisition Extension (NAE) with BronxWorks, Inc. for continuity of Job-Plus Services for South Bronx for the period April 1, 2024, through June 30, 2025. BronxWorks, Inc. is a Jobs Plus provider who provides career services to all working-age residents, who may have varying levels of job-readiness, by providing client intake, enrollment, assessment, orientation, career planning and engagement, job readiness, job search assistance and training referrals for educational and social support services, and mental health support. HRA/CS seeks to continue the program for 15 months as a bridge until the completion of a competitive solicitation for the services. This NAE will ensure continuity of Jobs Plus services while assisting clients with obtaining and maintaining employment. Procurement and award are in accordance with PPB Rule Section 3-01 (d)(2)(vii) for the reasons set forth herein. The value of the contract is \$1,790,751.24.

my1-8

INFORMATION TECHNOLOGY AND TELECOMMUNICATIONS

PUBLIC SAFETY

■ AWARD

Services (other than human services)

7-858-0401A NG911 - SECURITY ARCHITECT - M/WBE Noncompetitive Small Purchase - PIN# 85824W0092001 - AMT: \$348,548.20 - TO: Abrahams Consulting LLC, Po Box 10266, Staten Island, NY 10301.

my3

PARKS AND RECREATION

REVENUE AND CONCESSIONS

■ AWARD

Goods and Services

RENOVATION, OPERATION, AND MAINTENANCE OF SIX (6) ROADSIDE PLAZAS - Competitive Sealed Proposals - Judgment required in evaluating proposals - AMT: \$43,036,625.00 -

PIN# B166D-GS
PIN# Q21-B-GS
PIN# Q84-A-GS
PIN# Q84-GS
PIN# X150-A-GS
PIN# X150-GS

TO: AMG Retail I LLC, 555 S Columbus Avenue, Suite 201, Mt. Vernon, NY 10550.

The City of New York Department of Parks & Recreation ("Parks") has awarded a concession to AMG Retail I LLC, of 555 S Columbus Avenue, Suite 201, Mt. Vernon, NY 10550, for the renovation, operation, and maintenance of six (6) roadside plazas, with the option for food service, located on three parkways, in the Boroughs of Brooklyn, Queens, and the Bronx. Locations are as follows: 1) Shore Parkway (center mall), near exit 11S and Flatbush Avenue, Brooklyn. 2) Grand Central Parkway (westbound), at 106th Street near LaGuardia Airport Queens. 3) Grand Central Parkway (eastbound), at 104th Street near LaGuardia Airport, Queens. 4) Grand Central Parkway (center mall), at Cunningham Park near the 188th Street exit, Queens. 5) Major Deegan Expressway (northbound), near the East 233rd Street exit, Van Cortlandt Park, Bronx. 6) Major Deegan Expressway (southbound), near the East 233rd Street exit, Van Cortlandt Park, Bronx. The concession, which was solicited by a Request for Proposals, will operate pursuant to a permit agreement for one (1) fifteen (15) year term. Concessionaire shall pay to the City license fees consisting of the greater of (a) (i) six cents (\$.06) per gallon of gasoline and any alternative fuels delivered to the Licensed Premises (the "Gasoline Volume Fee" or "GVF") or (ii) the Gasoline and Alternative Fuels Guaranteed Minimum Annual Fee for such Year plus (b) the greater of (i) eight percent (8%) of the annual percentage of Gross Receipts ("GR") derived from the operation of the Licensed Premises, other than from the sale of gasoline and any alternative fuels, in each Operating Year ("Non-Gasoline Products") or (ii) the Guaranteed Minimum Annual Fee for Non-Gasoline Products " 1 Greater of GVF or \$2,200,539 PLUS Greater of 8% of GR or \$199,461 2 Greater of GVF or \$2,247,817 PLUS Greater of 8% of GR or \$212,183 3 Greater of GVF or \$2,297,015 PLUS Greater of 8% of GR or \$224,485 4 Greater of GVF or \$2,346,387 PLUS Greater of 8% of GR or \$238,150 5 Greater of GVF or \$2,396,503 PLUS Greater of 8% of GR or \$252,648 6 Greater of GVF or \$2,446,618 PLUS Greater of 8% of GR or \$268,762 7 Greater of GVF or \$2,498,920 PLUS Greater of 8% of GR or \$284,344 8 Greater of GVF or \$2,551,192 PLUS Greater of 8% of GR or \$301,653 9 Greater of GVF or \$2,604,150 PLUS Greater of 8% of GR or \$320,017 10 Greater of GVF or \$2,656,843 PLUS Greater of 8% of GR or \$340,428 11 Greater of GVF or \$2,712,038 PLUS Greater of 8% of GR or \$360,164 12 Greater of GVF or \$2,766,919 PLUS Greater of 8% of GR or \$382,089 13 Greater of GVF or \$2,822,384 PLUS Greater of 8% of GR or \$405,349 14 Greater of GVF or \$2,877,224 PLUS Greater of 8% of GR or \$431,203 15 Greater of GVF or \$2,934,935 PLUS Greater of 8% of GR or \$456,203

my3

YOUTH AND COMMUNITY DEVELOPMENT

PROCUREMENT

■ INTENT TO AWARD

Human Services/Client Services

US NAVAL SEA CADETS CORPS, SEA CADETS PROGRAM - Sole Source - Available only from a single source PIN#26024Y0124 - Due 5-9-24 at 11:00 A.M.

Pursuant to the Procurement Policy Board rule (PPB) Section 3-05, the New York City Department of Youth and Community Development (DYCD) intends to use the sole source procurement method to contract with U.S. Naval Sea Cadet Corps located at 2300 Wilson Boulevard, Suite 200, Arlington, VA 22201-5435 to maintain financial support of current Sea Cadets in Brooklyn and Staten Island through the existing Sea Cadets program and to establish a new DYCD-sponsored unit of youth in a community-based location; and establish a color guard in Staten Island. The Sea Cadets program is a unique program to benefit the City's youth and prepare them for future opportunities. The contract's period of performance is 9/1/2023 to 6/30/2024. The proposed total contract amount is \$39,600.00.

This is a Sole Source contract because vendor is the only vendor authorized to provide services under the U.S. Navy Sea Cadets program. If you have questions or would like to submit an expression of interest please email ACCOemail@dycd.nyc.gov with the subject line "026024Y0124 - Us Naval Sea Cadets Program" no later than May 9, 2024. Organizations interested in future solicitations for these services are invited to do so by registering with PASSPort, the City's digital procurement system. To register with PASSPort, please go to www.nyc.gov/PassPort.

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

Youth and Community Development, 2 Lafayette Street, 14th Floor, New York, NY 10007. Michele Cuesta (646) 343-6373; MiCuesta@dycd.nyc.gov

a26-my9

NON-COMPETITIVE NEGOTIATED ACQUISITION FOR IMMIGRANT SERVICES ESOL/CIVICS - Negotiated Acquisition - Specifications cannot be made sufficiently definite - PIN# 26024N0520 - Due 5-9-24 at 9:00 A.M.

In accordance with Section 3-04(b)(2)(i)(D) of the Procurement Policy Board Rules, The Department of Youth and Community Development (DYCD) intends to enter into negotiations with the contractors listed below to provide Immigration Services: ESOL/CIVICS services in Manhattan 12.

The term of these contracts shall be from 4/1/2023 to 6/30/2025 with an option to renew for up to three additional years.

Below is the contractor's name, contractor's addresses and contract amount.

CONTRACTOR NAME: Inwood Community Services (Manhattan 12)
CONTRACT ADDRESS: 651 Academy Street
New York, NY 10034
CONTRACT AMOUNT: \$195,313.00

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

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

Youth and Community Development, 2 Lafayette Street, 14th Floor, New York, NY 10007. Renise Ferguson (646) 343-6320; referguson@dycd.nyc.gov

my2-8

SATURDAY NIGHT LIGHTS NAE - Other - PIN# 26024N0516 - Due 5-6-24 at 9:00 A.M.

Pursuant to section 3-04(b)(2)(iii) of the Procurement Policy Board Rules, the Department of Youth and Community Development intends to extend the Saturday Night Lights (SNL). The SNL program provides access to free youth sports programming on Saturday nights, the program provides free high-quality sports and fitness training for youth aged 11-18. The services are provided in these neighborhoods based on analysis of crime data and TRIE neighborhood review. These neighborhoods are in the top 30 precincts with the highest shootings in New York City.

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: 99244A
Amount: \$57,483.00
Name: Arvene Church of God Inc
Address: 1318 Central Avenue, Far Rockaway, NY 11691

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

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

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

my3

CONTRACT AWARD HEARINGS

NOTE: LOCATION(S) ARE ACCESSIBLE TO INDIVIDUALS USING WHEELCHAIRS OR OTHER MOBILITY DEVICES. FOR FURTHER INFORMATION ON ACCESSIBILITY OR TO MAKE A REQUEST FOR ACCOMMODATIONS, SUCH AS SIGN LANGUAGE INTERPRETATION SERVICES, PLEASE CONTACT THE MAYOR'S OFFICE OF CONTRACT SERVICES (MOCS) VIA E-MAIL AT DISABILITYAFFAIRS@MOCS.NYC.GOV OR VIA PHONE AT (212) 298-0734. ANY PERSON REQUIRING REASONABLE ACCOMMODATION FOR THE PUBLIC HEARING SHOULD CONTACT MOCS AT LEAST THREE (3) BUSINESS DAYS IN ADVANCE OF THE HEARING TO ENSURE AVAILABILITY.



HEALTH AND MENTAL HYGIENE

■ PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN that an Agency In-House Public Hearing will be held on Tuesday, May 21, 2024, at 1:00 PM. The Public Hearing will be held via Teleconference through Teams, (Meeting ID # 283 972 416 894 Passcode: H2PaPK) or via Conference Call (Dial in #: +1 929-229-5676, Access Code: 358784480#)

IN THE MATTER OF a proposed contract between the Department of Health and Mental Hygiene and WEST END RESIDENCES HDFC, INC., located at 475 Riverside Drive, Suite #740, New York, NY 10115, for the provision of providing Supportive Housing in Congregate Setting for Single Adults services. The contract term shall be from July 1, 2024 to June 30, 2033, with no Renewal options. The total MRA will be \$5,272,740.00. E-PIN #: 81624M0015017, PIN #: 25AS004801R0X00.

The proposed contractor has been selected by Required Authorized Method, pursuant to Section 1-02(d) of the Procurement Policy Board Rules.

In order to access the Public Hearing and testify, please join the Teams meeting, or call in no later than 12:55 PM.

my3

YOUTH AND COMMUNITY DEVELOPMENT

■ PUBLIC HEARINGS

CORRECTION NOTICE

NOTICE IS HEREBY GIVEN that a Contract Public Hearing will be held on Tuesday May 7, 2024 via MS TEAMS Conference call (Dial In: +1 646-893-7101 / Phone Conference ID: 798 627 89#) commencing at 10:00 A.M. on the following:

IN THE MATTER OF three (3) proposed contracts between the Department of Youth and Community Development and the Contractor listed below, the Department of Youth and Community Development intends to negotiate with the contractors listed below to provide Summer Rising Services at DOE sites.

The term will be from July 1, 2023, to June 30, 2024, with a 1-year option to renew.

Below are the contractor names, amounts and site addresses:

Provider Areté Education
Amount \$141,400
Site Name: M176 - Amistad Dual Language School
Address: 4862 Broadway, New York NY 10034

Provider: Chinese American Parents Association INC
Amount \$212,100
Site Name: Q163 - P.S. 163 Flushing Heights
Address: 159-01 59 Avenue, Queens NY 11365

Provider: Center For Educational Innovation
Amount \$ 66,000.
Site Name: P.S./M.S. 004 Crotona Park West
Address: 1701 Fulton Avenue, Bronx NY 10457

The proposed contractor is being selected by Negotiated Acquisition, pursuant to Section 3-04(b)(2)(i)(D) 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: 798 627 89#) 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.

my3

AGENCY RULES

LANDMARKS PRESERVATION COMMISSION

NOTICE

REGULATORY AGENDA FY 2025

Pursuant to section 1042 of the Charter, the New York City Landmarks Preservation Commission ("LPC") sets forth below its regulatory agenda for fiscal year 2025:

1. SUBJECT: Amendments to certain work types, including substitute materials, windows, excavation, skylights and doors.

A. Reason: LPC is proposing amendments to existing rules regarding substitute materials, excavation and structural support, tolling of permit expiration in certain circumstances, and to address work routinely approved by the Commissioners after a public hearing.

B. Anticipated contents: Amendments to existing rules.

C. Objectives: To implement the Landmarks Law, section 74 of the New York City Charter.

D. Legal basis: Section 25-319 of the New York City administrative Code.

E. Types of individuals and entities likely to be affected: Owners of designated property; community and neighborhood groups; interested persons.

F. Other relevant laws: None.

G. Approximate schedule: Second or Third Quarter FY2025.

1. SUBJECT: Clarification and/or correction of existing rules.

A. Reason: in 2019, LPC adopted a significant recodification and rewriting of its rules set forth in Title 63 of the Rules of the City of New York. Since adoption, LPC staff have identified some typographical mistakes and other errors and omissions, as well as instances where the rules are unclear. LPC is proposing amendments to address these mistakes, errors and omissions.

B. Anticipated contents: Amendments to existing rules.

C. Objectives: To implement the Landmarks Law, section 74 of the New York City Charter.

D. Legal basis: Section 25-319 of the New York City administrative Code.

E. Types of individuals and entities likely to be affected: Owners of designated property; community and neighborhood groups; interested persons.

F. Other relevant laws: None.

G. Approximate schedule: Third or Fourth Quarter FY2025.

Agency Contact: Mark Silberman
(212) 602-6395

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■ NOTICE

**OFFICIAL FUEL PRICE (\$) SCHEDULE NO. 9372
FUEL OIL AND KEROSENE**

CONTR. NO.	ITEM NO.	FUEL/OIL TYPE	DELIVERY	VENDOR	CHANGE (\$)	PRICE (\$) EFF. 4/29/2024
4287148	1	#2DULS	CITYWIDE BY TW	GLOBAL MONTELLO	-0.0284 GAL.	2.7821 GAL.
4287148	2	#2DULS	RACK PICK-UP	GLOBAL MONTELLO	-0.0284 GAL.	2.6651 GAL.
4287148	3	#2DULS	Winterized CITYWIDE BY TW	GLOBAL MONTELLO	-0.0284 GAL.	2.8203 GAL.
4287148	4	#2DULS	Winterized RACK PICK-UP	GLOBAL MONTELLO	-0.0284 GAL.	2.7033 GAL.
4287149	5	#2DULS	CITYWIDE BY TW	SPRAGUE	-0.0284 GAL.	3.0667 GAL.
4287149	6	#2DULS	Winterized CITYWIDE BY TW	SPRAGUE	-0.0284 GAL.	3.2797 GAL.
4287149	7	B100	CITYWIDE BY TW	SPRAGUE	0.0103 GAL.	5.2557 GAL.
4287149	8	#2DULS	RACK PICK-UP	SPRAGUE	-0.0284 GAL.	2.9167 GAL.
4287149	9	#2DULS	Winterized RACK PICK-UP	SPRAGUE	-0.0284 GAL.	3.1297 GAL.
4287149	10	B100	RACK PICK-UP	SPRAGUE	0.0103 GAL.	5.1056 GAL.
4287149	11	#1DULS	CITYWIDE BY TW	SPRAGUE	-0.0335 GAL.	3.6299 GAL.
4287149	12	B100	CITYWIDE BY TW	SPRAGUE	0.0103 GAL.	5.2797 GAL.
4287149	13	#1DULS	RACK PICK-UP	SPRAGUE	-0.0335 GAL.	3.4799 GAL.
4287149	14	B100	RACK PICK-UP	SPRAGUE	0.0102 GAL.	5.1296 GAL.
4287149	15	#2DULS	BARGE DELIVERY	SPRAGUE	-0.0284 GAL.	2.8161 GAL.
4287149	16	#2DULS	Winterized BARGE DELIVERY	SPRAGUE	-0.0284 GAL.	2.8821 GAL.
4287149	17	#2DULSB50	CITYWIDE BY TW	SPRAGUE	-0.0284 GAL.	3.6909 GAL.
4287149	18	#2DULSB50	CITYWIDE BY TW	SPRAGUE	0.0102 GAL.	4.8698 GAL.
4287149	19	#2DULSB50	RACK PICK-UP	SPRAGUE	-0.0284 GAL.	3.5409 GAL.
4287149	20	#2DULSB50	RACK PICK-UP	SPRAGUE	0.0103 GAL.	4.7199 GAL.
4287126	1	JET	FLOYD BENNETT	SPRAGUE	-0.0473 GAL.	3.8076 GAL.
Non-Winterized		Apr 1 - Oct 31				
4287149	#2DULSB5	95% ITEM 5.0 5% ITEM 7.0	CITYWIDE BY TW	SPRAGUE	-0.0265 GAL.	3.1761 GAL.
4287149	#2DULSB10	90% ITEM 5.0 10% ITEM 7.0	CITYWIDE BY TW	SPRAGUE	-0.0245 GAL.	3.2856 GAL.
4287149	#2DULSB20	80% ITEM 5.0 20% ITEM 7.0	CITYWIDE BY TW	SPRAGUE	-0.0207 GAL.	3.5045 GAL.
4287149	#2DULSB5	95% ITEM 8.0 5% ITEM 10.0	RACK PICK-UP	SPRAGUE	-0.0265 GAL.	3.0261 GAL.
4287149	#2DULSB10	90% ITEM 8.0 10% ITEM 10.0	RACK PICK-UP	SPRAGUE	-0.0245 GAL.	3.1356 GAL.
4287149	#2DULSB20	80% ITEM 8.0 20% ITEM 10.0	RACK PICK-UP	SPRAGUE	-0.0207 GAL.	3.3545 GAL.
4287149	#2DULSB50	50% ITEM 17.0 50% ITEM 18.0	CITYWIDE BY TW	SPRAGUE	-0.0091 GAL.	4.2804 GAL.
4287149	#2DULSB50	50% ITEM 19.0 50% ITEM 20.0	RACK PICK-UP	SPRAGUE	-0.0091 GAL.	4.1304 GAL.
4387181	HDRD NW1	HDRD 95% +B100 5% (TW)	CITYWIDE BY TW	APPROVED OIL CO	0.0000 GAL.	4.5417 GAL.
4387181	HDRD NW2	HDRD 95% +B100 5% (PU)	RACK PICK-UP	APPROVED OIL CO	0.0000 GAL.	4.3917 GAL.
Winterized		Nov 1 - Mar 31				
4287149	#2DULSB5	95% ITEM 6.0 5% ITEM 7.0	CITYWIDE BY TW	SPRAGUE	-0.0265 GAL.	3.3785 GAL.
4287149	#2DULSB10	90% ITEM 6.0 10% ITEM 7.0	CITYWIDE BY TW	SPRAGUE	-0.0245 GAL.	3.4773 GAL.

4287149	#2DULSB20	80% ITEM 6.0 20% ITEM 7.0	CITYWIDE BY TW	SPRAGUE	-0.0207 GAL.	3.6749 GAL.
4287149	#2DULSB5	95% ITEM 9.0 5% ITEM 10.0	RACK PICK-UP	SPRAGUE	-0.0265 GAL.	3.2285 GAL.
4287149	#2DULSB10	90% ITEM 9.0 10% ITEM 10.0	RACK PICK-UP	SPRAGUE	-0.0245 GAL.	3.3273 GAL.
4287149	#2DULSB20	80% ITEM 9.0 20% ITEM 10.0	RACK PICK-UP	SPRAGUE	-0.0207 GAL.	3.5249 GAL.
Non-Winterized / Winterized		Year-Round				
4287149	#1DULSB20	80% ITEM 11.0 20% ITEM 12.0	CITYWIDE BY TW	SPRAGUE	-0.0247 GAL.	3.9599 GAL.
4287149	#1DULSB20	80% ITEM 13.0 20% ITEM 14.0	RACK PICK-UP	SPRAGUE	-0.0247 GAL.	3.8099 GAL.
4287149	#1DULSB5	95% ITEM 11.0 5% ITEM 12.0	CITYWIDE BY TW	SPRAGUE	-0.0313 GAL.	3.7124 GAL.
4287149	#1DULSB5	95% ITEM 13.0 5% ITEM 14.0	RACK PICK-UP	SPRAGUE	-0.0313 GAL.	3.5624 GAL.

**OFFICIAL FUEL PRICE (\$) SCHEDULE NO. 9373
FUEL OIL, PRIME AND START**

CONTR. NO.	ITEM NO.	FUEL/OIL TYPE	DELIVERY	VENDOR	CHANGE (\$)	PRICE (\$) EFF. 4/29/2024
4287030	1	#4B5	MANHATTAN	UNITED METRO	-0.0316 GAL.	2.6655 GAL.
4287030	2	#4B5	BRONX	UNITED METRO	-0.0316 GAL.	2.6855 GAL.
4287030	3	#4B5	BROOKLYN	UNITED METRO	-0.0316 GAL.	2.6255 GAL.
4287030	4	#4B5	QUEENS	UNITED METRO	-0.0316 GAL.	2.6555 GAL.
4287031	5	#4B5	RICHMOND	APPROVED OIL CO	-0.0316 GAL.	2.8455 GAL.
4187014	1	#2B5	MANHATTAN	SPRAGUE	-0.0265 GAL.	2.8830 GAL.
4187014	3	#2B5	BRONX	SPRAGUE	-0.0265 GAL.	2.8350 GAL.
4187014	5	#2B5	BROOKLYN	SPRAGUE	-0.0265 GAL.	2.8480 GAL.
4187014	7	#2B5	QUEENS	SPRAGUE	-0.0265 GAL.	2.8560 GAL.
4187014	9	#2B5	STATEN ISLAND	SPRAGUE	-0.0265 GAL.	2.9350 GAL.
4187014	11	#2B10	CITYWIDE BY TW	SPRAGUE	-0.0245 GAL.	2.9166 GAL.
4187014	12	#2B20	CITYWIDE BY TW	SPRAGUE	-0.0207 GAL.	3.0379 GAL.
4187015	2	#2B5	MANHATTAN (RACK PICK-UP)	APPROVED OIL CO	-0.0265 GAL.	2.6483 GAL.
4187015	4	#2B5	BRONX (RACK PICK-UP)	APPROVED OIL CO	-0.0265 GAL.	2.6483 GAL.
4187015	6	#2B5	BROOKLYN (RACK PICK-UP)	APPROVED OIL CO	-0.0265 GAL.	2.6483 GAL.
4187015	8	#2B5	QUEENS (RACK PICK-UP)	APPROVED OIL CO	-0.0265 GAL.	2.6483 GAL.
4187015	10	#2B5	STATEN ISLAND (RACK PICK-UP)	APPROVED OIL CO	-0.0265 GAL.	2.6483 GAL.

**OFFICIAL FUEL PRICE (\$) SCHEDULE NO. 9374
FUEL OIL AND REPAIRS**

CONTR. NO.	ITEM NO.	FUEL/OIL TYPE	DELIVERY	VENDOR	CHANGE (\$)	PRICE (\$) EFF. 4/29/2024
20211200451	1	#2B5	All Boroughs (Pickup under delivery)	APPROVED OIL CO	-0.0265 GAL	3.0624 GAL.
20211200451	2	#4B5	All Boroughs (Pickup under delivery)	APPROVED OIL CO	-0.0316 GAL	2.9159 GAL.

**OFFICIAL FUEL PRICE (\$) SCHEDULE NO. 9375
GASOLINE**

CONTR. NO.	ITEM NO.	FUEL/OIL TYPE	DELIVERY	VENDOR	CHANGE (\$)	PRICE (\$) EFF. 4/29/2024
4387063	1.0	REG UL	CITYWIDE BY TW	GLOBAL MONTELLO	0.0282 GAL	2.7990 GAL.
4387063	2.0	PREM UL	CITYWIDE BY TW	GLOBAL MONTELLO	0.0381 GAL	3.2359 GAL.
4387063	3.0	REG UL	RACK PICK-UP	GLOBAL MONTELLO	0.0282 GAL	2.6968 GAL.
4387063	4.0	PREM UL	RACK PICK-UP	GLOBAL MONTELLO	0.0381 GAL	3.1387 GAL.
3787121	5.0	E85	CITYWIDE BY DELIVERY	UNITED METRO	0.0386 GAL	2.3128 GAL.
3787121	6.0	E70	CITYWIDE BY DELIVERY	UNITED METRO	0.0365 GAL	2.5003 GAL.

NOTE:

1. Federal excise taxes are imposed on taxable fuels, (i.e., gasoline, kerosene, and diesel), when removed from a taxable fuel terminal. This fuel excise tax does not include Leaking Underground Storage Tank (LUST) tax. LUST tax applies to motor fuels for both diesel and gasoline invoices. Going forward, LUST Tax will appear as an additional fee at the rate of \$0.001 per gallon and will be shown as a separate line item on your invoice.
2. The National Oil Heat Research Alliance (NORA) has been extended until February 6, 2029. A related assessment of \$.002 per gallon has been added to the posted weekly fuel prices and will appear as a separate line item on invoices. This fee applies to heating oil only and since 2015 has included #4 heating oil. All other terms and conditions remain unchanged.
3. Items 1 - 4 on contract 4287148 and 5 - 20 on contract 4287149 are effective as of June 1st, 2022.
4. Items 1 - 4 on contract 4387063 are effective as of December 19, 2022.
5. Federal Superfund Tax is included in the DCAS weekly pricing schedule, and it should not show as an additional fee.

REMINDER FOR ALL AGENCIES:

All entities utilizing DCAS fuel contracts are reminded to pay their invoices on time to avoid interruption of service. Please send inspection copy of receiving report for all gasoline (E70, UL PREM) delivered by tank wagon to OCP/Bureau of Quality Assurance (BQA), 1 Centre Street, 18th Floor, New York, NY 10007.

Starting April 1st, city agencies must transition from winterized fuel to non-winterized fuel.

Please make sure your agency orders non-winter fuel according to the fuel options listed on the weekly price schedule.

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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., Room 629, New York, NY 10007 on 5/7/2024 to the person or persons legally entitled an amount as certified to the Comptroller by the Corporation Counsel on damage parcels, as follows:

Damage Parcel No.	Block	Lot
172A	4069	Adjacent to Lot: 45

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

BRAD S. LANDER
Comptroller
a23-m6

LATE NOTICE

CONSUMER AND WORKER PROTECTION

■ NOTICE

Regulatory Agenda for FY 2025

I. Summary of Overall Regulatory Agenda

Pursuant to Section 1042 of the New York City Charter, the NYC Department of Consumer and Worker Protection (“DCWP”) hereby publishes its Regulatory Agenda for Fiscal Year 2025, which begins on July 1, 2024 and ends on June 30, 2025. DCWP plans to promulgate rules to amend sections in the following chapters of Title 6 of the Rules of the City of New York (“Rule” or “6 RCNY”):

- Chapter 1 – License Enforcement
- Chapter 2 – Licenses

Agency Contact: Carlos Ortiz
(212) 436-0345

II. Rules to be Promulgated

A. Chapter 1- License Enforcement

1. Rule 1-01.1 Applications

- a. Subject: Proposed rule would extend the prohibition on submission of a new license application for a period of one year after an applicant has had a license revoked or denied for substantive (not administrative) reasons beyond fraudulent representations to the agency.
- b. Reason for amendment: DCWP receives thousands of applications each year, and having to process repeat applications is inefficient because circumstances warranting denial or revocation are unlikely to have changed.
- c. Anticipated content: Amendment to subdivision(c) of 6 RCNY 1-01.1.
- d. Objective: To conserve DCWP’s limited resources and avoid reviewing unmeritorious applications.
- e. Legal basis: City Charter Sections 1043, 2203(c) and (f), Admin. Code Section 20104(b).
- f. Relevant federal, state, and local laws and rules: Chapters 1 and 2 of the Admin. Code; Chapters 1 and 2 of Title 6 of the Rules of the City of New York.
- g. Types of individuals and entities likely to be affected: Individuals and entities that have a license application denied or revoked.
- h. Approximate schedule: June-August 2024.

B. Chapter 2 – Licenses

1. Subchapter H, Sightseeing Guides

a. Rule 2-74 Examination to be Taken by Applicants

- Subject: Amendments to DCWP examination requirements for sightseeing guide licenses.
- Reason for amendment: The current license examination process contains unnecessary administrative steps and restrictions, and actual costs of administering the examination are not reflected in the current rules.
- Anticipated content: Amendments to rule 2-74.
- Objective: To streamline the application process and capture costs associated with the examinations.
- Legal basis: City Charter Sections 1043, 2203(c) and (f), Admin. Code Section 20-104(b).
- Relevant federal, state, and local laws and rules: Sections 20-242 *et. seq.* of Title 20 of the Administrative Code of the City of New York.
- Types of individuals and entities likely to be affected: Sightseeing guide licensees and applicants.

- Approximate schedule: August – October 2024.

2. Subchapter Q, Operation of Parking Lots and Garages

a. Rule 2-161 Operation of Parking Lots and Garages

- Subject: Amendments to parking garage requirements related to payment method and rate schedules, maximum vehicle capacity, and insurance coverage.
- Reason for amendment: To clarify and streamline DCWP's rules.
- Anticipated content: Amendments to current rule sections.
- Objective: To aid public understanding and maintain accuracy of rules.
- Legal basis: City Charter Sections 1043, 2203(c) and (f), Admin. Code Section 20-104(b).
- Relevant federal, state, and local laws and rules: Section 20-320 *et. seq.* of Title 20 of the Administrative Code of the City of New York.
- Types of individuals and entities likely to be affected: Parking lot and garage operators.
- Approximate schedule: May – July 2024.

3. Subchapter U, Sightseeing Buses, Horse Drawn Cabs and Drivers

a. Rule 2-211 Buses, Bus Owners and Drivers

- Subject: Amendments to update and clarify the obligations of sightseeing bus licensees.
- Reason for amendment: To update DCWP's rules to reflect current practices and to clarify and simplify the rules.
- Anticipated content: Amendments to current rule sections.
- Objective: To update and maintain accuracy of rules.
- Legal basis: City Charter Sections 1043, 2203(c) and (f), and Admin. Code Sections 20-104(b) and 20-384.
- Relevant federal, state, and local laws and rules: Sections 20-371 to 20-376.2 and 20-383 of Title 20 of the Administrative Code of the City of New York.
- Types of individuals and entities likely to be affected: Sightseeing bus licensees and applicants.
- Approximate schedule: July – September 2024.

b. Rule 2-212 Horse Drawn Cabs, Owners and Drivers

- Subject: Amendments to application requirements and standards of character and fitness for horse drawn cab licensees.
- Reason for amendment: To update DCWP's rules to reflect current practices and remove redundancies.
- Anticipated content: Amendments to rule 2-212.
- Objective: To update and maintain accuracy of rules.
- Legal basis: City Charter Sections 1043, 2203(c) and (f), Admin. Code Sections 20-104(b) and 20-384.
- Relevant federal, state, and local laws and rules: Sections 20-371 to 20-375, 20-381 and 20-383 of Title 20 of the Administrative Code of the City of New York.
- Types of individuals and entities likely to be affected: Horse drawn cab licensees and applicants.
- Approximate schedule: July – September 2024.

4. Subchapter V, Home Improvement Business

a. Rule 2-226 Written Examination Required

- Subject: Amendments to DCWP examination

requirements for home improvement contractor licenses.

- Reason for amendment: The current license examination process contains unnecessary administrative steps and restrictions, and actual costs of administering the examination are not reflected in the current rules.
- Anticipated content: Amendments to rule 2-226.
- Objective: To streamline the application process and capture costs associated with the examinations.
- Legal basis: City Charter Sections 1043, 2203(c) and (f), Admin. Code Sections 20-104(b) and 20-391.
- Relevant federal, state, and local laws and rules: Section 20-385 *et. seq.* of Title 20 of the Administrative Code of the City of New York.
- Types of individuals and entities likely to be affected: Home improvement contractor licensees and applicants.
- Approximate schedule: August – October 2024.

5. Subchapter W, Process Servers

a. Rule 2-232d Testing

- Subject: Amendments to DCWP examination requirements for process server licenses.
- Reason for amendment: The current license examination process contains unnecessary administrative steps and restrictions, and actual costs of administering the examination are not reflected in the current rules.
- Anticipated content: Amendments to rule 2-232d.
- Objective: To streamline the application process and capture costs associated with the examinations.
- Legal basis: City Charter Sections 1043, 2203(c) and (f), Admin. Code Sections 20-104(b) and 20-408.
- Relevant federal, state, and local laws and rules: Section 20-403 *et. seq.* of Title 20 of the Administrative Code of the City of New York.
- Types of individuals and entities likely to be affected: Process server licensees and applicants.
- Approximate schedule: August – October 2024.

6. Subchapter AA, General Vendors

a. Rule 2-305, Street Fairs; Street Fair and Non-Profit Association Exception; Rule 2-313, Guidelines for Temporary General Vendors Licenses in Connection with Street Fairs

- Subject: Amendments to general vendor rules removing the requirement that street fair vendors obtain a temporary license and modifying exemptions and requirements for vendors attending a street fair.
- Reason for amendment: To remove an unnecessary administrative step for vendors at street fairs.
- Anticipated content: Amendments to rule 2-305; repeal of rule 2-313.
- Objective: To clarify and simplify rules applicable to street fair vendors.
- Legal basis: City Charter Sections 1043, 2203(c) and (f), Admin. Code Section 20-104(b).
- Relevant federal, state, and local laws and rules: Section 20-452 *et. seq.* of Title 20 of the Administrative Code of the City of New York; Chapter 1 of Title 50 of the Rules of the City of New York.
- Types of individuals and entities likely to be affected: Street fair vendors and sponsors of street fairs.

- Approximate schedule: June – August 2024.

7. Subchapter GG, Pedicab Business and Pedicab Driver
a. Rule 2-426a Registration Plate Application Pool

- Subject: Amendments to rules governing pedicab registration plate applications.
- Reason for amendment: To update and clarify DCWP's rules.
- Anticipated content: Amendments to rule 2-426a.
- Objective: To reflect current practices and allow applicants more time to comply with requirements.
- Legal basis: City Charter Sections 1043, 2203(c) and (f), Admin. Code Sections 20-104(b).
- Relevant federal, state, and local laws and rules: Section 20-248 *et. seq.* of Title 20 of the Administrative Code of the City of New York.
- Types of individuals and entities likely to be affected: Pedicab applicants and licensees.
- Approximate schedule: June – August 2024.

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HOUSING PRESERVATION AND DEVELOPMENT

■ NOTICE

Notice of Adoption

Notice is hereby given that pursuant to Section 617.5(b) of the New York Codes, Rules and Regulations, and in accordance with Sections 1043 and 1802 of the City Charter, the Department of Housing Preservation and Development (“HPD”) is adding a new Chapter 61 to Title 28 of the Rules of the City of New York, governing environmental review procedures.

A notice of proposed rulemaking was published in the City Record on January 5, 2024. A public hearing was held on February 7, 2024.

Commissioner Adolfo Carrión, Jr.
 May 3, 2024

Statement of Basis and Purpose

New York City, like other municipalities, is facing a crippling housing crisis which has real and direct human consequences, including high rents, displacement pressure, segregation, gentrification, poor housing quality, tenant harassment, homelessness, and other effects of a market where residents have very limited options because of housing scarcity. Almost every hardship of the City housing market can be traced back to an acute shortage of housing. The housing shortage drives up prices for everyone.

Among the factors contributing to the City’s housing crisis are the time and resources required to complete environmental reviews that are ultimately unnecessary because they consistently result in determinations that the proposed developments have no potential for significant adverse environmental impacts. Over the past ten years, an average of 350 housing, commercial and infrastructure projects per year were subject to review through the City Environmental Quality Review (CEQR) process, the City’s procedures for implementing the New York State Environmental Quality Review Act (SEQRA).

All 350 went through the first step of CEQR — the production of an Environmental Assessment Statement (EAS). Of those, approximately twelve projects each year also required the more involved process of preparation of an Environmental Impact Statement (EIS). Most housing projects subject to land use approvals or public financing must conduct an EAS that typically takes six to eight months to complete and can cost hundreds of thousands of dollars. Yet, only a few of these smaller projects are found to have a potential for significant impacts on the environment.

To address this, the City agencies that develop or approve housing, including the Department of Housing Preservation and Development (“HPD”), are each adopting a new Type II rule under SEQRA and CEQR to exempt housing developments up to a certain size from further environmental review. Type II actions are agency actions that will not have a significant impact on the environment as determined by certain criteria established by SEQRA, and are therefore exempted

from environmental review. 6 NYCRR § 627.5. Exempting these projects from review under SEQRA and CEQR will decrease their overall cost and shorten the time typically needed to complete the approval process, resulting in delivery of new homes faster to residents that need housing today.

This action is authorized under SEQRA, which requires state and local agencies to consider the potential environmental impacts of actions that the agency proposes to approve, fund, or undertake. NYS Environmental Conservation Law Article 8. New York State regulations implementing SEQRA divide state and local actions into three types: Type I, Type II and Unlisted Actions. The State regulations list 46 specific actions as Type II actions that are exempt from environmental review and do not require preparation of either an EAS or an EIS. The State regulations also authorize all state and local agencies to adopt their own lists of Type II actions to supplement the State list. 6 NYCRR § 617.5(b) and (c). To include an action on an agency Type II list, the agency must establish that the action will not have a significant adverse impact on the environment under the criteria established by the State and that the action is not a Type I action as defined by the State regulations. 6 NYCRR § 617.5(b)(1)-(2). Every agency is authorized to adopt its own Type II list.

The City Planning Commission adopted a list of Type II actions as authorized by the New York State SEQRA regulations in 2014. See 62 RCNY § 5-05(c)-(d). HPD now adopts applicable actions from that list and adds new residential housing developments up to a certain size, as described below, exempting those developments from the requirements of SEQRA and CEQR.

The list of Type II actions is also being adopted by three other City agencies that approve, fund or undertake new residential development: the City Planning Commission, the Office of the Mayor, acting through the Office of Environmental Coordination, and the Board of Standards and Appeals.

To determine the appropriate size of housing developments to be exempted and the appropriate conditions those developments would need to satisfy in order to ensure that they will not have a significant impact on the environment, staff from multiple City agencies reviewed projects with completed applications between January 2013 and May 2023 before the four City agencies and offices that approve, fund or undertake new housing and that proposed to adopt this new Type II rule: HPD, the City Planning Commission, the Board of Standards and Appeals, and the Office of the Mayor, acting through the Office of Environmental Coordination. In total, the agencies reviewed more than 1,000 projects, including projects that had received negative declarations, conditional negative declarations, and positive declarations under CEQR. That universe was then narrowed to exclude projects that did not facilitate new housing and housing projects proposing greater than 1000 units, which would exceed the State threshold for Type I actions and therefore be ineligible for Type II listing.

Based on this analysis of past environmental reviews, HPD has concluded that housing developments of up to 250 new units in higher and medium density districts and up to 175 new units in lower density districts that meet certain other density-related and site-specific criteria do not result in significant adverse impacts. The density-related criteria include maximum sizes for accompanying non-residential community facility or commercial uses to ensure no transportation impacts, maximum building heights to ensure no shadows impacts, and maximum construction durations to avoid construction impacts. The site-specific criteria include: excluding sites with archeological significance, relying on the City’s existing (E) designation process to address any potential site-specific hazardous materials, air quality, or noise issues, excluding sites adjacent to arterial highways or in certain coastal flood areas, and avoiding developments becoming a source of air quality impacts by requiring that they forego use of fossil fuels.

HPD is adding a new Type II rule that would include a Type II category for projects that would facilitate new housing that meet the criteria in this rule. This will exclude from environmental review qualifying projects for which HPD is acting as lead agency under SEQRA and CEQR. These rules will reduce the time and resources needed for HPD to facilitate and provide financing or funding for new housing projects.

HPD’s authority for these rules is found in 6 NYCRR § 617.5(b) and in section 1043 of the Charter.

New material is underlined.

[Deleted material is in brackets.]

“Shall” and “must” denote mandatory requirements and may be used interchangeably in the rules of this department, unless otherwise specified or unless the context clearly indicates otherwise.

Section 1. Title 28 of the rules of the city of New York is amended by adding a new Chapter 61 to read as follows:

Chapter 61
Environmental Review Procedures

Section 61-01 Type II Actions.

(a) *Definitions.* The following definitions apply to this Chapter:

Development Site. "Development site" means the zoning lot all or part of which is proposed to be developed through the action.

Developable Site. "Developable site" means a zoning lot, including the development site, within the area that is the subject of the action that the lead agency determines is likely to be developed as a result of the action.

Natural Resource. "Natural Resource" means surface water bodies; wetland resources; upland resources, such as beaches, shrublands, meadows, and forests; or other significant or sensitive resources.

(b) *Type II.* The following actions are not subject to review by the Department of Housing Preservation and Development under City Environmental Quality Review, the State Environmental Quality Review Act (Environmental Conservation Law, Article 8) or the SEQRA Regulations, subject to 28 RCNY § 61-01(c):

(1) Special permits to allow a building or other structure to exceed the height regulations around airports, pursuant to § 73-66 of the Zoning Resolution;

(2) Acquisition or lease disposition of real property by the City, not involving a change of use, a change in bulk, or ground disturbance;

(3) Authorizations for a limited increase in parking spaces for existing buildings without parking, pursuant to § 13-442 and § 16-341 of the Zoning Resolution;

(4) Special permits for accessory off-street parking facilities, which do not increase parking capacity by more than eighty-five (85) spaces or involve incremental ground disturbance, pursuant to § 16-351 of the Zoning Resolution;

(5) Special permits for additional parking spaces, which do not increase parking capacity by more than eighty-five (85) spaces or involve incremental ground disturbance, pursuant to § 13-45 of the NYC Zoning Resolution; and

(6) An action listed in subdivision (d) of this section, provided that such action also meets the requirements in subdivision (e) of this section.

(c) *Type II Prerequisites.*

(1) An action listed in 28 RCNY § 61-01(b), which is also classified as Type I pursuant to 6 NYCRR Part 617.4, shall remain Type I and subject to environmental review.

(2) An action listed in 28 RCNY § 61-01(b)(1) involving ground disturbance shall remain subject to environmental review, unless it is determined that any potentially significant hazardous materials impacts will be avoided.

(3) An action listed in 28 RCNY § 61-01(b)(1) shall remain subject to environmental review, unless it is determined that any potentially significant noise impacts will be avoided.

(4) An action listed in 28 RCNY § 61-01(b)(1), (4), or (5) shall remain subject to environmental review if the project site is:

(i) wholly or partially within any historic building, structure, facility, site or district that is calendared for consideration or eligible for designation as a New York City Landmark, Interior Landmark or Scenic Landmark;

(ii) substantially contiguous to any historic building, structure, facility, site or district that is designated, calendared for consideration or eligible for designation as a New York City Landmark, Interior Landmark or Scenic Landmark; or

(iii) wholly or partially within or substantially contiguous to any historic building, structure, facility, site or district, or archaeological or prehistoric site that is listed, proposed for listing or eligible for listing on the State Register of Historic Places or National Register of Historic Places.

(d) *Residential Development Type II Actions.* The following actions are not subject to review by the Department of Housing Preservation and Development under City Environmental Quality Review, the State Environmental Quality Review Act (Environmental Conservation Law, Article 8) or the SEQRA Regulations, subject to subdivision (e) of this section:

(1) Actions that enable incremental development of at least 1 and no more than 250 new dwelling units or new income-restricted dwelling units, and no more than 35,000 gross square feet of space for non-residential uses, which includes no more than 25,000 gross

square feet of space for commercial uses and no more than 25,000 gross square feet of community facility space, and which, at the time of the environmental determination, are:

(i) located wholly within an existing R5 through R10 Residence zoning district, provided that such action does not include the creation or enlargement of a Special Mixed Use zoning district or a stand-alone Commercial zoning district; or

(ii) located in an existing stand-alone Commercial zoning or Manufacturing zoning district and will be developed pursuant to a regulatory agreement or lease with a government agency to develop housing or a decision by the Board of Standards and Appeals authorizing residential development; or

(2) Actions that enable incremental development of at least 1 and no more than 175 new dwelling units or new income-restricted dwelling units, and no more than 20,000 gross square feet of space for non-residential uses, which includes no more than 10,000 gross square feet of space for commercial uses, and no more than 10,000 gross square feet of community facility space, and which, at the time of the environmental determination, are located at least partially within an existing R1 through R4 Residence zoning district, provided that such action shall not include actions that include the creation or enlargement of a Special Mixed Use zoning district or a stand-alone Commercial zoning district.

(e) *Type II Residential Development Prerequisites.* An action listed in subdivision (d) of this section must also comply with all of the following to be a Type II action, at or before the time environmental review is required to be completed:

(1) Any new building or any enlargement of an existing building on the development site shall not burn fossil fuels to supply heat or hot water;

(2) The development site owner shall have complied with the following site-specific requirements:

(i) for developable sites that include one or more tax lots that do not have an (E) designation for hazardous materials pursuant to section 11-15 of the New York City Zoning Resolution at the time of the environmental determination, completed a Phase I Environmental Site Assessment for the development site and either

(A) obtained a written signoff from the lead agency that no further environmental investigation is required or that a plan to address any hazardous materials is acceptable; or

(B) consented to the establishment of an (E) designation for hazardous materials pursuant to section 11-15 of the New York City Zoning Resolution and 15 RCNY Chapter 24 on the developable sites, provided that where an (E) designation is not available and the development site will be developed pursuant to a regulatory agreement with a government agency, such government agency shall include protections and development oversight requirements equivalent to an (E) designation found in 15 RCNY Chapter 24 in such regulatory agreement; and

(ii) obtained a determination from the New York City Landmarks Preservation Commission (LPC) stating whether any developable site is within an archaeologically sensitive area, is designated, calendared for consideration or eligible for designation as a New York City Landmark or Historic District, is listed on, or formally determined to be eligible for inclusion on, the National Register of Historic Places or the New York State Register of Historic Places, or is substantially contiguous to a sunlight sensitive architectural resource, and

(A) if LPC determines a developable site is within an archaeologically sensitive area, completed an archaeological document study for the development site and obtained a writing from LPC that the development of such development site does not raise archaeological concerns; and

(B) if LPC determines a developable site is designated, calendared for consideration or eligible for designation as a New York City Landmark or Historic District or is listed on, or formally determined to be eligible for inclusion on the National Register of Historic Places or the New York State Register of Historic Places, obtained a writing from LPC that the development of such development site does not raise historic preservation concerns;

(iii) agreed to have a Construction Protection Plan prepared and implemented consistent with the requirements of the New York City Department of Buildings Technical Policy and Procedure #10/88 for a development site located at least partially within 90 feet of a building or site formally determined to be eligible for listing on the National Register of Historic Places or the New York State Register of Historic Places or of a building or site that is eligible for designation as a New York City Landmark or Historic District;

(iv) for developable sites within 1000 feet of an air emissions source that operates under a permit issued pursuant to subpart 201-5 of title 6 of the New York Codes, Rules and Regulations (New York State facility permits) or subpart 201-6 of such title (Clean Air Act Title V permits) or either within 400 feet of any existing air emission source with an active or expired industrial permit issued by the New York City Department of Environmental Protection or within 400 feet of any unpermitted industrial source, confirmed to the lead agency based on the emission limits in the permit(s) or, for any unpermitted source, the estimated emission limits from similar source permit(s) provided by the lead agency, that concentrations of any pollutant regulated by the permit(s) or identified by the lead agency for any unpermitted source will not exceed the corresponding National Ambient Air Quality Standards (including background concentrations) and Annual Guideline Concentration (AGC) and Short-term Guideline Concentration (SGC) in the New York State Department of Environmental Conservation Division of Air Resources Guidelines for Evaluation and Control of Ambient Air Contaminants (DAR-1) at such developable site, as determined in accordance with the industrial source screen in Appendix A of Chapter 61 of Title 28 of the rules of the city of New York (Industrial Air Quality Checklist).

(v) With respect to calculation of noise levels, either

(A) provided to the lead agency representative peak hour outdoor noise sampling showing less than 70 A-weighted decibels (dBA) L10 ambient noise levels at all developable sites, and provided outdoor noise sampling for all developable site buildings within the line of sight of any railway or elevated subway showing less than 65 dBA Ldn ambient noise levels and confirmed that all developable sites are outside the 65 Day Night Average Sound Level contours established in the Noise Exposure Map (NEM) Report for John F. Kennedy Airport and LaGuardia Airport, or

(B) agreed to establishment of an (E) designation for noise pursuant to section 11-15 of the NYC Zoning Resolution on any developable sites that cannot meet the requirements of item (A) above, provided that where the development site will be developed pursuant to a regulatory agreement with a government agency, such government agency shall include protections equivalent to those imposed by an (E) designation for noise attenuation in such regulatory agreement.

(3) The projected duration of construction at each development site shall not be greater than 24 months and no consecutive projected construction period for all substantially contiguous developable sites shall be greater than 24 months.

(4) No portion of any developable site shall:

(i) be located adjacent to an arterial highway listed in Appendix H to the New York City Zoning Resolution or a vent structure for a tunnel;

(ii) be located within in a Special Coastal Risk District mapped pursuant to Article XIII, Chapter 7 of the New York City Zoning Resolution; or

(iii) contain a natural resource.

(5) The action shall not enable construction of a new building or other structure or enlargement of an existing building or structure with a maximum allowable height greater than 250 feet, including all rooftop bulkheads, mechanical equipment, parapets, and any other parts of the building, or with a maximum possible height greater than 50 feet if substantially contiguous to a public open space other than a street or sidewalk, natural resource or an architectural sunlight sensitive resource identified by LPC under subparagraph (ii) of paragraph (2) of this subdivision above, unless such open space, natural resource or sunlight sensitive resource is entirely within the area between -108° degrees from true north and +108 degrees from true north of the building or other structure or is an architectural resource that is located on a facade that faces directly away from a developable site.

Appendix A to Chapter 61 of Title 28: Industrial Air Quality Checklist

To determine the potential for exceedance of the New York State Department of Environmental Conservation (DEC) Division of Air Resources Guidelines for Evaluation and Control of Ambient Air Contaminants (DAR-1) guidelines at a developable site resulting from industrial emissions, emissions from industrial sources within 400 feet of the development site shall be determined from emission limits in permits issued by the New York City Department of Environmental Protection (DEP) or for unpermitted sources, from the estimated emission limits provided by the lead agency and for Title V or state facility-permitted sources within 1000 feet of the development site, from the emissions limits in the DEC Title V or state facility permits. For purposes of this Appendix, industrial sources means air emission sources (direct and fugitive emissions) that have or should have an existing or expired DEP Clean Air Tracking System industrial permit, concrete batching plants, or material handling facilities. The

emissions from any existing industrial or state permitted source or emission assumptions for any unpermitted industrial source must first be converted into grams/second. This converted emission rate must then be multiplied by the value in the table below corresponding to the minimum distance between the industrial source and the building containing the new dwelling units to determine if the National Ambient Air Quality Standards (including the background concentrations) and AGC/SGC values in the DAR-1 guidelines are exceeded. Values are provided for 1-hour and annual averages to enable the comparison of pollutant levels to SGCs (1-hour averaging period) or AGCs (annual averaging period).

Distance from Source	1-Hour Averaging Period (ug/m3)	3-Hour Averaging Period (ug/m3)	8-Hour Averaging Period (ug/m3)	24-Hour Averaging Period (ug/m3)	Annual Averaging Period (ug/m3)
30 ft	124,848	61,874	46,700	38,284	5,251
60 ft	31,284	15,479	12,721	10,292	1,386
90 ft	13,936	6,884	6,098	4,858	645
120 ft	7,857	4,028	3,658	2,877	378
150 ft	5,038	2,721	2,476	1,926	252
180 ft	3,507	1,982	1,808	1,393	181
210 ft	2,599	1,520	1,390	1,063	138
240 ft	2,038	1,211	1,109	844	110
270 ft	1,684	992	910	692	90
300 ft	1,449	831	764	580	75
330 ft	1,282	714	653	496	64
360 ft	1,153	631	566	431	56
400 ft	1,015	559	477	364	47

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RENT GUIDELINES BOARD

NOTICE

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, 2024 through September 30, 2025.

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.
- **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 15, 2024**. You can register online through our website, 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 May 30, June 3, 5 or 11. 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 11, 2024.

What if I need assistance to participate in the Hearings? You must tell the RGB by May 24, 2024 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 24 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. 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. 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.

Following the hearings and the receipt of public comments on the proposed rent guidelines, the Board will meet on **Monday, June 17, 2024 at 7:00 P.M.** at Assembly Hall at Hunter College, East 69th Street between Park and Lexington Avenues, New York, NY 10065, to adopt **final** rent guidelines.

Apartment leases and loft increase periods during the period of **October 1, 2024 through September 30, 2025** 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 23, 2024 Public Meeting	Landmarks Preservation Commission Conference Room David N. Dinkins Municipal Building 1 Centre Street, 9 th Floor New York, NY 10007	9:30 A.M. <i>In-person / streamed live</i> <i>Wheelchair Accessible.</i>
Thursday May 30, 2024 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 via YouTube feed but must participate in-person to testify (details below).</i> <i>Interpretation Available: Spanish</i> <i>This location has the following accessibility option(s) available: Wheelchair Accessible</i>

Monday June 3, 2024 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 via YouTube feed but must participate in-person to testify (details below).</i> <i>Interpretation Available: Spanish</i> <i>This location has the following accessibility option(s) available: Wheelchair Accessible</i>
Wednesday June 5, 2024 Public Hearing (Public Testimony)	Founders Auditorium Medgar Evers College 1650 Bedford Ave, 1 st Floor Brooklyn, NY 11225	5:00 P.M. – 8:00 P.M. <i>Public can view meeting via YouTube feed but must participate in-person to testify (details below).</i> <i>Interpretation Available: Spanish</i> <i>This location has the following accessibility option(s) available: Wheelchair Accessible</i>
Tuesday June 11, 2024 Public Hearing (Public Testimony)	Adler Hall Ethical Culture Society 2 West 64 th St New York, NY 10023	5:00 P.M. – 8:00 P.M. <i>Public can view meeting via YouTube feed but must participate in-person to testify (details below).</i> <i>Interpretation Available: Spanish</i> <i>This location has the following accessibility option(s) available: Wheelchair Accessible</i>
Monday June 17, 2024 Public Meeting (Final Vote)	Assembly Hall Hunter College East 69th Street between Park and Lexington Avenues New York, NY 10065	7:00 P.M. <i>Public can view meeting via YouTube feed and attend in-person (details below).</i> <i>This location has the following accessibility option(s) available: Wheelchair Accessible</i>

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

ATTENDING THE MAY 23, 2024 PUBLIC MEETING

A meeting of the New York City Rent Guidelines Board (RGB) will be held on **Thursday, May 23, 2024, at 9:30 A.M.** at the Landmarks Preservation Commission Conference Room, David N. Dinkins Manhattan Municipal Building, 1 Centre Street, 9th Floor, 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 15 at 9:00 A.M. and is advised. You can pre-register online through our website, 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, May 29** for the May 30 hearing in Queens;
- by 12:00 P.M. on **Friday, May 30** for the June 3 hearing in

- the Bronx;
- by 12:00 P.M. on **Tuesday, June 4** for the June 5 hearing in Brooklyn; and
 - by 12:00 P.M. on **Monday, June 10** for the June 11 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 May 30, June 3, June 5, and June 11.

If pre-registering, an exact time for speaking cannot be provided. However, if you provide the RGB with either your email address or your phone number, you will be informed of your registration number within three business days of your registration. 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. 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.

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.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 by **Friday, May 24, 2024** 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 11, 2024**, 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, 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 11, 2024**, 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 by calling 212-669-7480 or by email at 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. 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.

NEW YORK CITY RENT GUIDELINES BOARD PROPOSED 2024 APARTMENT AND LOFT ORDER (#56)

Proposed Order Number 56 - Apartments and Lofts, rent levels for leases commencing **October 1, 2024** through **September 30, 2025**.

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, 2024**. These rent adjustments will apply to rent stabilized apartments with leases commencing on or after **October 1, 2024** and through **September 30, 2025**. 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, 2024** and on or before **September 30, 2025**: **2%-4.5%**

For a **two-year** lease commencing on or after **October 1, 2024** and on or before **September 30, 2025**: **4%-6.5%**

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, 2024** and on or before **September 30, 2025**: **2%-4.5%**

For **two-year** increase periods commencing on or after **October 1, 2024** and on or before **September 30, 2025**: **4%-6.5%**

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, 2024** 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, 2024** 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, 2024** 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, 2024**, which become vacant after **September 30, 2024**, the special guideline shall be **27%** 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, 2024**, shall be **27%** 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, 2024

Nestor Davidson
Chair
New York City Rent Guidelines Board

**NEW YORK CITY RENT GUIDELINES BOARD
PROPOSED 2024 HOTEL ORDER (#54)**

Proposed Order Number 54 - Hotels, Rooming Houses, Single Room Occupancy Buildings and Lodging Houses. Rent levels to be effective for leases commencing **October 1, 2024** through **September 30, 2025**.

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, 2024**.

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, 2024**, 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, 2024** 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, 2024** shall be:

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

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, 2024

Nestor Davidson
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: 2024 Rent Guidelines
REFERENCE NUMBER: 24 RG 051
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, 2024

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

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

RULE TITLE: 2024 Rent Guidelines
REFERENCE NUMBER: RGB-14
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, 2024
Date