



# THE CITY RECORD

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## TABLE OF CONTENTS

### PUBLIC HEARINGS AND MEETINGS

Borough President - Brooklyn	2029
City Council	2030
City Planning Commission	2030
Information Technology and Telecommunications	2058
Landmarks Preservation Commission	2058
Mayor's Office of Contract Services	2059

### PROPERTY DISPOSITION

Citywide Administrative Services	2060
Office of Citywide Procurement	2060
Police	2060

### PROCUREMENT

Citywide Administrative Services	2061
Office of Citywide Procurement	2061
Design and Construction	2061
Agency Chief Contracting Officer	2061
Housing Authority	2061
Supply Management	2061

Housing Preservation and Development	2062
Maintenance	2062
Human Resources Administration	2062
Office of Contracts	2062
Parks and Recreation	2062

### CONTRACT AWARD HEARINGS

Education	2063
Health and Mental Hygiene	2063

### AGENCY RULES

Consumer Affairs	2064
Small Business Services	2066

### SPECIAL MATERIALS

Consumer Affairs	2071
Transportation	2072
Changes in Personnel	2073

### LATE NOTICE

Charter Revision Commission	2075
Citywide Administrative Services	2075
Office of Citywide Procurement	2075
Environmental Protection	2075
Water Supply Operation	2075

## THE CITY RECORD

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## PUBLIC HEARINGS AND MEETINGS

See Also: Procurement; Agency Rules

### BOROUGH PRESIDENT - BROOKLYN

#### ■ PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN that, pursuant to Section 201 of the New York City Charter, the Brooklyn borough president will hold a public hearing on the following matters in the Courtroom of Brooklyn Borough Hall, 209 Joralemon Street, Brooklyn, NY 11201, commencing at 6:00 P.M., on April 30, 2018.

### Calendar Item 1 — 80 Flatbush Avenue Rezoning (180216 ZMK, 180217 ZRK, 180218 ZSK)

Applications submitted by the New York City Educational Construction Fund (ECF) and 80 Flatbush Avenue, LLC, pursuant to Sections 197-c and 201 of the New York City Charter, for a zoning map and text amendments intended to facilitate the redevelopment of a block in Downtown Brooklyn. The zoning map amendment would change a property, bounded by Flatbush Avenue, Schermerhorn Street, State Street, and Third Avenue, and located within the Special Downtown Brooklyn District (SDBD), from a C6-2 to a C6-9 district. The zoning text amendments would designate the project a Mandatory Inclusionary Housing (MIH) area, amend SDBD regulations to set the maximum permitted floor area for a C6-9 district to a Floor Area Ratio (FAR) of 18.0 for commercial and community facility use, and 12.0 FAR for residential use, make the C6-9 district subject to Tower Regulations in New York City Zoning Resolution (ZR) Section 101-223, and establish a new special permit modifying ZR Section 74-752. Pursuant to this permit, the City Planning Commission (CPC) would allow modifications of certain regulations as necessary, to facilitate an ECF project within a C6-9 district within the SDBD, in order to achieve the massing of the development site, as proposed in the application documents.

The requested special permit, pursuant to ZR Section 74-752, would permit modifications for the applicants' project per the following:

- Ground-Floor use regulations in order to permit the proposed configuration of the residential and school lobbies on Flatbush Avenue and State Street, which will contain significant retail frontage
- MIH requirements so as to allow Phase I construction of the proposed school without affordable housing, which would be constructed in Phase II of the development
- Minimum street wall height regulations along Flatbush Avenue to allow the configuration of building volumes on the development site, and provide larger floorplates, as well as an outdoor terrace for the proposed schools
- Tower lot coverage requirements in order to permit a maximum lot coverage of 56.7 percent in a tower taller than 150 feet



- (Dyckman House Park) and its southwesterly prolongation, West 204<sup>th</sup> Street, a line 100 feet southeasterly of Cooper Street, Academy Street, a line 125 feet northwesterly of Broadway, and Dyckman Street;
- c. Broadway, a line midway between Dyckman Street and Thayer Street, Nagle Avenue, and Thayer Street;
  - d. a line midway between Vermilyea Avenue and Broadway, a line 100 feet southwesterly of West 207<sup>th</sup> Street, Tenth Avenue, Nagle Avenue, and a line 200 feet northeasterly of Dyckman Street; and
  - e. a line 100 feet southeasterly of Tenth Avenue, West 206<sup>th</sup> Street, a line 100 feet northwesterly of Ninth Avenue, and a line midway between West 203<sup>rd</sup> Street and West 204<sup>th</sup> Street;
3. changing from a C4-4 District to an R7A District property, bounded by a line midway between Broadway and Vermilyea Avenue, a line 200 feet northeasterly of Dyckman Street, Nagle Avenue, and a line 100 feet northeasterly of Dyckman Street;
  4. changing from a C8-3 District to an R7A District property, bounded by:
    - a. Staff Street, Dyckman Street, Seaman Avenue, and a line 100 feet southwesterly of Dyckman Street;
    - b. a line 100 feet northwesterly of Tenth Avenue, a line 300 feet northeasterly of Isham Street, and Sherman Avenue;
    - c. a line 125 feet northwesterly of Broadway, West 218<sup>th</sup> Street, Broadway, and West 215<sup>th</sup> Street; and
    - d. a line 100 feet southeasterly of Sherman Avenue, Isham Street, a line 150 feet southeasterly of Sherman Avenue, and a line 150 feet northeasterly of West 207<sup>th</sup> Street;
  5. changing from an M1-1 District to an R7A District property, bounded by a line 100 feet southeasterly of Tenth Avenue, a line midway between West 203<sup>rd</sup> Street and West 204<sup>th</sup> Street, a line 100 feet northwesterly of Ninth Avenue, West 203<sup>rd</sup> Street, a line 300 feet southeasterly of Tenth Avenue, and West 202<sup>nd</sup> Street;
  6. changing from an R7-2 District to an R7D District property, bounded by:
    - a. a line 125 feet northwesterly of Broadway, Academy Street, a line 100 feet southeasterly of Cooper Street, West 204<sup>th</sup> Street, the northwesterly boundary lines of a Park (Dyckman House Park), a line 100 feet southeasterly of Cooper Street, a line 100 feet southwesterly of West 207<sup>th</sup> Street, a line midway between Broadway and Vermilyea Avenue, a line 150 feet southwesterly of Academy Street, Broadway, and Cumming Street; and
    - b. a line midway between Broadway and Vermilyea Avenue, a line 100 feet northeasterly of West 207<sup>th</sup> Street, Post Avenue, and a line 100 feet southwesterly of West 207<sup>th</sup> Street;
  7. changing from a C8-3 District to an R7D District property, bounded by a line 100 feet northwesterly of Broadway, West 218<sup>th</sup> Street, Broadway, and West 215<sup>th</sup> Street;
  8. changing from an M1-1 District to an R8 District property, bounded by the northeasterly street line of former West 208<sup>th</sup> Street\*, the U.S. Pierhead and Bulkhead Line, West 207<sup>th</sup> Street, and a line 100 feet southeasterly of Ninth Avenue;
  9. changing from an M3-1 District to an R8 District property, bounded by:
    - a. West 207<sup>th</sup> Street, the U.S. Pierhead and Bulkhead Line, West 206<sup>th</sup> Street, and a line 100 feet southeasterly of Ninth Avenue; and
    - b. West 205<sup>th</sup> Street, the U.S. Pierhead and Bulkhead Line, West 204<sup>th</sup> Street, and Ninth Avenue;
  10. changing from an R7-2 District to an R8A District property, bounded by:
    - a. a line 100 feet southeasterly of Cooper Street, West 207<sup>th</sup> Street, a line 125 feet northwesterly of Broadway, a line 100 feet northeasterly of West 207<sup>th</sup> Street, a line midway between Broadway and Vermilyea Avenue and its northeasterly prolongation, and a line 100 feet southwesterly of West 207<sup>th</sup> Street; and
    - b. Post Avenue, a line 100 feet northeasterly of West 207<sup>th</sup> Street, Tenth Avenue, West 207<sup>th</sup> Street, a line 100 feet northwesterly of Ninth Avenue, West 206<sup>th</sup> Street, a line 100 feet southeasterly of Tenth Avenue, a line midway between West 203<sup>rd</sup> Street and West 204<sup>th</sup> Street, Tenth Avenue, and a line 100 feet southwesterly of West 207<sup>th</sup> Street;
  11. changing from an M1-1 District to an R8A District property, bounded by:
    - a. Tenth Avenue, a line midway between West 203<sup>rd</sup> Street and West 204<sup>th</sup> Street, a line 100 feet southeasterly of Tenth Avenue, and West 203<sup>rd</sup> Street;
    - b. a line 100 feet northwesterly of Ninth Avenue, West 206<sup>th</sup> Street, Ninth Avenue, and West 203<sup>rd</sup> Street; and
    - c. a line passing through a point at angle 35 degrees to the northeasterly street line of West 207<sup>th</sup> Street distant 180 feet southeasterly (as measured along the street line) from the point of intersection of the northeasterly street line of West 207<sup>th</sup> Street and the southeasterly street line of Tenth Avenue, a line 100 feet northwesterly of Ninth Avenue, West 207<sup>th</sup> Street, and a line 180 feet southeasterly of Tenth Avenue;
  12. changing from an M3-1 District to an R8A District property, bounded by Ninth Avenue, West 206<sup>th</sup> Street, a line 100 feet southeasterly of Ninth Avenue, and West 205<sup>th</sup> Street;
  13. changing from an M1-1 District to an R9A District property, bounded by:
    - a. Tenth Avenue, West 203<sup>rd</sup> Street, a line 100 feet southeasterly of Tenth Avenue, West 202<sup>nd</sup> Street, a line 150 feet southeasterly of Tenth Avenue, and West 201<sup>st</sup> Street; and
    - b. a line 100 feet northwesterly of Ninth Avenue, a line 100 feet northeasterly of West 207<sup>th</sup> Street, Ninth Avenue, the northeasterly Street line of former West 208<sup>th</sup> Street\*, a line 100 feet southeasterly of Ninth Avenue, West 207<sup>th</sup> Street, Ninth Avenue, and West 206<sup>th</sup> Street;
  14. changing from an M3-1 District to an R9A District property, bounded by Ninth Avenue, West 207<sup>th</sup> Street, a line 100 feet southeasterly of Ninth Avenue, and West 206<sup>th</sup> Street;
  15. changing from an R7-2 District to a C4-4D District property, bounded by:
    - a. a line 125 feet northwesterly of Broadway, Cumming Street, Broadway, a line 150 feet southwesterly of Academy Street, a line midway between Vermilyea Avenue and Broadway, a line 200 feet northeasterly of Dyckman Street, Broadway, and Dyckman Street; and
    - b. a line 150 feet southeasterly of Sherman Avenue, a line 150 feet northeasterly of West 207<sup>th</sup> Street, Tenth Avenue, and a line 100 feet northeasterly of West 207<sup>th</sup> Street;
  16. changing from a C4-4 District to a C4-4D District property, bounded by:
    - a. Broadway, a line 200 feet northeasterly of Dyckman Street, a line midway between Vermilyea Avenue and Broadway, and a line midway between Thayer Street and Dyckman Street; and
    - b. a line midway between Post Avenue and Nagle Avenue and its southwesterly prolongation, a line 100 feet northeasterly of Dyckman Street, Nagle Avenue, and a line midway between Thayer Street and Dyckman Avenue;
  17. changing from a C8-3 District to a C4-4D District property, bounded by:
    - a. Broadway, West 218<sup>th</sup> Street, Tenth Avenue, and West 214<sup>th</sup> Street; and
    - b. a line 100 feet northwesterly of Tenth Avenue, West 213<sup>th</sup> Street, Tenth Avenue, a line 150 feet northeasterly of West 207<sup>th</sup> Street, a line 150 feet southeasterly of Sherman Avenue, Isham Street, Sherman Avenue, and a line 300 feet northeasterly of Isham Street;
  18. changing from a C8-4 District to a C4-4D District property, bounded by Broadway, West 214<sup>th</sup> Street, Tenth Avenue, and West 213<sup>th</sup> Street;
  19. changing from a C4-4 District to a C4-5D District property, bounded by a line midway between Vermilyea Avenue and Broadway and its southwesterly prolongation, a line 100 feet northeasterly of Dyckman Street, a line midway between Post Avenue and Nagle Avenue and its southwesterly prolongation, and a line midway between Thayer Street and Dyckman Street;
  20. changing from an M1-1 District to a C6-2 District property, bounded by Broadway, a line midway between West 218<sup>th</sup> Street and West 219<sup>th</sup> Street, a line 100 feet northwesterly of Ninth Avenue, West 219<sup>th</sup> Street, Ninth Avenue, and West 218<sup>th</sup> Street;
  21. changing from an M3-1 District to a C6-2 District property, bounded by Ninth Avenue, the southeasterly centerline prolongation of West 220<sup>th</sup> Street, a line 110 feet southeasterly of Ninth Avenue, a line 50 feet southwesterly of the southeasterly centerline prolongation of West 220<sup>th</sup> Street, the U.S. Pierhead and Bulkhead Line, and the southeasterly centerline prolongation of West 118<sup>th</sup> Street;

22. changing from an M2-1 District to an M1-4 District property, bounded by Broadway, the U.S. Pierhead and Bulkhead Line, the southeasterly centerline prolongation of West 220<sup>th</sup> Street, and Ninth Avenue;
23. changing from an M3-1 District to an M1-4 District property, bounded by the southeasterly centerline prolongation of West 220<sup>th</sup> Street, the U.S. Pierhead and Bulkhead Line, a line 50 feet southwesterly of the southeasterly centerline prolongation of West 220<sup>th</sup> Street, and a line 110 feet southeasterly of Ninth Avenue;
24. changing from an M1-1 District to an M1-5 District property, bounded by Broadway, Ninth Avenue, West 219<sup>th</sup> Street, a line 100 feet northwesterly of Ninth Avenue, and a line midway between West 218<sup>th</sup> Street and West 219<sup>th</sup> Street;
25. changing from an M3-1 District to an M2-4 District property, bounded by Ninth Avenue, West 204<sup>th</sup> Street, the U.S. Pierhead and Bulkhead Line, and West 202<sup>nd</sup> Street;
26. establishing within a proposed R7A District a C2-4 District bounded by:
- Staff Street, Dyckman Street, Payson Avenue, a line 100 feet northeasterly of Dyckman Street, a line 125 feet northwesterly of Broadway, Dyckman Street, Seaman Avenue, and a line 100 feet southwesterly of Dyckman Street;
  - a line 100 feet northwesterly of Sherman Avenue, a line midway between Thayer Street and Dyckman Street, a line 100 feet southeasterly of Sherman Avenue, and Thayer Street;
  - a line 100 feet northwesterly of Nagle Avenue, a line midway between Thayer Street and Dyckman Street, Nagle Avenue, and Thayer Street;
  - a line 100 feet northwesterly of Sherman Avenue, a line 250 feet northeasterly of Dyckman Street, a line 100 feet southeasterly of Sherman Avenue, and a line 100 feet northeasterly of Dyckman Street;
  - Vermilyea Avenue, Academy Street, a line 100 feet northwesterly of Vermilyea Avenue, a line 100 feet northeasterly of Academy Street, a line 100 feet southeasterly of Vermilyea Avenue, and a line 100 feet southwesterly of Academy Street;
  - a line 100 feet northwesterly of Sherman Avenue, a line 100 feet northeasterly of Academy Street, Sherman Avenue, a line 100 feet southwesterly of West 204<sup>th</sup> Street, a line 100 feet northwesterly of Sherman Avenue, West 204<sup>th</sup> Street, Sherman Avenue, a line 100 feet southwesterly of West 207<sup>th</sup> Street, a line 100 feet southeasterly of Sherman Avenue, and Academy Street;
  - a line 100 feet northwesterly of Post Avenue, a line 100 feet northeasterly of West 204<sup>th</sup> Street, Post Avenue, and West 204<sup>th</sup> Street;
  - a line 100 feet northwesterly of Nagle Avenue, Academy Street, Nagle Avenue, and a line 100 feet southwesterly of Academy Street;
  - Cooper Street, a line 150 feet northeasterly of West 207<sup>th</sup> Street, a line 100 feet northwesterly of Broadway, a line 100 feet northeasterly of Isham Street, Broadway, West 213<sup>th</sup> Street, a line 100 feet southeasterly of Broadway, West 211<sup>th</sup> Street, Broadway, Isham Street, a line 100 feet southeasterly of Broadway, a line 150 feet northeasterly of West 207<sup>th</sup> Street, a line 100 feet northwesterly of Sherman Avenue, a line 100 feet southwesterly of Isham Street, Sherman Avenue, Isham Street, a line 100 feet southeasterly of Sherman Avenue, a line 150 feet northeasterly of West 207<sup>th</sup> Street, a line 125 feet northwesterly of Broadway, West 207<sup>th</sup> Street, a line 100 feet southeasterly of Cooper Street, and a line 100 feet southwesterly of West 207<sup>th</sup> Street;
  - a line 100 feet northwesterly of Sherman Avenue, a line 175 feet northeasterly of Isham Street, Sherman Avenue, and Isham Street;
  - a line 100 feet northwesterly of Broadway, West 215<sup>th</sup> Street, Broadway, and a northeasterly boundary line of a Park;
  - Indian Road, West 218<sup>th</sup> Street a line 150 feet southeasterly of Indian Road, and a line 100 feet southwesterly of West 218<sup>th</sup> Street;
  - a line 100 feet southeasterly of Tenth Avenue, West 206<sup>th</sup> Street, a line 100 feet northwesterly of Ninth Avenue, and a line midway between West 205<sup>th</sup> Street and West 206<sup>th</sup> Street; and
  - a line 100 feet southeasterly of Tenth Avenue, a line midway between West 204<sup>th</sup> Street and West 205<sup>th</sup> Street, a line 100 feet northwesterly of Ninth Avenue, and a line midway between West 203<sup>rd</sup> Street and West 204<sup>th</sup> Street;
27. establishing within a proposed R7D District a C2-4 District bounded by:
- a line 125 feet northwesterly of Broadway, Academy Street, a line 100 feet southeasterly of Cooper Street, West 204<sup>th</sup> Street, Broadway, Academy Street, a line 100 feet southeasterly of Broadway, a line 150 feet southwesterly of Academy Street, Broadway, and Cumming Street;
  - a line 100 feet southeasterly of Broadway, a line 100 feet southwesterly of West 207<sup>th</sup> Street, a line midway between Vermilyea Avenue and Broadway, and Academy Street;
  - a line 100 feet southeasterly of Cooper Street, a line 100 feet southwesterly of West 207<sup>th</sup> Street Broadway, and the northeasterly boundary line of a Park (Dyckman House Park);
  - a line midway between Vermilyea Avenue and Broadway, a line 100 feet northeasterly of West 207<sup>th</sup> Street, Post Avenue, and a line 100 feet southwesterly of West 207<sup>th</sup> Street; and
  - a line 100 feet northwesterly of Broadway, West 218<sup>th</sup> Street, Broadway, and West 215<sup>th</sup> Street;
28. establishing within a proposed R8 District a C2-4 District bounded by:
- a line 100 feet southeasterly of Ninth Avenue, the southwesterly street line of former West 208<sup>th</sup> Street\*, the U.S. Pierhead and Bulkhead Line, and West 206<sup>th</sup> Street; and
  - Ninth Avenue, West 205<sup>th</sup> Street, the U.S. Pierhead and Bulkhead Line, and West 204<sup>th</sup> Street;
29. establishing within a proposed R8A District a C2-4 District bounded by:
- a line 100 feet southeasterly of Cooper Street, West 207<sup>th</sup> Street, a line 125 feet northwesterly of Broadway, a line 100 feet northeasterly of West 207<sup>th</sup> Street, a line midway between Vermilyea Avenue and Broadway, and a line 100 feet southwesterly of West 207<sup>th</sup> Street;
  - Post Avenue, a line 100 feet northeasterly of West 207<sup>th</sup> Street, Tenth Avenue, and a line 100 feet southwesterly of West 207<sup>th</sup> Street;
  - a line 100 feet southeasterly of Tenth Avenue, West 207<sup>th</sup> Street, a line 180 feet southeasterly of Tenth Avenue, a line passing through a point at angle 35 degrees to the northeasterly street line of West 207<sup>th</sup> Street distant 180 feet southeasterly (as measured along the street line) from the point of intersection of the northeasterly street line of West 207<sup>th</sup> Street and the southeasterly street line of Tenth Avenue, a line 100 feet northwesterly of Ninth Avenue, and West 206<sup>th</sup> Street;
  - a line midway between West 205<sup>th</sup> Street and West 206<sup>th</sup> Street, a line 100 feet southeasterly of Tenth Avenue, West 203<sup>rd</sup> Street, and Tenth Avenue; and
  - a line 100 feet northwesterly of Ninth Avenue, West 206<sup>th</sup> Street, a line 100 feet southeasterly of Ninth Avenue, West 205<sup>th</sup> Street, Ninth Avenue, and West 203<sup>rd</sup> Street;
30. establishing within a proposed R9A District a C2-4 District bounded by:
- a line 100 feet northwesterly of Ninth Avenue, a line 100 feet northeasterly of 207<sup>th</sup> Street, Ninth Avenue, the southwesterly street line of former West 208<sup>th</sup> Street\*, a line 100 feet southeasterly of Ninth Avenue, and West 206<sup>th</sup> Street; and
  - Tenth Avenue, West 203<sup>rd</sup> Street, a line 100 feet southeasterly of Tenth Avenue, a line midway between West 201<sup>st</sup> Street and West 202<sup>nd</sup> Street, a line 150 feet southeasterly of Tenth Avenue, and West 201<sup>st</sup> Street and its northwesterly centerline prolongation;
31. establishing a Special Inwood District (IN) bounded by a line 125 feet northwesterly of Broadway, Academy Street, a line 100 feet southeasterly of Cooper Street, West 204<sup>th</sup> Street, Broadway, the northeasterly boundary line of a Park (Dyckman House Park) and its southeasterly prolongation, a line 100 feet southeasterly of Cooper Street, West 207<sup>th</sup> Street, a line 125 feet northwesterly of Broadway, a line 100 feet northeasterly of West 207<sup>th</sup> Street, a line 150 feet southeasterly of Sherman Avenue, Isham Street, Sherman Avenue, a line 300 feet northeasterly of Isham Street, a line 100 feet northwesterly of Tenth Avenue, West 213<sup>th</sup> Street, Broadway, West 215<sup>th</sup> Street, a line midway between Park Terrace East and Broadway, West 218<sup>th</sup> Street, Broadway, the U.S. Pierhead and Bulkhead Line, West 218<sup>th</sup> Street and its southeasterly centerline prolongation, Tenth Avenue, West 207<sup>th</sup> Street, a line

180 feet southeasterly of Tenth Avenue, a line passing through a point at angle 35 degrees to the northeasterly street line of West 207<sup>th</sup> Street distant 180 feet southeasterly (as measured along the street line) from the point of intersection of the northeasterly street line of West 207<sup>th</sup> Street and the southeasterly street line of Tenth Avenue, a line 100 feet northwesterly of Ninth Avenue, a line 100 feet northeasterly of West 207<sup>th</sup> Street, Ninth Avenue, the northeasterly street line of former West 208<sup>th</sup> Street\*, the U.S. Pierhead and Bulkhead Line, West 206<sup>th</sup> Street, a line 100 feet southeasterly of Ninth Avenue, West 205<sup>th</sup> Street, the U.S. Pierhead and Bulkhead Line, the former centerline of Academy Street\*, West 201<sup>st</sup> Street, Tenth Avenue, a line 100 feet southwesterly of West 207<sup>th</sup> Street, a line midway between Vermilyea Avenue and Broadway, a line 100 feet northeasterly of Dyckman Street, Nagle Avenue, a line 100 feet southwesterly of Dyckman Street, Broadway, and Dyckman Street;

Borough of Manhattan, Community District 12, as shown on a diagram (for illustrative purposes only) dated January 16, 2018.

\*Note: West 208<sup>th</sup> Street between Ninth Avenue and the U.S. Pierhead and Bulkhead Line and Academy Street between West 201<sup>st</sup> Street and the U.S. Pierhead and Bulkhead Line are proposed to be demapped under a concurrent related application (C 180073 MMM) for an amendment of the City Map.

**No. 2**

**CD 12 C 180204(A) ZMM**

**IN THE MATTER OF** an application submitted by NYC Economic Development Corporation, pursuant to Section 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section Nos. 1b, 1d, 3a and 3c:

1. eliminating from within an existing R7-2 District a C1-3 District bounded by West 207<sup>th</sup> Street, a line 100 feet northwesterly of Ninth Avenue, West 206<sup>th</sup> Street, and a line 100 feet southeasterly of Tenth Avenue;
2. eliminating from within an existing R7-2 District a C1-4 District bounded by:
  - a. Payson Avenue, a line 100 feet northwesterly of Dyckman Street, a line 100 feet northwesterly of Broadway, West 204<sup>th</sup> Street, Broadway, Academy Street, a line 100 feet southeasterly of Broadway, a line 200 feet northeasterly of Dyckman Street, Broadway, and Dyckman Street;
  - b. Cooper Street, a line 150 feet northeasterly of 207<sup>th</sup> Street, a line 100 feet northwesterly of Broadway, Isham Street, Broadway, West 213<sup>th</sup> Street, a line 100 feet southeasterly of Broadway, Isham Street, a line 100 feet southeasterly of Broadway, a line 150 feet northeasterly of West 20<sup>th</sup> Street, Tenth Avenue, a line 100 feet southwesterly of West 207<sup>th</sup> Street, Broadway, the northeasterly boundary line of a Park (Dyckman House Park), a line midway between Cooper Street and Broadway, and a line 100 feet southwesterly of West 207<sup>th</sup> Street;
  - c. a line 100 feet northwesterly of Broadway, West 215<sup>th</sup> Street, Broadway, and a northeasterly boundary line of a Park;
  - d. a line 100 feet northwesterly of Sherman Avenue, a line midway between Dyckman Street and Thayer Street, Nagle Avenue, and Thayer Street;
  - e. a line 100 feet northwesterly of Nagle Avenue, a line midway between Dyckman Street and Thayer Street, Sherman Avenue, and Thayer Street;
  - f. Sherman Avenue, West 204<sup>th</sup> Street, a line 100 feet southeasterly of Sherman Avenue, and Academy Street; and
  - g. Tenth Avenue, a line midway between West 205<sup>th</sup> Street and West 206<sup>th</sup> Street, a line 100 feet southeasterly of Tenth Avenue, and a line midway between West 203<sup>rd</sup> Street and West 204<sup>th</sup> Street;
3. changing from an R7-2 District to an R7A District property, bounded by:
  - a. Staff Street, a line 100 feet southwesterly of Dyckman Street, Seaman Avenue, and Riverside Drive;
  - b. the northeasterly centerline prolongation of Staff Street, the southwesterly and southeasterly boundary lines of a Park (Inwood Hill Park), the southeasterly boundary lines of a Park (Isham Park) and its north easterly prolongation, West 218<sup>th</sup> Street, a line 125 feet northwesterly of Broadway, West 215<sup>th</sup> Street, Broadway, West 213<sup>th</sup> Street, a line 100 feet northwesterly of Tenth Avenue, Sherman Avenue, Isham Street, a line 100 feet southeasterly of Sherman Avenue, a line 150 feet northeasterly of West 207<sup>th</sup> Street, a line 150 feet southeasterly of Sherman Avenue, a line 100 feet northeasterly of West 207<sup>th</sup> Street, a line 125 feet northwesterly of Broadway, West 207<sup>th</sup> Street, a line 100 feet southeasterly of Cooper

- Street, a line 100 feet northeasterly of West 204<sup>th</sup> Street, a northwesterly boundary line of a Park (Dyckman House Park) and its southwesterly prolongation, West 204<sup>th</sup> Street, a line 100 feet southeasterly of Cooper Street, Academy Street, a line 125 feet northwesterly of Broadway, and Dyckman Street;
- c. Broadway, a line midway between Dyckman Street and Thayer Street, Nagle Avenue, and Thayer Street;
- d. a line midway between Vermilyea Avenue and Broadway, a line 100 feet southwesterly of West 207<sup>th</sup> Street, Tenth Avenue, Nagle Avenue, and a line 200 feet northeasterly of Dyckman Street; and
- e. a line 100 feet southeasterly of Tenth Avenue, West 206<sup>th</sup> Street, a line 100 feet northwesterly of Ninth Avenue, and a line midway between West 203<sup>rd</sup> Street and West 204<sup>th</sup> Street;
4. changing from a C4-4 District to an R7A District property, bounded by a line midway between Broadway and Vermilyea Avenue, a line 200 feet northeasterly of Dyckman Street, Nagle Avenue, and a line 100 feet northeasterly of Dyckman Street;
5. changing from a C8-3 District to an R7A District property, bounded by:
  - a. a line 100 feet northwesterly of Tenth Avenue, a line 300 feet northeasterly of Isham Street, and Sherman Avenue;
  - b. a line 125 feet northwesterly of Broadway, West 218<sup>th</sup> Street, Broadway, and West 215<sup>th</sup> Street; and
  - c. a line 100 feet southeasterly of Sherman Avenue, Isham Street, a line 150 feet southeasterly of Sherman Avenue, and a line 150 feet northeasterly of West 207<sup>th</sup> Street;
6. changing from an M1-1 District to an R7A District property, bounded by a line 100 feet southeasterly of Tenth Avenue, a line midway between West 203<sup>rd</sup> Street and West 204<sup>th</sup> Street, a line 100 feet northwesterly of Ninth Avenue, and West 203<sup>rd</sup> Street;
7. changing from a C8-3 District to an R7D District property, bounded by a line 100 feet northwesterly of Broadway, West 218<sup>th</sup> Street, Broadway, and West 215<sup>th</sup> Street;
8. changing from an M1-1 District to an R8 District property, bounded by the northeasterly street line of former West 208<sup>th</sup> Street\*, the U.S. Pierhead and Bulkhead Line, West 207<sup>th</sup> Street, and a line 100 feet southeasterly of Ninth Avenue;
9. changing from an M3-1 District to an R8 District property, bounded by:
  - a. West 207<sup>th</sup> Street, the U.S. Pierhead and Bulkhead Line, West 206<sup>th</sup> Street, and a line 100 feet southeasterly of Ninth Avenue; and
  - b. West 205<sup>th</sup> Street, the U.S. Pierhead and Bulkhead Line, West 204<sup>th</sup> Street, and Ninth Avenue;
10. changing from an R7-2 District to an R8A District property, bounded by Post Avenue, a line 100 feet northeasterly of West 207<sup>th</sup> Street, Tenth Avenue, West 207<sup>th</sup> Street, a line 100 feet northwesterly of Ninth Avenue, West 206<sup>th</sup> Street, a line 100 feet southeasterly of Tenth Avenue, a line midway between West 203<sup>rd</sup> Street and West 204<sup>th</sup> Street, Tenth Avenue, and a line 100 feet southwesterly of West 207<sup>th</sup> Street;
11. changing from an M1-1 District to an R8A District property, bounded by:
  - a. Tenth Avenue, a line midway between West 203<sup>rd</sup> Street and West 204<sup>th</sup> Street, a line 100 feet southeasterly of Tenth Avenue, and West 203<sup>rd</sup> Street;
  - b. a line 100 feet northwesterly of Ninth Avenue, West 206<sup>th</sup> Street, Ninth Avenue, and West 203<sup>rd</sup> Street; and
  - c. a line passing through a point at angle 35 degrees to the northeasterly street line of West 207<sup>th</sup> Street distant 180 feet southeasterly (as measured along the street line) from the point of intersection of the northeasterly street line of West 207<sup>th</sup> Street and the southeasterly street line of Tenth Avenue, a line 100 feet northwesterly of Ninth Avenue, West 207<sup>th</sup> Street, and a line 180 feet southeasterly of Tenth Avenue;
12. changing from an M3-1 District to an R8A District property, bounded by Ninth Avenue, West 206<sup>th</sup> Street, a line 100 feet southeasterly of Ninth Avenue, and West 205<sup>th</sup> Street;
13. changing from an M1-1 District to an R9A District property, bounded by a line 100 feet northwesterly of Ninth Avenue, a line 100 feet northeasterly of West 207<sup>th</sup> Street, Ninth Avenue, the northeasterly Street line of former West 208<sup>th</sup> Street\*, a line 100 feet southeasterly of Ninth Avenue, West 207<sup>th</sup> Street, Ninth Avenue, and West 206<sup>th</sup> Street;

14. changing from an M3-1 District to an R9A District property, bounded by Ninth Avenue, West 207<sup>th</sup> Street, a line 100 feet southeasterly of Ninth Avenue, and West 206<sup>th</sup> Street;
15. changing from a C8-3 District to a C4-4A District property, bounded by Staff Street, Dyckman Street, Seaman Avenue, and a line 100 feet southwesterly of Dyckman Street;
16. changing from an R7-2 District to a C4-4D District property, bounded by:
  - a. a line 125 feet northwesterly of Broadway, Cumming Street, Broadway, a line 150 feet southwesterly of Academy Street, a line midway between Vermilyea Avenue and Broadway, a line 200 feet northeasterly of Dyckman Street, Broadway, and Dyckman Street;
  - b. a line 100 feet southeasterly of Cooper Street, West 207<sup>th</sup> Street, a line 125 feet northwesterly of Broadway, a line 100 feet northeasterly of West 207<sup>th</sup> Street, a line midway between Broadway and Vermilyea Avenue and its northeasterly prolongation, and a line 100 feet southwesterly of West 207<sup>th</sup> Street; and
  - c. a line 150 feet southeasterly of Sherman Avenue, a line 150 feet northeasterly of West 207<sup>th</sup> Street, Tenth Avenue, and a line 100 feet northeasterly of West 207<sup>th</sup> Street;
17. changing from a C4-4 District to a C4-4D District property, bounded by:
  - a. Broadway, a line 200 feet northeasterly of Dyckman Street, a line midway between Vermilyea Avenue and Broadway, and a line midway between Thayer Street and Dyckman Street; and
  - b. a line midway between Post Avenue and Nagle Avenue and its southwesterly prolongation, a line 100 feet northeasterly of Dyckman Street, Nagle Avenue, and a line midway between Thayer Street and Dyckman Avenue;
18. changing from a C8-3 District to a C4-4D District property, bounded by:
  - a. Broadway, West 218<sup>th</sup> Street, Tenth Avenue, and West 214<sup>th</sup> Street; and
  - b. a line 100 feet northwesterly of Tenth Avenue, West 213<sup>th</sup> Street, Tenth Avenue, a line 150 feet northeasterly of West 207<sup>th</sup> Street, a line 150 feet southeasterly of Sherman Avenue, Isham Street, Sherman Avenue, and a line 300 feet northeasterly of Isham Street;
19. changing from an R7-2 District to a C4-5D District property, bounded by:
  - a. a line 100 feet northwesterly of Broadway, Academy Street, a line 100 feet southeasterly of Cooper Street, West 204<sup>th</sup> Street, the northwesterly boundary lines of a Park (Dyckman House Park), a line 100 feet southeasterly of Cooper Street, a line 100 feet southwesterly of West 207<sup>th</sup> Street, a line midway between Broadway and Vermilyea Avenue, a line 150 feet southwesterly of Academy Street, Broadway, and Cumming Street; and
  - b. a line midway between Broadway and Vermilyea Avenue, a line 100 feet northeasterly of West 207<sup>th</sup> Street, Post Avenue, and a line 100 feet southwesterly of West 207<sup>th</sup> Street;
20. changing from a C4-4 District to a C4-5D District property, bounded by a line midway between Vermilyea Avenue and Broadway and its southwesterly prolongation, a line 100 feet northeasterly of Dyckman Street, a line midway between Post Avenue and Nagle Avenue and its southwesterly prolongation, and a line midway between Thayer Street and Dyckman Street;
21. changing from an M1-1 District to a C6-2 District property, bounded by Broadway, a line midway between West 218<sup>th</sup> Street and West 219<sup>th</sup> Street, a line 100 feet northwesterly of Ninth Avenue, West 219<sup>th</sup> Street, Ninth Avenue, and West 218<sup>th</sup> Street;
22. changing from an M2-1 District to a C6-2 District property, bounded by Ninth Avenue, the south easterly centerline prolongation of West 218<sup>th</sup> Street, the U.S. Pierhead and Bulkhead Line, and the southeasterly prolongation of a line 22 feet northeasterly of the southwesterly street line of West 218<sup>th</sup> Street;
23. changing from an M3-1 District to a C6-2 District property, bounded by Ninth Avenue, the southeasterly centerline prolongation of West 220<sup>th</sup> Street, a line 110 feet southeasterly of Ninth Avenue, a line 50 feet southwesterly of the southeasterly centerline prolongation of West 220<sup>th</sup> Street, the U.S. Pierhead and Bulkhead Line, and the southeasterly centerline prolongation of West 118<sup>th</sup> Street;
24. changing from a C8-4 District to a C6-2A District property, bounded by Broadway, West 214<sup>th</sup> Street, Tenth Avenue, and West 213<sup>th</sup> Street;
25. changing from an M2-1 District to an M1-4 District property, bounded by Broadway, the U.S. Pierhead and Bulkhead Line, the southeasterly centerline prolongation of West 220<sup>th</sup> Street, and Ninth Avenue;
26. changing from an M3-1 District to an M1-4 District property, bounded by the southeasterly centerline prolongation of West 220<sup>th</sup> Street, the U.S. Pierhead and Bulkhead Line, a line 50 feet southwesterly of the southeasterly centerline prolongation of West 220<sup>th</sup> Street, and a line 110 feet southeasterly of Ninth Avenue;
27. changing from an M1-1 District to an M1-5 District property, bounded by Broadway, Ninth Avenue, West 219<sup>th</sup> Street, a line 100 feet northwesterly of Ninth Avenue, and a line midway between West 218<sup>th</sup> Street and West 219<sup>th</sup> Street;
28. changing from an M3-1 District to an M2-4 District property, bounded by Ninth Avenue, West 204<sup>th</sup> Street, the U.S. Pierhead and Bulkhead Line, and West 202<sup>nd</sup> Street;
29. changing from an M1-1 District to an M1-4/R7A District property, bounded by a line 100 feet southeasterly of Tenth Avenue, West 203<sup>rd</sup> Street, a line 300 feet southeasterly of Tenth Avenue, and West 202<sup>nd</sup> Street;
30. changing from an M1-1 District to an M1-4/R9A District property, bounded by Tenth Avenue, West 203<sup>rd</sup> Street, a line 100 feet southeasterly of Tenth Avenue, West 202<sup>nd</sup> Street, a line 150 feet southeasterly of Tenth Avenue, and West 201<sup>st</sup> Street;
31. establishing within a proposed R7A District a C2-4 District bounded by:
  - a. Payson Avenue, a line 100 feet northeasterly of Dyckman Street, a line 125 feet northwesterly of Broadway, and Dyckman Street;
  - b. a line 100 feet northwesterly of Sherman Avenue, a line midway between Thayer Street and Dyckman Street, a line 100 feet southeasterly of Sherman Avenue, and Thayer Street;
  - c. a line 100 feet northwesterly of Nagle Avenue, a line midway between Thayer Street and Dyckman Street, Nagle Avenue, and Thayer Street;
  - d. a line 100 feet northwesterly of Sherman Avenue, a line 250 feet northeasterly of Dyckman Street, a line 100 feet southeasterly of Sherman Avenue, and a line 100 feet northeasterly of Dyckman Street;
  - e. Vermilyea Avenue, Academy Street, a line 100 feet northwesterly of Vermilyea Avenue, a line 100 feet northeasterly of Academy Street, a line 100 feet southeasterly of Vermilyea Avenue, and a line 100 feet southwesterly of Academy Street;
  - f. a line 100 feet northwesterly of Sherman Avenue, a line 100 feet northeasterly of Academy Street, Sherman Avenue, a line 100 feet southwesterly of West 204<sup>th</sup> Street, a line 100 feet northwesterly of Sherman Avenue, West 204<sup>th</sup> Street, Sherman Avenue, a line 100 feet southwesterly of West 207<sup>th</sup> Street, a line 100 feet southeasterly of Sherman Avenue, and Academy Street;
  - g. a line 100 feet northwesterly of Post Avenue, a line 100 feet northeasterly of West 204<sup>th</sup> Street, Post Avenue, and West 204<sup>th</sup> Street;
  - h. a line 100 feet northwesterly of Nagle Avenue, Academy Street, Nagle Avenue, and a line 100 feet southwesterly of Academy Street;
  - i. Cooper Street, a line 150 feet northeasterly of West 207<sup>th</sup> Street, a line 100 feet northwesterly of Broadway, a line 100 feet northeasterly of Isham Street, Broadway, West 213<sup>th</sup> Street, a line 100 feet southeasterly of Broadway, West 211<sup>th</sup> Street, Broadway, Isham Street, a line 100 feet southeasterly of Broadway, a line 150 feet northeasterly of West 207<sup>th</sup> Street, a line 100 feet northwesterly of Sherman Avenue, a line 100 feet southwesterly of Isham Street, Sherman Avenue, Isham Street, a line 100 feet southeasterly of Sherman Avenue, a line 150 feet northeasterly of West 207<sup>th</sup> Street, a line 150 feet southeasterly of Sherman Avenue, a line 100 feet northeasterly of West 207<sup>th</sup> Street, a line 125 feet northwesterly of Broadway, West 207<sup>th</sup> Street, a line 100 feet southeasterly of Cooper Street, and a line 100 feet southwesterly of West 207<sup>th</sup> Street;
  - j. a line 100 feet northwesterly of Sherman Avenue, a line 175 feet northeasterly of Isham Street, Sherman Avenue, and Isham Street;
  - k. a line 100 feet northwesterly of Broadway, West 215<sup>th</sup> Street, Broadway, and a northeasterly boundary line of a Park;

- l. Indian Road, West 218<sup>th</sup> Street a line 150 feet southeasterly of Indian Road, and a line 100 feet southwesterly of West 218<sup>th</sup> Street;
  - m. a line 100 feet southeasterly of Tenth Avenue, West 206<sup>th</sup> Street, a line 100 feet northwesterly of Ninth Avenue, and a line midway between West 205<sup>th</sup> Street and west 206<sup>th</sup> Street; and
  - n. a line 100 feet southeasterly of Tenth Avenue, a line midway between West 204<sup>th</sup> Street and West 205<sup>th</sup> Street, a line 100 feet northwesterly of Ninth Avenue, and a line midway between West 203<sup>rd</sup> Street and West 204<sup>th</sup> Street;
32. establishing within a proposed R7D District a C2-4 District bounded by a line 100 feet northwesterly of Broadway, West 218<sup>th</sup> Street, Broadway, and West 215<sup>th</sup> Street;
33. establishing within a proposed R8 District a C2-4 District bounded by:
- a. a line 100 feet southeasterly of Ninth Avenue, the southwesterly street line of former West 208<sup>th</sup> Street\*, the U.S. Pierhead and Bulkhead Line, and West 206<sup>th</sup> Street; and
  - b. Ninth Avenue, West 205<sup>th</sup> Street, the U.S. Pierhead and Bulkhead Line, and West 204<sup>th</sup> Street;
34. establishing within a proposed R8A District a C2-4 District bounded by:
- a. Post Avenue, a line 100 feet northeasterly of West 207<sup>th</sup> Street, Tenth Avenue, and a line 100 feet southwesterly of West 207<sup>th</sup> Street;
  - b. a line 100 feet southeasterly of Tenth Avenue, West 207<sup>th</sup> Street, a line 180 feet southeasterly of Tenth Avenue, a line passing through a point at angle 35 degrees to the northeasterly street line of West 207<sup>th</sup> Street distant 180 feet southeasterly (as measured along the street line) from the point of intersection of the northeasterly street line of West 207<sup>th</sup> Street and the southeasterly street line of Tenth Avenue, a line 100 feet northwesterly of Ninth Avenue, and West 206<sup>th</sup> Street;
  - c. a line midway between West 205<sup>th</sup> Street and West 206<sup>th</sup> Street, a line 100 feet southeasterly of Tenth Avenue, West 203<sup>rd</sup> Street, and Tenth Avenue; and
  - d. a line 100 feet northwesterly of Ninth Avenue, West 206<sup>th</sup> Street, a line 100 feet southeasterly of Ninth Avenue, West 205<sup>th</sup> Street, Ninth Avenue, and West 203<sup>rd</sup> Street;
35. establishing within a proposed R9A District a C2-4 District bounded by a line 100 feet northwesterly of Ninth Avenue, a line 100 feet northeasterly of 207<sup>th</sup> Street, Ninth Avenue, the southwesterly street line of former West 208<sup>th</sup> Street\*, a line 100 feet southeasterly of Ninth Avenue, and West 206<sup>th</sup> Street; and
36. establishing a Special Inwood District (IN) bounded by a line 125 feet northwesterly of Broadway, Academy Street, a line 100 feet southeasterly of Cooper Street, West 204<sup>th</sup> Street, Broadway, the northeasterly boundary line of a Park (Dyckman House Park) and its southeasterly prolongation, a line 100 feet southeasterly of Cooper Street, West 207<sup>th</sup> Street, a line 125 feet northwesterly of Broadway, a line 100 feet northeasterly of West 207<sup>th</sup> Street, a line 150 feet southeasterly of Sherman Avenue, Isham Street, Sherman Avenue, a line 300 feet northeasterly of Isham Street, a line 100 feet northwesterly of Tenth Avenue, West 213<sup>th</sup> Street, Broadway, West 215<sup>th</sup> Street, a line midway between Park Terrace East and Broadway, West 218<sup>th</sup> Street, Broadway, the U.S. Pierhead and Bulkhead Line, the southeasterly prolongation of a line 22 feet northeasterly of the southwesterly street line of West 218<sup>th</sup> Street, Tenth Avenue, West 207<sup>th</sup> Street, a line 180 feet southeasterly of Tenth Avenue, a line passing through a point at angle 35 degrees to the northeasterly street line of West 207<sup>th</sup> Street distant 180 feet southeasterly (as measured along the street line) from the point of intersection of the northeasterly street line of West 207<sup>th</sup> Street and the southeasterly street line of Tenth Avenue, a line 100 feet northwesterly of Ninth Avenue, a line 100 feet northeasterly of West 207<sup>th</sup> Street, Ninth Avenue, the northeasterly street line of former West 208<sup>th</sup> Street\*, the U.S. Pierhead and Bulkhead Line, West 206<sup>th</sup> Street, a line 100 feet southeasterly of Ninth Avenue, West 205<sup>th</sup> Street, the U.S. Pierhead and Bulkhead Line, the centerline of former Academy Street, West 201<sup>st</sup> Street, Tenth Avenue, a line 100 feet southwesterly of West 207<sup>th</sup> Street, a line midway between Vermilyea Avenue and Broadway, a line 100 feet northeasterly of Dyckman Street, Nagle Avenue, a line 100 feet southwesterly of Dyckman Street, Broadway, and Dyckman Street;

Borough of Manhattan, Community District 12, as shown on a diagram (for illustrative purposes only) dated April 18, 2018.

\*Note: West 208<sup>th</sup> Street between Ninth Avenue and the U.S. Pierhead and Bulkhead Line is proposed to be demapped under a concurrent

related application (C 180073 MMM) for an amendment of the City Map.

**No. 3**

**CD 12** **N 180205 ZRM**  
**IN THE MATTER OF** an application submitted by the New York City Economic Development Corporation, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York establishing the Special Inwood District (Article XIV, Chapter 2), and modifying related Sections, including Appendix F, for the purpose of establishing a Mandatory Inclusionary Housing area.

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

**ARTICLE I - GENERAL PROVISIONS**

**Chapter 1 - Title, Establishments of Controls and Interpretations of Regulations**

\* \* \*

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

\* \* \*

Establishment of the Special Hunts Point District

In order to carry out the special purposes of this Resolution as set forth in Article X, Chapter 8, the #Special Hunts Point District# is hereby established.

Establishment of the Special Inwood District

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

Establishment of Special Limited Commercial District

In order to carry out the special purposes of this Resolution as set forth in Article VIII, Chapter 3, the #Special Limited Commercial District# is hereby established.

\* \* \*

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

\* \* \*

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

\* \* \*

Special Hunts Point District

The "Special Hunts Point District" is a Special Purpose District designated by the letters "HP" in which special regulations set forth in Article X, Chapter 8, apply.

Special Inwood District

The "Special Inwood District" is a Special Purpose District designated by the letters "IN" in which special regulations set forth in Article XIV, Chapter 2, apply.

Special Limited Commercial District

The "Special Limited Commercial District" is a Special Purpose District designated by the letters "LC" in which special regulations set forth in Article VIII, Chapter 3, apply.

\* \* \*

**Chapter 4 - Sidewalk Cafe Regulations**

\* \* \*

**14-44**  
**Special Zoning Districts Where Certain Sidewalk Cafes Are Permitted**

\* \* \*

Manhattan	#Enclosed Sidewalk Cafe#	#Unenclosed Sidewalk Cafe#
	* * *	
Hudson Square District	Yes	Yes
<u>Inwood District</u>	No	Yes
Limited Commercial District	No	No <sup>1</sup>
	* * *	

**ARTICLE II - RESIDENCE DISTRICT REGULATIONS**

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

**23-00 APPLICABILITY AND GENERAL PURPOSES**

**23-01 Applicability of This Chapter**

\* \* \*

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

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

\* \* \*

**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 Grand Concourse Preservation District#;
- #Special Inwood District#;
- #Special Harlem River Waterfront District#;

\* \* \*

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

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

**24-01 Applicability of This Chapter**

\* \* \*

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

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

\* \* \*

**ARTICLE III – COMMERCIAL DISTRICT REGULATIONS**

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

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

**33-01 Applicability of This Chapter**

\* \* \*

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

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

\* \* \*

**Chapter 4 - Bulk Regulations for Residential Buildings in Commercial Districts**

**34-00 APPLICABILITY AND DEFINITIONS**

**34-01 Applicability of This Chapter**

\* \* \*

Existing #buildings or other structures# that do not comply with one or more of the applicable #bulk# regulations are #noncomplying buildings or other structures# and are subject to the regulations set forth in Article V, Chapter 4.

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

\* \* \*

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

**35-00 APPLICABILITY AND DEFINITIONS**

**35-01 Applicability of This Chapter**

\* \* \*

Existing #buildings or other structures# that do not comply with one or more of the applicable #bulk# regulations are #noncomplying buildings or other structures# and are subject to the regulations set forth in Article V, Chapter 4.

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

\* \* \*

**Chapter 7 - Special Urban Design Regulations**

**37-00 GENERAL PURPOSES**

Special urban design regulations are set forth in this Chapter to improve the quality of the streetscape and to promote a lively and engaging pedestrian experience along commercial streets in various neighborhoods.

The provisions of this Chapter shall apply as follows:

\* \* \*

(c) Section 37-30, inclusive, sets forth special streetscape provisions that apply in conjunction with provisions specified in the supplemental use provisions of Article III, Chapter 2, special provisions for certain areas in Article VI, or in Special Purpose Districts in Articles VIII through XIII and XIV;

\* \* \*

**ARTICLE IV – MANUFACTURING DISTRICT REGULATIONS Chapter 3 - Bulk Regulations**

**43-00 APPLICABILITY AND GENERAL PROVISIONS**

**43-01 Applicability of This Chapter**

\* \* \*

Special regulations applying to #large-scale community facility developments# are set forth in Article VII, Chapter 8.

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

\* \* \*

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

**Chapter 2 - Special Regulations Applying in the Waterfront Area**

\* \* \*

**62-10 GENERAL PROVISIONS**

\* \* \*

**62-13 Applicability of District Regulations**

\* \* \*

The regulations of this Chapter shall apply in the #Special St. George District# + following Special Purpose Districts except as specifically modified within the North Waterfront Subdistrict Special Purpose District provisions:

- #Special Inwood District#
- #Special St. George District#

\* \* \*

**62-90 WATERFRONT ACCESS PLANS**

\* \* \*

**62-94 Borough of Manhattan**

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

- M-1: Inwood, in the #Special Inwood District# as set forth in Section 142-60 (Inwood Waterfront Access Plan)

\* \* \*

**ARTICLE XIV – SPECIAL PURPOSE DISTRICTS****Chapter 2 - Special Inwood District****142-00****GENERAL PURPOSES**

The “Special Inwood 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 create a lively and attractive built environment that will provide amenities and services for the use and enjoyment of area residents, workers and visitors;
- (b) to encourage well-designed #development# that complements and enhances the built character of the neighborhood;
- (c) to enhance neighborhood economic diversity by broadening the range of housing choices for residents of varied incomes;
- (d) to maintain and establish physical and visual public access to and along the waterfront;
- (e) to promote the pedestrian orientation of ground floor uses in appropriate locations, and thus safeguard a traditional quality of higher density areas of the City;
- (f) to take advantage of the waterfront along the Harlem River, Sherman Creek, and the North Cove and create a public open space network;
- (g) to focus higher-density development in appropriate locations along wide, mixed-use corridors with good access to transit;
- (h) to provide flexibility of architectural design within limits established to assure adequate access of light and air to streets and public access areas, and thus encourage more attractive and economic building forms; and
- (i) to promote the most desirable use of land and development in accordance with the District Plan for the Inwood waterfront, and thus conserve and enhance the value of land and buildings, and thereby protect the City’s tax revenues.

**142-01****General Provisions**

The provisions of this Chapter shall apply within the #Special Inwood District#. The regulations of all other Chapters of this Resolution are applicable, except as superseded, supplemented or modified by the provisions of this Chapter. In the event of a conflict between the provisions of this Chapter and other regulations of this Resolution, the provisions of this Chapter shall control. However, 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 Hazard Areas), the provisions of Article VI, Chapter 4, shall control.

**142-02****District Plan and Maps**

The regulations of this Chapter are designed to implement the #Special Inwood District# Plan. The District Plan, including Map 1 (Subdistricts and Subareas) and Map 2 (Ground Floor Use and Curb Cut Regulations), is set forth in the Appendix to this Chapter and is hereby incorporated as part of this Resolution for the purpose of specifying locations where the special regulations and requirements set forth in this Chapter apply. In order to carry out the purposes and provisions of this Chapter, district maps are located in the Appendix to this Chapter and are hereby incorporated and made an integral part of this Resolution. They are incorporated for the purpose of specifying locations where special regulations and requirements, as set forth in the text of this Chapter, apply.

- Map 1. Special Inwood District - Subdistricts and Subareas
- Map 2. Special Inwood District - Ground Floor Use and Curb Cut Regulations
- Map 3. Waterfront Access Plan: Parcel Designation
- Map 4. Waterfront Access Plan: Public Access Areas
- Map 5. Waterfront Access Plan: Visual Corridors

**142-03****Subdistricts and Subareas**

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

- Sherman Creek Subdistrict A
- Tip of Manhattan Subdistrict B
- Commercial “U” Subdistrict C
- Upland Area Subdistrict D
- Infrastructure Zone Subdistrict E

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

Within Sherman Creek Subdistrict A:

- Subarea A1
- Subarea A2
- Subarea A3

Within Tip of Manhattan Subdistrict B:

- Subarea B1
- Subarea B2
- Subarea B3
- Subarea B4

The location and boundaries of subdistricts and subareas are outlined on Map 1 (Special Inwood District - Subdistricts and Subareas) in the Appendix to this Chapter.

**142-04****Applicability****142-041****Applicability of the Quality Housing Program**

In the #Special Inwood District#, any #buildings# containing #residences#, or any #building# containing #long-term care facilities# or philanthropic or non-profit institutions with sleeping accommodations, 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#.

**142-042****Applicability of the Inclusionary Housing Program**

For the purposes of applying the Inclusionary Housing Program provisions set forth in Section 23-154 and 23-90, #Mandatory Inclusionary Housing areas# within the #Special Inwood District# are shown in APPENDIX F of this Resolution.

**142-05****Modification of Use and Bulk Regulations for Zoning Lots Fronting on Former West 208th Street**

Where the #lot line# of a #zoning lot# coincides with the former boundary of West 208th Street, as shown on Map 1 in the Appendix to this Chapter, such #lot line# shall be considered a #street line# for the purpose of applying all #use# and #bulk# regulations of this Resolution.

**142-06****Development over a Street in Subarea A1**

In Subarea A1, as shown on Map 1 (Special Inwood District – Subdistricts and Subareas) in the Appendix to this Chapter, when a volume above a #street#, or portion thereof, has been eliminated, discontinued or closed, such volume may, at the option of an owner of a #zoning lot# adjoining such volume, be considered part of the adjoining #zoning lot#, and a #development# or #enlargement# may be located within such volume that is part of or connected to a #building# on the adjoining #zoning lot# utilizing #floor area# generated by the adjoining #zoning lot#, provided that the #street# below the volume is provided with lighting in accordance with Department of Transportation standards. In no event shall such volume contribute to the amount of #lot area# of any #zoning lot# for the purposes of generating #floor area#.

**142-07****Shoreline boundary**

For the purposes of this Chapter, the #shoreline# shall be as shown on a survey available on the Department of City Planning website

**142-10****SPECIAL USE REGULATIONS**

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

**142-11****Permitted Uses**

#Physical culture or health establishments# shall be permitted as-of-right in C2-4, C4-4D, C4-5D, C6-2, M1-4 and M1-5 Districts. For the purposes of applying the underlying regulations to such #use#, a #physical culture or health establishment# shall be considered a Use Group 9 #use# and shall be within parking requirement category B.

In Subarea B1, as shown on Map 1 (Special Inwood District – Subdistricts and Subareas) in the Appendix to this Chapter, commercial or public utility vehicle storage, open or enclosed, including #accessory# motor fuel pumps, as listed in Use Group 16C, shall be a permitted #use#.

In Subareas B2 and B3, as shown on Map 1, all #uses# listed in Use Groups 3 and 4 shall be permitted #uses#, and Use Group 6A food stores, including supermarkets, grocery stores, or delicatessen stores, shall not be limited to #floor area# per establishment.

#### 142-112

##### Special provisions for transient hotels

The #development# or #enlargement# of a #building# containing a #transient hotel#, as listed in Section 32-14 (Use Group 5), or the #conversion# or change of #use# within an existing #building# to a #transient hotel#, shall only be allowed in C2 Districts, subject to the locational criteria set forth in the double-asterisked footnote of Use Group 5 in Section 32-14, and in C4, C6 or M1 Districts:

- (a) upon certification by the Chairperson of the City Planning Commission to the Commissioner of Buildings that the residential development goal, as set forth in this Section, has been met, or
- (b) where such residential development goal has not been met, by special permit by the City Planning Commission. To permit such a #transient hotel#, the Commission shall find that:
  - (1) sufficient sites are available in the area to meet the residential development goal; or
  - (2) a harmonious mix of #residential# and non-#residential# uses has been established in the area, and the #transient hotel# is consistent with the character of the surrounding area.

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

For the purpose of applying the provisions of this Section, the residential development goal shall be met when at least 3,860 #dwelling units# within the #Special Inwood District# have received temporary or final certificates of occupancy subsequent to [date of adoption].

#### 142-113

##### Regulations for manufacturing uses in Subareas B2 and B3

In Subareas B2 and B3, as shown on Map 1 (Special Inwood District – Subdistricts and Subareas) in the Appendix to this Chapter, the #manufacturing uses# permitted in M1 Districts shall be subject to the modifications set forth in Section 123-22 (Modification of Use Groups 16, 17 and 18), inclusive.

#### 142-12

##### Location of Uses

In C2 Districts mapped within R7 or R8 Districts, for #buildings# constructed after [date of adoption], the underlying provisions of Section 32-421 (Limitation on floors occupied by commercial uses) shall be modified to permit #commercial uses# listed in Use Groups 6, 7, 8, 9 or 14 on the second #story# of a #building# occupied on one or more of its upper #stories# by #residential uses# or by #community facility uses#, and provided no #commercial uses# are located directly over any #dwelling units#.

In C4 or C6 Districts, the underlying provisions of Section 32-422 (Location of floors occupied by commercial uses) shall be modified for #mixed buildings# to permit #dwelling units# on the same #story# as a #commercial use# provided no access exists between such #uses# at any level containing #dwelling units#, and provided no #commercial uses# are located directly over any #dwelling units#. However, such #commercial uses# may be located over #dwelling units# by authorization of the City Planning Commission upon a finding that sufficient separation of #residential uses# from #commercial uses# exists within the #building#.

In Subareas A1, B2 and B3, as shown on Map 1 (Special Inwood District – Subdistricts and Subareas) in the Appendix to this Chapter, no #uses# listed in Use Group 6A, 6C or 10A shall be permitted above the ground floor level.

#### 142-13

##### Enclosure Requirements in Subdistrict E

In Subdistrict E, #commercial# and #manufacturing# activities and storage #uses# shall not be subject to the provisions of Section 42-41 (Enclosure of Commercial and Manufacturing Activities) or Section 42-42 (Enclosure or Screening of Storage).

#### 142-14

##### Ground Floor Level Requirements

For the purposes of applying the special #ground floor level# streetscape provisions set forth in Section 37-30 to this Chapter,

any portion of a #ground floor level street# frontage along #streets# designated on Map 2 (Ground Floor Use and Curb Cut Regulations) in the Appendix to this Chapter shall be considered #primary street frontages#, and shall consist of Type 1 and Type 2 #primary street frontages#. A #ground floor level street# frontage along any other #street# shall be considered a #secondary street frontage#. For the purposes of this Section, defined terms shall include those in Sections 12-10 and 37-311.

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

##### (a) Along #primary street frontages#

###### (1) Type 1 #primary street frontages#

For #buildings#, or portions thereof, with Type 1 #primary street frontage#, #uses# on the #ground floor level#, to the minimum depth set forth in Section 37-32 (Ground Floor Depth Requirements for Certain Uses), shall be limited to non-#residential uses#, except for Type 1 lobbies and entrances and exits to #accessory# parking spaces provided in accordance with the applicable provisions of Section 37-33 (Maximum Width of Certain Uses). Group parking facilities located on the #ground floor level# shall be wrapped by #floor area# in accordance with the provisions of paragraph (a) of Section 37-35 (Parking Wrap and Screening Requirements). #Ground floor level street walls# shall be glazed in accordance with the provisions set forth in Section 37-34 (Minimum Transparency Requirements), except that in M1 Districts in Subdistrict B, where the #ground floor level# is occupied by #uses# in Use Groups 16, 17 or 18, up to 50 percent of the #ground floor level street wall# width may be exempt from such regulations.

###### (2) Type 2 #primary street frontages#

For #buildings#, or portions thereof, with Type 2 #primary street frontage#, all #uses# permitted by the underlying district shall be permitted on the #ground floor level#, provided that group parking facilities located on the #ground floor level# shall be wrapped by #floor area# in accordance with the provisions of paragraph (a) of Section 37-35.

However, in Subarea A1 or B1, as shown on Map 1, for #buildings# containing predominantly commercial or public utility vehicle storage, including #accessory# fuel pumps, as listed in Use Group 16C, the screening provisions of Paragraph (b) of Section 37-35 may be utilized as an alternative to such wrapping requirement and any transparency requirements need not apply.

##### (b) Along #secondary street frontages#

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

##### (c) For blank walls

In #Commercial Districts# or #Manufacturing Districts#, any #street wall# width exceeding 50 feet with no transparent elements on the #ground floor level# shall provide planting or wall treatment in accordance with the provisions of Section 142-141 (Special Streetscape Provisions for Blank Walls).

The level of the finished floor of such ground floor shall be located not higher than five feet above nor lower than five feet below the as-built level of the adjoining #street#.

In C4-5D Districts, and in C2 Districts mapped within R7D Districts, the provisions of Section 32-434 (Ground floor use in C4-5D and C6-3D Districts and in certain C2 Districts) shall not apply. In lieu thereof, the provisions of this Section shall apply.

#### 142-141

##### Special Streetscape Provisions for Blank Walls

Where visual mitigation elements are required on a blank wall along the #ground floor level street wall#, pursuant to the provisions of Section 142-14 (Ground Floor Level Requirements), at least 75 percent of the linear footage of any such blank wall shall be treated by any of the following visual mitigation elements, or both.

**(a) Planting**

When planting is provided as a visual mitigation element, any combination of perennials, annuals, decorative grasses or shrubs shall be provided in planting beds, raised planting beds or planter boxes in front of the #street wall#. Each foot in width of a planting bed, raised planting bed or planter box, as measured parallel to the #street wall#, shall satisfy one linear foot of frontage mitigation requirement. Such planting bed shall extend to a depth of at least three feet, inclusive of any structure containing the planted material. Any individual planted area shall have a width of at least five feet, and the height of such planting, inclusive of any structure containing the planted materials, shall be at least three feet.

At least 25 percent of such #street wall# width shall be planted in accordance with the provisions of this paragraph.

**(b) Wall treatment**

When a wall treatment is provided as a visual mitigation element, permitted signs, graphic or sculptural art, rustication, decorative screening or latticework, or living plant material, shall be provided along the #street wall#. Each linear foot of wall treatment shall constitute one linear foot of frontage mitigation requirement. Such wall treatment shall extend to a height of at least 10 feet, as measured from the level of the adjoining sidewalk or grade, and have a minimum width of 10 feet, as measured parallel to the #street wall#.

**142-20****SPECIAL FLOOR AREA REGULATIONS**

The underlying #floor area# regulations are modified by the provisions of this Section, inclusive.

**142-21****Floor Area Regulations on Waterfront Blocks**

On #waterfront blocks#, the provisions of Section 62-31 (Bulk Computations on Waterfront Zoning Lots) shall be modified so that #lot area# that is seaward of the #shoreline# shall not be included for the purpose of determining allowable #floor area# or to satisfy any other #bulk# regulation.

**142-22****Floor Area Regulations in Subareas A2, A3 and B1**

In Subareas A2, A3 and B1, as shown on Map 1 (Special Inwood District – Subdistricts and Subareas) in the Appendix to this Chapter, the #floor area# regulations shall be modified as follows:

For #zoning lots# without a #shoreline#, or for #zoning lots# with a #shoreline# length of 100 feet or less, the maximum #residential floor area ratio# shall be 4.6. For #zoning lots# with a #shoreline# length of more than 100 feet, the maximum #residential floor area ratio# shall be as set forth in Paragraph (d) of Section 23-154 (Inclusionary Housing) for the particular district.

For #zoning lots# that are divided by zoning district boundary lines, #floor area# may be distributed within a #zoning lot# without regard to zoning district boundary lines.

#Accessory# parking located below a height of 33 feet shall be exempt from the definition of #floor area#.

**142-23****Floor Area Regulations in Subarea B2 and B3**

In Subarea B2, as shown on Map 1 (Special Inwood District – Subdistricts and Subareas) in the Appendix to this Chapter, all permitted #uses# shall have a permitted #floor area ratio# of 2.0. In Subarea B3, as shown on Map 1, the base #floor area ratio# shall be 5.0, and may be increased only in accordance with the provisions of this Section.

The Chairperson of the City Planning Commission shall allow, by certification, a transfer of #floor area# from a #zoning lot# located in Subarea B2 to a #zoning lot# located in Subarea B3 provided that the provisions of this Section are met. For the purpose of this Section, a “granting lot” shall mean a #zoning lot# within Subarea B2 that transfers #floor area#, pursuant to this Section, and a “receiving lot” shall mean a #zoning lot# within Subarea B3 that receives additional #floor area#, pursuant to this Section.

Such certification for a transfer of #floor area# shall be subject to the following conditions:

- (a) the maximum amount of #floor area# that may be transferred from a granting lot shall be based on a #floor area ratio# of 2.0, less the total #floor area# of all existing #buildings# on the granting lot and any previously transferred #floor area#;
- (b) each transfer, once completed, shall irrevocably reduce the amount of #floor area# that may be #developed# or #enlarged# on the granting lot by the amount of #floor area# transferred;
- (c) for #developments# or #enlargements#, which in the aggregate for both the granting lot and the receiving lot, involve an increase in the #floor area# of more than 20,000 square feet of the amount existing on [date of adoption], a waterfront certification, pursuant to Section 62-811 (Waterfront public access and visual corridors) has been granted; and
- (d) prior to the issuance of a building permit, as set forth in this Section, the owners of the granting lot and the receiving lot 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 lot and the receiving lot 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 and numbers, the granting lot and the receiving lot that are a party to such transfer.

An application filed with the Chairperson for certification, pursuant to this Section shall be made jointly by the owners of the granting lot and the receiving lot, and shall include site plans and zoning calculations for the granting lot and receiving lot showing the additional #floor area# associated with the transfer, and any such other information as may be required by the Chairperson.

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

A separate application shall be filed for each transfer of #floor area# to any #zoning lot#, pursuant to this Section.

**142-30****SPECIAL YARD REGULATIONS**

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

In Subareas A1 and B3, as shown on Map 1 (Special Inwood District – Subdistricts and Subareas) in the Appendix to this Chapter, no #rear yard equivalents# are required for #through lots# or #through lot# portions of a #zoning lot#.

In Subdistrict D, no #rear yard# is required along any portion of a #rear lot line# that is coincident with a #lot line# of the rail yard for the Metropolitan Transportation Authority located east of Tenth Avenue between West 207th Street and West 215th Street.

A #waterfront yard#, as defined in Section 62-11 (Definitions), shall be provided on any portion of a #zoning lot#, located within 40 feet of the #shoreline#. Any other #yard# regulations shall be inapplicable within such portion of a #zoning lot#.

**142-40****SPECIAL HEIGHT AND SETBACK REGULATIONS**

In Subareas A1, B2 and in Subdistrict E, as shown on Map 1 (Special Inwood District – Subdistricts and Subareas) in the Appendix to this Chapter, the height and setback regulations of the underlying districts shall apply.

In Subareas A2, A3, B1, B3 and B4, the height and setback regulations of Sections 142-41 through 142-47 shall apply, and all heights shall be measured from the #base plane#.

In Subdistricts C and D, the height and setback regulations of the underlying districts are modified by Sections 142-48 (Special Regulations for Certain Sites in Subdistrict C) and 142-49 (Height and Setback for Certain Sites in Subdistricts C and D), as applicable.

**142-41  
Permitted Obstructions in Subareas A2, A3, B1, B3 and B4**

In Subareas A2, A3, B1, B3 and B4, as shown on Map 1 (Special Inwood District – Subdistricts and Subareas) in the Appendix to this Chapter, the provisions of Section 33-42 (Permitted Obstructions) shall apply to all #buildings#. In addition, along all #street# frontages, dormers may penetrate a maximum base height in accordance with the provisions of Paragraph (c)(1) of Section 23-621 (Permitted obstructions in certain districts), and balconies shall be permitted in conjunction with #residential uses# as set forth in Section 23-132 (Balconies in R6 through R10 Districts).

**142-42  
Height and Setback for Zoning Lots in Subareas A2, A3 and B1 With 100 Feet or Less of Shoreline**

In Subareas A2, A3 and B1, as shown on Map 1 (Special Inwood District – Subdistricts and Subareas) in the Appendix to this Chapter, for #zoning lots# that do not have a #shoreline# or that have a #shoreline# with a length of 100 feet or less, the height and setback regulations for R7A Districts set forth in Sections 23-662 (Maximum height of buildings and setback regulations) and 23-664 (Modified height and setback regulations for certain Inclusionary Housing buildings or affordable independent residences for seniors), as applicable, shall apply.

The #street wall# location requirements of Paragraph (b) of Section 35-651 shall apply to #street# frontages along and within 50 feet of Ninth Avenue, and the #street wall# requirements of Paragraphs (a)(1) and (2) of Section 35-651 shall apply along all other #street# frontages of the #zoning lot#. The #street wall# articulation provisions of Paragraph (e) of Section 35-651 shall apply along all #street# frontages.

**142-43  
Height and Setback for Zoning Lots in Subarea A2 With More Than 100 Feet of Shoreline**

In Subarea A2, as shown on Map 1 (Special Inwood District – Subdistricts and Subareas) in the Appendix to this Chapter, for #zoning lots# that have a #shoreline# with a length of more than 100 feet, the following height and setback regulations shall apply:

(a) #Street wall# location

The #street wall# location requirements of paragraph (b) of Section 35-651 shall apply to #street# frontages along and within 50 feet of Ninth Avenue, and the #street wall# requirements of Paragraphs (a)(1) and (2) of Section 35-651 shall apply along all other #street# frontages of the #zoning lot#. For the purposes of applying such regulations, all #street walls# shall extend to at least the minimum base height set forth in Paragraph (b) of this Section, or the height of the #building#, whichever is less. The #street wall# articulation provisions of Paragraph (e) of Section 35-651 shall apply along all #street# frontages.

(b) Base height and setbacks

The minimum base height shall be 60 feet on all #street# frontages. Within R9A Districts, or C1 or C2 Districts mapped within R9A Districts, the maximum base height shall be 105 feet. Within R8 Districts, or C1 or C2 Districts mapped within R8 Districts, the maximum base height before setback shall be 105 feet if the #building's# maximum overall height does not exceed 155 feet, or 85 feet if a #building# is developed with a tower in accordance with the regulations of Paragraph (e) of this Section.

At a height not lower than the minimum base height nor higher than the maximum base height specified for the applicable district, a setback with a minimum depth of 10 feet shall be provided from the #street wall# of the base. The provisions of Paragraphs (c)(2) through (c)(4) of Section 23-662 (Maximum height of buildings and setback regulations) shall apply to such setbacks.

(c) Within 70 feet of the #shoreline#

Within 70 feet of the #shoreline#, the height of a #building# along 30 percent of the length of a #zoning lot#, as measured parallel to Ninth Avenue, shall be limited to a maximum height of 30 feet, and the height along the remaining 70 percent may rise to a maximum height of 85 feet.

(d) Maximum #building# height

The maximum #building# height shall be 155 feet, except where towers are provided in accordance with Paragraph (e) of this Section.

(e) Optional tower regulations

For #zoning lots# that have a #lot area# of more than one acre, a "tower" shall be permitted above a height of 125 feet, provided that:

- (1) the gross area of any #story# shall not exceed 9,000 square feet, except that any dormers provided within the setback area shall not be included in such gross area;
  - (2) the gross area of any #story# above 205 feet shall not exceed 90 percent of the gross area of the highest #story# that is located entirely below a height of 205 feet;
  - (3) no portion of such tower shall be located within 80 feet of the #shoreline#;
  - (4) the width of such tower shall not exceed 100 feet, as measured parallel to Ninth Avenue. Such width shall be measured in plan and shall include the total width of the combined #lot coverage# of all #stories# above 125 feet; and
  - (5) The maximum height of such tower shall not exceed 245 feet.
- #Zoning lots# with a #lot area# in excess of 1.5 acres may contain a second tower, provided that the heights of the two towers differ by at least 50 feet from each other, and provided that the combined width of the towers does not exceed 140 feet, as measured parallel to Ninth Avenue. Such width shall be measured in plan and shall include the total width of the combined #lot coverage# of all #stories# above 125 feet.

**142-44  
Height and Setback for Zoning Lots in Subarea A3 With More Than 100 Feet of Shoreline**

In Subarea A3, as shown on Map 1 (Special Inwood District – Subdistricts and Subareas) in the Appendix to this Chapter, for #zoning lots# that have a #shoreline# with a length of more than 100 feet, the height and setback regulations of this Section shall apply:

(a) Base along West 207th Street and Ninth Avenue

Along the West 207th Street and Ninth Avenue frontages, all #buildings# shall have a minimum base height of 60 feet, or the height of the #building#, whichever is less, and a maximum base height of 105 feet. The #street wall# location requirements of Paragraph (a)(1) and (2) of Section 35-651 shall apply along both #streets#. The boundary of any easement required for a #street# or sidewalk widening, pursuant to Section 142-64 shall be considered the #street line# for the purpose of this Section.

At a height not lower than the minimum base height nor higher than the maximum base height, a setback with a minimum depth of 10 feet shall be provided from the #street wall# of the base. The provisions of Paragraphs (c)(2) through (c)(4) of Section 23-662 (Maximum height of buildings and setback regulations) shall apply to such setbacks.

(b) Within 70 feet of the #shoreline#

Within 70 feet of the #shoreline#, the maximum #building# height shall be 85 feet.

(c) Within 30 feet of former West 208th Street

Within 30 feet of Former West 208th Street, as shown on Map 1 in the Appendix to this Chapter, the height of a #building# along 30 percent of the length of a #zoning lot#, as measured along the former extent of West 208th Street, shall not exceed 30 feet, and the height of the remaining 70 percent may rise to a maximum height of 85 feet.

(d) Maximum #building# height

Within the portion of the #zoning lot# that is beyond 100 feet of West 207th Street, the maximum #building# height shall be limited to 145 feet. Within the portion of the #zoning lot# that is within 100 feet of West 207th Street, the maximum #building# height shall be 175 feet, except where towers are provided in accordance with Paragraph (e) of this Section.

(e) Optional tower regulations

For #zoning lots# that have a #lot area# of more than one acre, a "tower" shall be permitted above a height of 175 feet, provided that:

- (1) the gross area of any #story# shall not exceed 10,000 square feet, except that any dormers provided within the setback area shall not be included in such gross area;
- (2) the gross area of any #story# above 255 feet shall not exceed 90 percent of the gross area of the highest #story# that is located entirely below a height of 255 feet; and
- (3) The maximum height of such tower shall not exceed 295 feet.

**142-45  
Height and Setback for Zoning Lots in Subarea B1 With More Than 100 Feet of Shoreline**

In Subarea B1, as shown on Map 1 (Special Inwood District – Subdistricts and Subareas) in the Appendix to this Chapter, for #zoning lots# that have a #shoreline# with a length of more than 100

feet, the height and setback regulations of Section 142-43 (Height and Setback for Sites in Subarea A2 With More Than 100 Feet of Shoreline) shall apply, except that Paragraph (e) of such Section shall be modified to allow the gross area of any #story# in a tower to be up to 10,000 square feet and to rise to a height of 265 feet, provided that the gross area of any #story# above 225 feet shall not exceed 90 percent of the gross area of the highest #story# that is located entirely below 225 feet. All #visual corridors# established by Section 142-60 (INWOOD WATERFRONT ACCESS PLAN) shall be treated as a #street line# for the purposes of applying all height and setback regulations.

#### **142-46 Height and Setback in Subarea B3**

In Subarea B3, as shown on Map 1 (Special Inwood District – Subdistricts and Subareas) in the Appendix to this Chapter, the maximum #building# height shall be 125 feet within 10 feet of a #street line#. Beyond 10 feet of a #street line#, the maximum #building# height shall be 265 feet.

#### **142-47 Height and Setback in Subarea B4**

In Subarea B4, as shown on Map 1 (Special Inwood District – Subdistricts and Subareas) in the Appendix to this Chapter, the height of a #building# within 10 feet of a #street line# shall not exceed 125 feet. Portions of #buildings# located beyond 10 feet of a #street line# may rise to a maximum height of 210 feet. Any #development# or #enlargement# with frontage on West 218th Street must provide a sidewalk widening with a minimum depth of five feet along such frontage. The boundary of such sidewalk widening shall be considered the #street line# for the purpose of this Section.

#### **142-48 Special Regulations for Certain Sites in Subdistrict C**

In Subdistrict C, as shown on Map 1 (Special Inwood District – Subdistricts and Subareas) in the Appendix to this Chapter, for #zoning lots# which share a #side lot line# with an adjacent #zoning lot# that is #developed# with a #building# constructed prior to December 15, 1961 that contains #residences# with #legally required windows# facing and located within 15 feet of the shared #side lot line#, the underlying height and setback provisions shall be modified by the provisions of this Section.

The #street wall# location provisions of Paragraph (b)(1) of Section 35-651 shall apply except that where an adjoining #zoning lot# contains #residences# with #legally required windows# facing and within 15 feet of a shared #side lot line#, the #street wall# of a #building# need not extend along the entire #street# frontage of such a #zoning lot# if an open area is provided above the level of the first #story# or a height of 15 feet, whichever is lower, along the entire shared #side lot line#. Where such an open area is provided, the #street# frontage of such open area may be excluded for the purpose of applying the #street wall# location provisions of Paragraph (b)(2) of Section 35-651.

In addition, where an open area with a depth of at least 15 feet, as measured perpendicular from the shared #side lot line#, and is provided in the form of a recess, #court# or other open area is provided along shared #side lot line#, and such open area is provided adjacent to all portions of a #building# on an adjoining #zoning lot# that contain #legally required windows# facing and located within 15 feet of the shared #side lot line#, the maximum height for the #building# set forth in Section 23-662, 23-664, 35-652 or 35-654, as applicable, may be increased by 10 feet; and the maximum number of #stories#, if applicable, may be increased by one.

#Zoning lots# may apply the regulations of this Section along multiple #side lot lines# where applicable, but in no case shall the permitted #building# height be increased by more than one #story# or 10 feet, whichever is lower.

#### **142-49 Height and Setback for Certain Zoning Lots in Subdistricts C and D**

In Subdistrict D, as shown on Map 1 (Special Inwood District – Subdistricts and Subareas) in the Appendix to this Chapter, for portions of #zoning lots# that are located within 30 feet of West 201st Street, the underlying height and setback regulations of Section 23-66 (Height and Setback Requirements for Quality Housing Buildings) shall be modified to limit maximum #building# height to 85 feet.

In Subdistricts C and D, for portions of #zoning lots# located within 100 feet of a #street# that contains an elevated rail line, the underlying height and setback regulations shall be modified as follows:

- (a) the minimum required base height shall be 25 feet;
- (b) the maximum permitted #building# height shall be 165 feet and the maximum number of #stories# shall be 16; and
- (c) along the frontage of a #street# that contains an elevated rail line, the #street wall# location regulations of paragraph (a)(1) of Section 35-651 shall apply.

#### **142-50 SPECIAL OFF-STREET PARKING AND LOADING REGULATIONS**

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

#### **142-51 Required Accessory Parking Spaces for Residences**

The requirements of Sections 25-23 (Requirements Where Group Parking Facilities Are Provided) are modified to require #accessory residential# off-street parking spaces for a minimum of 20 percent of new #residences#. The number of #accessory# off-street parking spaces required may be reduced or waived as set forth in the underlying district regulations.

#### **142-52 Required Accessory Parking Spaces for Commercial or Community Facility Uses in Certain Districts**

No #accessory# parking is required for new #commercial# or #community facility uses# in #mixed buildings# in C2-4, C4-4D, or C4-5D Districts.

#### **142-53 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 after written request for such space is made to the landlord.

#### **142-54 Accessory Parking on a Roof in Subarea A1**

In Subarea A1, the underlying off-street parking regulations of Section 44-11 (General Provisions) are modified to permit #accessory# parking to be located on the roof of any #story# of a #building#.

#### **142-55 Curb Cuts**

For #zoning lots# with frontage along both a #street# specified as a Type 1 or Type 2 primary street on Map 2 (Ground Floor Use and Curb Cut Regulations) in the Appendix to this Chapter, and along a frontage that is not specified on Map 2, no curb cuts accessing off-street parking facilities or loading berths shall be permitted for along the primary street frontage.

#### **142-60 INWOOD WATERFRONT ACCESS PLAN**

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

Map 3 (Waterfront Access Plan: Parcel Designation), Map 4 (Waterfront Access Plan: Public Access Areas), and Map 5 (Waterfront Access Plan: Visual Corridors) in the Appendix to this Chapter show the boundaries of the area comprising the Inwood Waterfront Access Plan, boundaries of parcels within the Plan, and the location of certain features mandated or permitted by the Plan.

The Plan has been divided into parcels consisting of tax blocks and lots and other lands as established on [date of adoption], as follows:

Parcel 1:	block 2215, lots 877 and 885; and block 2197, lots 67, 71, 74 and 174
Parcel 2/3:	block 2197, lot 47 and 75
Parcel 4:	block 2188, lot 1
Parcel 5:	block 2187, lots 1, 5, 7 and 20
Parcel 6:	block 2185, lots 25, 36 and 51
Parcel 7:	block 2185, lots 1 and 10
Parcel 8:	block 2184, lots 20 and 40

Within the #Special Inwood District#, the parcels of land designated in this Section need not be contiguous for the area to be considered to be a Waterfront Access Plan, pursuant to Section 62-911.

For the purposes of this Section, inclusive, defined terms shall include those listed in Section 12-10 (DEFINITIONS) and Section 62-11 (Definitions).

#### **142-61 Lot area and waterfront public access area requirements**

For the purposes of determining requirements for #waterfront public access areas#, #lot area# shall not include any portion of a #zoning# lot that is seaward of the #shoreline#. For the purposes of determining the applicability of #waterfront public access area# requirements, pursuant to Section 62-52, all #zoning lots# with portions located within 40 feet of the #shoreline# shall be considered #waterfront zoning lots#.

On Parcel 1, as shown on Map 3 (Waterfront Access Plan: Parcel Designation) in the Appendix to this Chapter, for the purposes of calculating the total #waterfront public access area# requirements on a "granting lot," as described in Section 142-23 (Floor Regulations in

Subarea B2 and B3), #lot area# shall be the combined #lot area# of all “granting lots” and all “receiving lots.”

#### 142-62

##### Tip of Manhattan, Subdistrict B

In Tip of Manhattan Subdistrict B, for Parcels 1, 2 & 3, as shown on Map 3 (Waterfront Access Plan: Parcel Designation) in the Appendix to this Chapter, the following regulations shall apply.

- (a) Applicability of #waterfront public access area requirements# to Use Group 16

In Subarea B1, as shown on Map 1, #developments# of #buildings# containing exclusively commercial or public utility vehicle storage, including #accessory# fuel pumps, as listed in Use Group 16C, shall be exempted from #waterfront public access area# requirements#.

- (b) #Shore public walkways#

- (1) the minimum width of a #shore public walkway# set forth in Section 62-53 (Shore Public Walkways) shall be reduced to 20 feet;
- (2) the minimum width of the screening buffer shall be five feet;
- (3) on Parcel 1, no #shore public walkway# shall be required.

- (c) #Upland connections#

On Parcel 2/3, #upland connections# shall be provided along the shared boundary between Parcels 1 and Parcel 2/3, and within 100 feet south of the prolongation of the southerly #street line# of West 219<sup>th</sup> Street.

- (d) #Supplemental public access areas#

- (1) on Parcel 1, #supplemental public access area# shall be bounded by Ninth Avenue to the west, the shared boundary of Parcels 1 and 2 to the south, and the stabilized shore to the east. Section 62-571 (Location and area requirements for supplemental public access areas) shall not apply to such #supplemental public access area#;
- (2) on Parcel 2/3, #supplemental public access area# shall be located at the intersection of the #upland connection# and the #shore public walkway#. Section 62-571 shall be modified to allow the longest side of such #supplemental public access area# to adjoin the #upland connection# provided that the maximum depth measured perpendicular to the #upland connection# does not exceed 1.5 times the width measured parallel to the #upland connection#.

- (e) #Visual corridors#

#Visual corridors# shall be provided at three locations as shown on Map 5 (Waterfront Access Plan: Visual Corridors) in the Appendix to this Chapter:

- (1) within the prolongation of the #street lines# of West 220<sup>th</sup> Street;
- (2) within the prolongation of the #street lines# of Ninth Avenue;
- (3) within the area between the prolongation of the centerline of West 218<sup>th</sup> Street and a line parallel to and 50 feet north of such centerline. In the event that such #visual corridor abuts# an open area with a minimum depth of 20 feet along the entire length of such #visual corridor#, and an easement for such open area has been recorded against the property, the minimum dimension of a #visual corridor# set forth in 62-512 (Dimensions of visual corridors) may be reduced to 30 feet.

#### 142-63

##### Sherman Creek Subdistrict A

In the Sherman Creek Subdistrict A, Parcels 4, 5, 6, 7 and 8, as shown on Map 3 (Waterfront Access Plan: Parcel Designation) in the Appendix to this Chapter, the following regulations shall apply.

- (a) #Shore public walkways#

- (1) #Waterfront zoning lots# that have a #shoreline# measuring more than 100 feet shall provide a #shore public walkway# as required by Section 62-53 (Requirements for Shore Public Walkways).
- (2) #Zoning lots# within or partially within 40 feet of the #shoreline# that do not #abut# the #shoreline#, or that contain a #shoreline# measuring 100 feet or less shall provide either:
  - (i) a #shore public walkway#, located partly on the #zoning lot# and partly on an adjoining #waterfront zoning lot#; or
  - (ii) a #shore public walkway# on any portion of the #zoning lot# within 40 feet of the #shoreline#. Such #shore public walkway# shall have a minimum width of 14 feet, and its pedestrian circulation path shall connect to and provide access from adjoining public #streets#, parks or public places. Such #shore public walkway# shall extend beyond 40 feet of the #shoreline# as necessary to satisfy the minimum dimensional requirements, but the total area of the #shore public walkway# need not exceed an area equivalent to that portion of the #zoning lot# within 40 feet of the #shoreline#. The provisions of Section 62-62 (Design Requirements for Shore Public Walkways and Supplemental Public Access Areas) shall be modified to allow the circulation path to have a minimum width of 10 feet and to be located entirely beyond 10 feet from the #shoreline#. In addition, for Parcels 5, 6 or 7, the planting requirements set forth in Paragraph (c)(1) of Section 62-62 need not apply.

Where the #zoning lot# does not include the #shoreline#, the design of the #shore public walkway# shall be compatible with the future improvement of public access areas on the land between the #zoning lot# and the #shoreline#.

- (3) The primary circulation path required, pursuant to Section 62-62 shall be provided at a minimum elevation of 7.5 feet above the #shoreline#, except that such requirement need not include portions of a circulation path that slope downward to meet the elevation of an existing publicly accessible sidewalk.

- (b) #Supplemental public access areas#

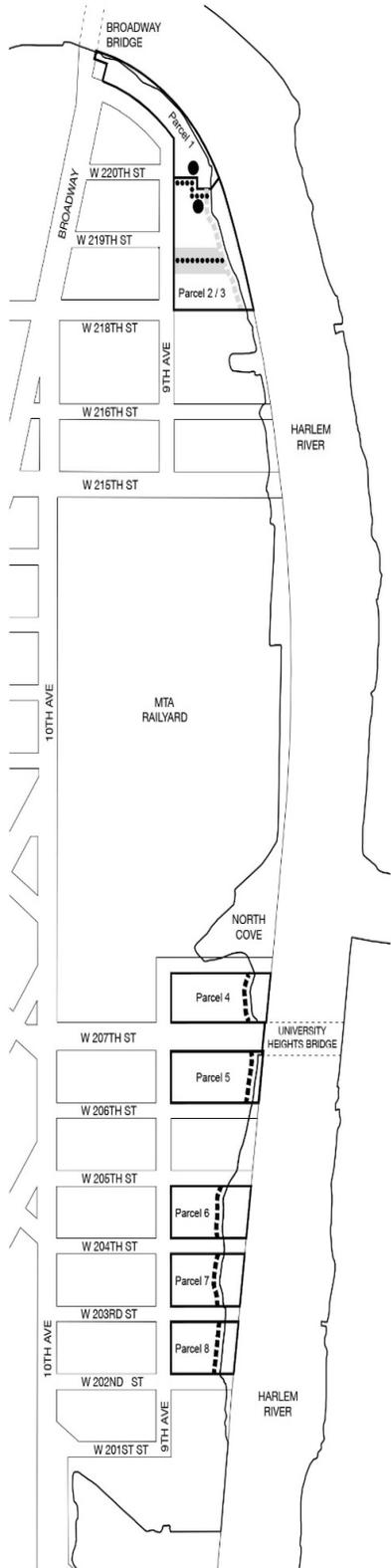
On Parcel 4, no #supplemental public access area# shall be required.

#### 142-64

##### Special Regulations on Parcel 4

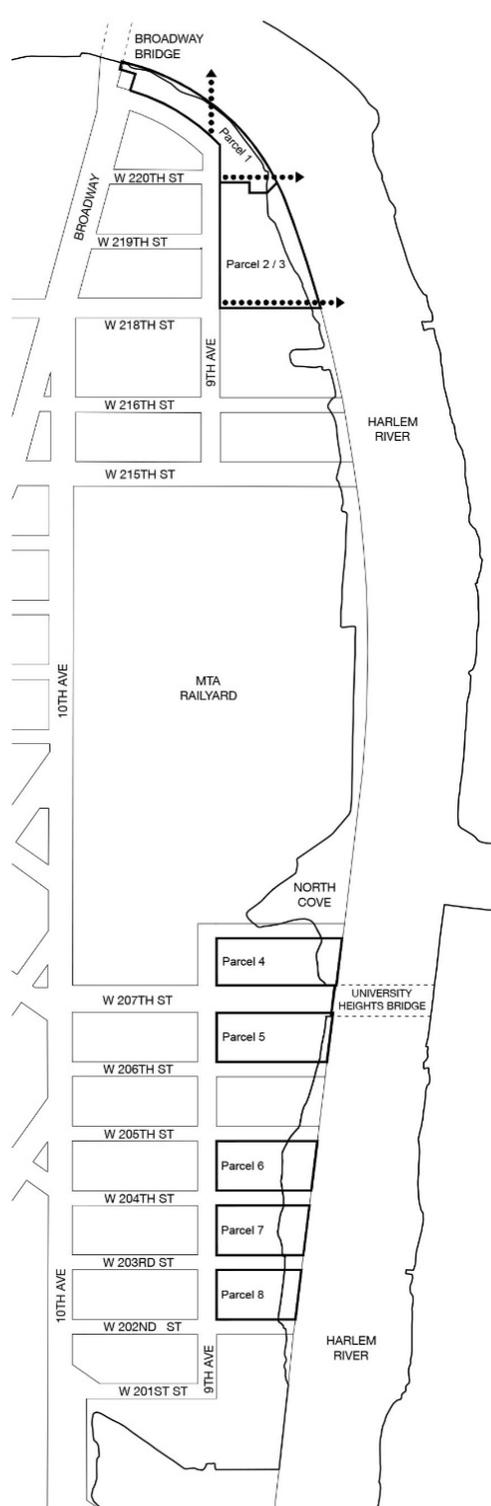
- (a) Section 62-811 (Waterfront public access and visual corridors) shall not apply to Parcel 4, as shown on Map 3 (Waterfront Access Plan: Parcel Designation) in the Appendix to this Chapter. In lieu thereof, the following regulations shall apply. Required Certification
- No excavation or building permit shall be issued for any #development# on Parcel 4 until the Chairperson of the City Planning Commission has certified to the Department of Buildings, that:
- (1) a site plan has been submitted showing compliance with the provisions of Sections 62-50 (GENERAL REQUIREMENTS FOR VISUAL CORRIDORS AND WATERFRONT PUBLIC ACCESS AREAS) and 62-60 (DESIGN REQUIREMENTS FOR WATERFRONT PUBLIC ACCESS AREAS) as modified by Section 142-60 (INWOOD WATERFRONT ACCESS PLAN);
  - (2) the Chairperson has certified that an easement, the requirements for which shall be determined in consultation with the Department of Transportation, has been provided to enlarge the adjoining mapped #streets#, an instrument creating such easement has been recorded in the Office of the City Register, and a certified copy of such easement has been submitted to the Department of City Planning; and
  - (3) an acceptable restrictive declaration is executed and filed, pursuant to Section 62-74 (Requirements for Recordation).





**Public Access Areas**

- Parcel line
- ▤▤▤▤ Shore Public Walkway - 20-ft minimum required
- ▣▣▣▣ Shore Public Walkway - 40-ft minimum required, or as modified by Section 142-63(a)
- Supplemental Public Access Area
- ..... Upland Connection (Designated Location)
- ..... Upland Connection (Flexible Zone)



**Visual Corridors**

- Parcel line
- ..... Visual Corridor

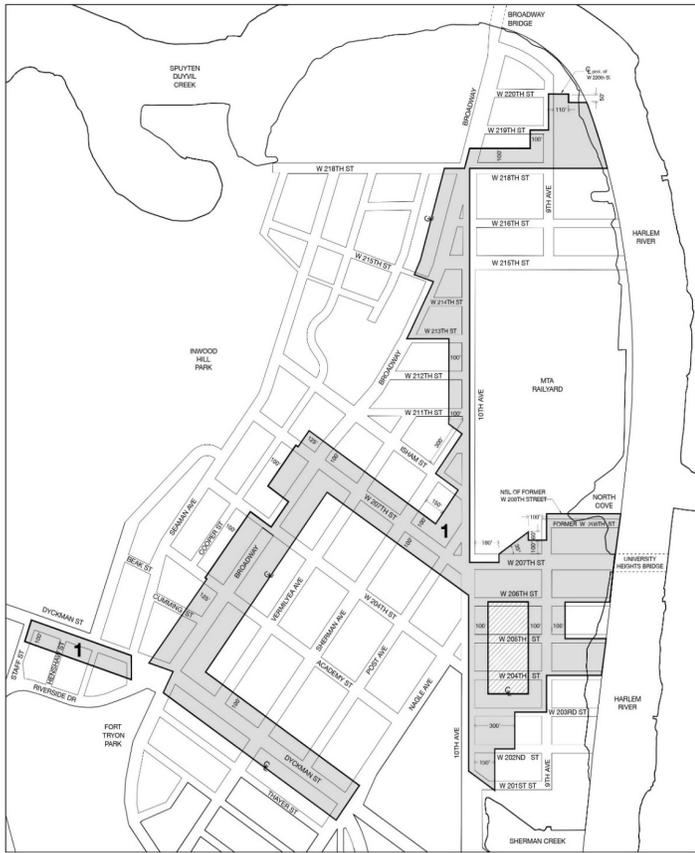
**APPENDIX F  
Inclusionary Housing Designated Areas and Mandatory  
Inclusionary Housing Areas**

MANHATTAN

Map 5. Waterfront Access Plan: Visual Corridors

Manhattan Community District 12

Map 1 – (date of adoption)



 Mandatory Inclusionary Housing Program see section 23-154(d)(3)  
 Area 1 - [date of adoption] MIH Program Option 1 and Option 2  
 Excluded Area

Portion of Community District 12, Manhattan

\* \* \*  
No. 4

**CD 12** **N 180205(A) ZRM**  
**IN THE MATTER OF** an application submitted by the New York City Economic Development Corporation, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York establishing the Special Inwood District (Article XIV, Chapter 2), and modifying related Sections, including Appendix F, for the purpose of establishing a Mandatory Inclusionary Housing area.

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

**ARTICLE I - GENERAL PROVISIONS**

**Chapter 1 - Title, Establishments of Controls and Interpretations of Regulations**

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

**Establishment of the Special Hunts Point District**  
 In order to carry out the special purposes of this Resolution as set forth in Article X, Chapter 8, the #Special Hunts Point District# is hereby established.

**Establishment of the Special Inwood District**  
In order to carry out the special purposes of this Resolution as set forth in Article XIV, Chapter 2, the #Special Inwood District# is hereby established.

**Establishment of Special Limited Commercial District**  
 In order to carry out the special purposes of this Resolution as set forth in Article VIII, Chapter 3, the #Special Limited Commercial District# is hereby established.

\* \* \*

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

\* \* \*

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

\* \* \*

**Special Hunts Point District**  
 The "Special Hunts Point District" is a Special Purpose District designated by the letters "HP" in which special regulations set forth in Article X, Chapter 8, apply.

**Special Inwood District**  
 The "Special Inwood District" is a Special Purpose District designated by the letters "IN" in which special regulations set forth in Article XIV, Chapter 2, apply.

**Special Limited Commercial District**  
 The "Special Limited Commercial District" is a Special Purpose District designated by the letters "LC" in which special regulations set forth in Article VIII, Chapter 3, apply.

\* \* \*

**Chapter 4 - Sidewalk Cafe Regulations**

\* \* \*

**14-44**  
**Special Zoning Districts Where Certain Sidewalk Cafes Are Permitted**

\* \* \*

Manhattan	#Enclosed Sidewalk Cafe#	#Unenclosed Sidewalk Cafe#
	* * *	
Hudson Square District	Yes	Yes
<u>Inwood District</u>	<u>No</u>	<u>Yes</u>
Limited Commercial District	No	No <sup>1</sup>

\* \* \*

**ARTICLE II - RESIDENCE DISTRICT REGULATIONS**

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

**23-00**  
**APPLICABILITY AND GENERAL PURPOSES**

**23-01**  
**Applicability of This Chapter**

\* \* \*

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

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

\* \* \*

**23-011**  
**Quality Housing Program**

\* \* \*

(d) 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:

\* \* \*

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

\* \* \*

- #Special Grand Concourse Preservation District#;
- #Special Inwood District#;
- #Special Harlem River Waterfront District#;

\* \* \*

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

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

**24-01**  
**Applicability of This Chapter**

\* \* \*

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

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

\* \* \*

**ARTICLE III – COMMERCIAL DISTRICT REGULATIONS**

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

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

**33-01 Applicability of This Chapter**

\* \* \*

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

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

\* \* \*

**Chapter 4 - Bulk Regulations for Residential Buildings in Commercial Districts**

**34-00 APPLICABILITY AND DEFINITIONS**

**34-01 Applicability of This Chapter**

\* \* \*

Existing #buildings or other structures# that do not comply with one or more of the applicable #bulk# regulations are #noncomplying buildings or other structures# and are subject to the regulations set forth in Article V, Chapter 4.

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

\* \* \*

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

**35-00 APPLICABILITY AND DEFINITIONS**

**35-01 Applicability of This Chapter**

\* \* \*

Existing #buildings or other structures# that do not comply with one or more of the applicable #bulk# regulations are #noncomplying buildings or other structures# and are subject to the regulations set forth in Article V, Chapter 4.

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

\* \* \*

**Chapter 7 - Special Urban Design Regulations**

**37-00 GENERAL PURPOSES**

Special urban design regulations are set forth in this Chapter to improve the quality of the streetscape and to promote a lively and engaging pedestrian experience along commercial streets in various neighborhoods.

The provisions of this Chapter shall apply as follows:

\* \* \*

- (c) Section 37-30, inclusive, sets forth special streetscape provisions that apply in conjunction with provisions specified in the supplemental use provisions of Article III, Chapter 2, special provisions for certain areas in Article VI, or in Special Purpose Districts in Articles VIII through XIII and XIV;

\* \* \*

**ARTICLE IV – MANUFACTURING DISTRICT REGULATIONS**

**Chapter 3 - Bulk Regulations**

**43-00 APPLICABILITY AND GENERAL PROVISIONS**

**43-01 Applicability of This Chapter**

\* \* \*

Special regulations applying to #large-scale community facility developments# are set forth in Article VII, Chapter 8.

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

\* \* \*

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

**Chapter 2 - Special Regulations Applying in the Waterfront Area**

\* \* \*

**62-10 GENERAL PROVISIONS**

\* \* \*

**62-13 Applicability of District Regulations**

\* \* \*

The regulations of this Chapter shall apply in the #Special St. George District# + following Special Purpose Districts except as specifically modified within the North Waterfront Subdistrict Special Purpose District provisions:

#Special Inwood District#

#Special St. George District#.

\* \* \*

**62-90 WATERFRONT ACCESS PLANS**

\* \* \*

**62-94 Borough of Manhattan**

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

M-1: Inwood, in the #Special Inwood District# as set forth in Section 142-60 (Inwood Waterfront Access Plan)

\* \* \*

**ARTICLE XIV – SPECIAL PURPOSE DISTRICTS**

**Chapter 2 - Special Inwood District**

**142-00 GENERAL PURPOSES**

The “Special Inwood 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:

- (j) to create a lively and attractive built environment that will provide amenities and services for the use and enjoyment of area residents, workers and visitors;
- (k) to encourage well-designed #development# that complements and enhances the built character of the neighborhood;
- (l) to enhance neighborhood economic diversity by broadening the range of housing choices for residents of varied incomes;
- (m) to maintain and establish physical and visual public access to and along the waterfront;
- (n) to promote the pedestrian orientation of ground floor uses in appropriate locations, and thus safeguard a traditional quality of higher density areas of the City;
- (o) to take advantage of the waterfront along the Harlem River, Sherman Creek, and the North Cove and create a public open space network;
- (p) to focus higher-density development in appropriate locations along wide, mixed-use corridors with good access to transit;
- (q) to provide flexibility of architectural design within limits established to assure adequate access of light and air to streets and public access areas, and thus encourage more attractive and economic building forms; and
- (r) to promote the most desirable use of land and development in accordance with the District Plan for the Inwood waterfront, and thus conserve and enhance the value of land and buildings, and thereby protect the City’s tax revenues.

**142-01 General Provisions**

The provisions of this Chapter shall apply within the #Special Inwood District#. The regulations of all other Chapters of this Resolution

are applicable, except as superseded, supplemented or modified by the provisions of this Chapter. In the event of a conflict between the provisions of this Chapter and other regulations of this Resolution, the provisions of this Chapter shall control. However, 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 Hazard Areas), the provisions of Article VI, Chapter 4, shall control.

#### **142-02 District Plan and Maps**

The regulations of this Chapter are designed to implement the #Special Inwood District# Plan. The District Plan, including Map 1 (Special Inwood District – Subdistricts and Subareas), Map 2 (Special Inwood District – Ground Floor Use and Curb Cut Regulations) and Map 3 (Special Inwood District – Transit Easement Zones) is set forth in the Appendix to this Chapter and is hereby incorporated as part of this Resolution for the purpose of specifying locations where the special regulations and requirements set forth in this Chapter apply. In order to carry out the purposes and provisions of this Chapter, district maps are located in the Appendix to this Chapter and are hereby incorporated and made an integral part of this Resolution. They are incorporated for the purpose of specifying locations where special regulations and requirements, as set forth in the text of this Chapter, apply.

- Map 1. Special Inwood District – Subdistricts and Subareas
- Map 2. Special Inwood District – Ground Floor Use and Curb Cut Regulations
- Map 3. Special Inwood District – Transit Easement Zones
- Map 4. Waterfront Access Plan: Parcel Designation
- Map 5. Waterfront Access Plan: Public Access Areas
- Map 6. Waterfront Access Plan: Visual Corridors

#### **142-03 Subdistricts and Subareas**

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

- Sherman Creek Subdistrict A
- Tip of Manhattan Subdistrict B
- Commercial “U” Subdistrict C
- Upland Area Subdistrict D
- Infrastructure Zone Subdistrict E

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

- Within Sherman Creek Subdistrict A:
  - Subarea A1
  - Subarea A2
  - Subarea A3
- Within Tip of Manhattan Subdistrict B:
  - Subarea B1
  - Subarea B2
  - Subarea B3
  - Subarea B4

The location and boundaries of subdistricts and subareas are outlined on Map 1 (Special Inwood District - Subdistricts and Subareas) in the Appendix to this Chapter.

#### **142-04 Applicability**

##### **142-041 Applicability of the Quality Housing Program**

In the #Special Inwood District#, any #building# containing #residences#, or any #building# containing #long-term care facilities# or philanthropic or non-profit institutions with sleeping accommodations, 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#.

##### **142-042 Applicability of the Inclusionary Housing Program**

For the purposes of applying the Inclusionary Housing Program provisions set forth in Section 23-154 and 23-90, #Mandatory Inclusionary Housing areas# within the #Special Inwood District# are shown in APPENDIX F of this Resolution.

#### **142-043 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, and shall supplement or supersede the provisions of the designated #Residence# or M1 District, as applicable.

#### **142-05 Modification of Use and Bulk Regulations for Zoning Lots Fronting on Former West 208th Street**

Where the #lot line# of a #zoning lot# coincides with the former boundary of West 208th Street, as shown on Map 1 in the Appendix to this Chapter, such #lot line# shall be considered a #street line# for the purpose of applying all #use# and #bulk# regulations of this Resolution.

#### **142-06 Development over a Street in Subarea A1**

In Subarea A1, as shown on Map 1 (Special Inwood District – Subdistricts and Subareas) in the Appendix to this Chapter, when a volume above a #street#, or portion thereof, has been eliminated, discontinued or closed, such volume may, at the option of an owner of a #zoning lot# adjoining such volume, be considered part of the adjoining #zoning lot#, and a #development# or #enlargement# may be located within such volume that is part of or connected to a #building# on the adjoining #zoning lot# utilizing #floor area# generated by the adjoining #zoning lot#, provided that the #street# below the volume is provided with lighting in accordance with Department of Transportation standards. In no event shall such volume contribute to the amount of #lot area# of any #zoning lot# for the purposes of generating #floor area#.

#### **142-07 Shoreline boundary**

For the purposes of this Chapter, the #shoreline# shall be as shown on a survey available on the Department of City Planning website

#### **142-08 Off-street Relocation of Subway Station Entrances**

For all #developments# or #enlargements# involving ground floor level construction on a #zoning lot# that is wholly or partially located within a Transit Easement Zone, as shown on Map 3 (Special Inwood District – Transit Easement Zones) in the Appendix to this Chapter, a transit easement volume may be required on such #zoning lot# for public access between the #street# and the adjacent above- or below-grade subway station.

##### **(a) Transit Easement**

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

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

When the MTA and the Chairperson indicate that a transit easement volume is required, the MTA shall, in consultation with the owner of the #zoning lot# and the Chairperson, determine the appropriate type of transit easement and reasonable dimensions for such transit easement volume.

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

Legally enforceable instruments, running with the land, creating a transit easement volume, and setting forth the obligations of either the MTA or the owner and developer, their successors, and assigns, to design and construct the improvement, shall be executed and recorded in a form acceptable to the MTA and the

Chairperson. The execution and recording of such instruments shall be a precondition to the issuance of any foundation permit, new building permit, or alteration permit by the Department of Buildings allowing such #development# or #enlargement#.

(b) **Construction and Maintenance**

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

- (1) Where such mass transit improvement is constructed and maintained by the owner of the #development# or #enlargement#:
  - (i) a transit access improvement shall be provided in accordance with standards set forth by the MTA;
  - (ii) such improvement shall be accessible to the public at all times, except as otherwise approved by the MTA;
  - (iii) such improvement shall include #signs# to announce accessibility to the public. Such #signs# shall be exempt from the maximum #surface area# of non-#illuminated signs# permitted by Section 32-642 (Non-illuminated signs); and
  - (iv) no temporary certificate of occupancy shall be granted by the Department of Buildings for the #building# until the Chairperson of the City Planning Commission, acting in consultation with the MTA, has certified that the improvement is substantially complete and usable by the public.
- (2) Where such mass transit improvement is constructed and maintained by the MTA:
  - (i) Where the construction of the improvement is not contemporaneous with the construction of the #development# or #enlargement#, any underground walls constructed along the #front lot line# adjacent to a below-grade subway station shall include a knockout panel, not less than 12 feet wide, below #curb level# down to the bottom of the easement. The actual location and size of such knockout panel shall be determined through consultation with the MTA.
  - (ii) Temporary construction access shall be granted to the MTA on portions of the #zoning lot# outside of the transit easement volume, as necessary, to enable construction within and connection to the transit easement volume.
  - (iii) In the event that the MTA has approved of obstructions associated with the #development# or #enlargement# within the transit easement volume, such as building columns or footings, such construction and maintenance shall exclude any such obstructions within the transit easement volume.

(c) **Additional modifications**

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

- (1) the edge of the transit easement volume facing the #street# shall be considered a #street wall# for the purposes of applying the #street wall# location provisions set forth in Section 142-40 (SPECIAL HEIGHT AND SETBACK REGULATIONS), inclusive, irrespective of whether such volume is incorporated into a #building#;
- (2) for #zoning lots# adjacent to a below-grade subway station, the maximum height for the #building# set forth in Section 142-40, inclusive, shall be increased by 10 feet, and the maximum number of #stories#, if applicable, shall be increased by one, except where the provisions of Section 142-48 (Special Regulations for Certain Sites in Subdistrict C) are being utilized;
- (3) the floor space contained within any transit easement volume required, pursuant to this Section shall be excluded from the definition of #floor area#; and
- (4) the street frontage of such transit easement volume shall be excluded for the purpose of applying the provisions of Section 142-14 (Ground Floor Level Requirements).

(d) **Temporary Use**

Any easement volume required on a #zoning lot#, pursuant to paragraph (a) of this Section may be temporarily used for any permitted #commercial# or #community facility uses# until such time as required by the MTA for transit access improvements. The floor space allocated to such temporary #uses# within the

transit easement volume shall continue to be exempt from the definition of #floor area# and shall not be included for the purpose of calculating #accessory# off-street parking, bicycle parking, or loading berths.

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

(e) **Termination of an easement volume**

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

On any #zoning lot# which has been #developed# or #enlarged# in accordance with the provisions of this Section and on which termination of transit easement has been certified, pursuant to this paragraph, any floor space in a previously required transit easement volume shall continue to be exempt from the definition of #floor area# and shall not be included for the purpose of calculating requirements for #accessory# off-street parking, bicycle parking or loading berths. However, where such previously required volume is located within a #building#, the ground floor space shall be subject to the provisions of Section 142-14.

**142-10  
SPECIAL USE REGULATIONS**

The underlying #use# regulations are modified by the provisions of this Section, inclusive. In M1-4/R7A and M1-4/R9A Districts, the #use# regulations of Article XII, Chapter 3 of the #Special Mixed Use District# shall apply, except where modified by the provisions of this Section.

**142-11  
Permitted Uses**

#Physical culture or health establishments# shall be permitted as-of-right in C2-4, C4-4D, C4-5D, C6-2, M1-4 and M1-5 Districts. For the purposes of applying the underlying regulations to such #use#, a #physical culture or health establishment# shall be considered a Use Group 9 #use# and shall be within parking requirement category B.

In Subarea B1, as shown on Map 1 (Special Inwood District – Subdistricts and Subareas) in the Appendix to this Chapter, commercial or public utility vehicle storage, open or enclosed, including #accessory# motor fuel pumps, as listed in Use Group 16C, shall be a permitted #use#.

In Subareas B2 and B3, as shown on Map 1, all #uses# listed in Use Groups 3 and 4 shall be permitted #uses#, and Use Group 6A food stores, including supermarkets, grocery stores, or delicatessen stores, shall not be limited to #floor area# per establishment.

**142-112  
Special provisions for transient hotels**

The #development# or #enlargement# of a #building# containing a #transient hotel#, as listed in Section 32-14 (Use Group 5), or the #conversion# or change of #use# within an existing #building# to a #transient hotel#, shall only be allowed in C2 Districts, subject to the locational criteria set forth in the double-asterisked footnote of Use Group 5 in Section 32-14, and in C4, C6 or M1 Districts:

- (c) upon certification by the Chairperson of the City Planning Commission to the Commissioner of Buildings that the residential development goal, as set forth in this Section, has been met, or
- (d) where such residential development goal has not been met, by special permit by the City Planning Commission. To permit such a #transient hotel#, the Commission shall find that:
  - (3) sufficient sites are available in the area to meet the residential development goal; or
  - (4) a harmonious mix of #residential# and non-#residential# uses has been established in the area, and the #transient hotel# is consistent with the character of the surrounding area.

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

For the purpose of applying the provisions of this Section, the residential development goal shall be met when at least 3,860 #dwelling units# within the #Special Inwood District# have received temporary or final certificates of occupancy subsequent to [date of adoption].

#### 142-113

##### Regulations for manufacturing uses in Subareas B2 and B3

In Subareas B2 and B3, as shown on Map 1 (Special Inwood District – Subdistricts and Subareas) in the Appendix to this Chapter, the #manufacturing uses# permitted in M1 Districts shall be subject to the modifications set forth in Section 123-22 (Modification of Use Groups 16, 17 and 18), inclusive.

#### 142-12

##### Location of Uses

In C2 Districts mapped within R7 or R8 Districts, for #buildings# constructed after [date of adoption], the underlying provisions of Section 32-421 (Limitation on floors occupied by commercial uses) shall be modified to permit #commercial uses# listed in Use Groups 6, 7, 8, 9 or 14 on the second #story# of a #building# occupied on one or more of its upper #stories# by #residential uses# or by #community facility uses#, and provided no #commercial uses# are located directly over any #dwelling units#.

Within the portion of the C2-4 District mapped within an R8A District and the portion of the C2-4 District mapped within an R9A District, where located east of Tenth Avenue, south of West 207th Street, west of Ninth Avenue and north of West 206th Street, the underlying provisions of Section 32-421 (Limitation on floors occupied by commercial uses) shall be inapplicable. In lieu thereof, Section 32-422 (Location of floors occupied by commercial uses) shall apply.

In C4 or C6 Districts, the underlying provisions of Section 32-422 (Location of floors occupied by commercial uses) shall be modified for #mixed buildings# to permit #dwelling units# on the same #story# as a #commercial use# provided no access exists between such #uses# at any level containing #dwelling units#, and provided no #commercial uses# are located directly over any #dwelling units#. However, such #commercial uses# may be located over #dwelling units# by authorization of the City Planning Commission upon a finding that sufficient separation of #residential uses# from #commercial uses# exists within the #building#.

In Subareas A1, B2 and B3, as shown on Map 1 (Special Inwood District – Subdistricts and Subareas) in the Appendix to this Chapter, no #uses# listed in Use Group 6A, 6C or 10A shall be permitted above the ground floor level.

#### 142-13

##### Enclosure Requirements in Subdistrict E

In Subdistrict E, #commercial# and #manufacturing# activities and storage #uses# shall not be subject to the provisions of Section 42-41 (Enclosure of Commercial and Manufacturing Activities) or Section 42-42 (Enclosure or Screening of Storage).

#### 142-14

##### Ground Floor Level Requirements

For the purposes of applying the special #ground floor level# streetscape provisions set forth in Section 37-30 to this Chapter, any portion of a #ground floor level street# frontage along #streets# designated on Map 2 (Ground Floor Use and Curb Cut Regulations) in the Appendix to this Chapter shall be considered #primary street frontages#, and shall consist of Type 1, Type 2 and Type 3 #primary street frontages#. A #ground floor level street# frontage along any other #street# shall be considered a #secondary street frontage#. For the purposes of this Section, defined terms shall include those in Sections 12-10 and 37-311.

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

##### (d) Along #primary street frontages#

##### (3) Type 1 #primary street frontages#

For #buildings#, or portions thereof, with Type 1 #primary street frontage#, #uses# on the #ground floor level#, to the minimum depth set forth in Section 37-32 (Ground Floor Depth Requirements for Certain Uses), shall be limited to non-#residential uses#, except for Type 1 lobbies and entrances and exits to #accessory# parking spaces provided in accordance with the applicable provisions of Section 37-33 (Maximum Width of Certain Uses). Group parking facilities located on the #ground floor level# shall be wrapped by #floor area# in accordance with the provisions of paragraph (a) of Section 37-35 (Parking Wrap and Screening Requirements). #Ground floor level street walls# shall be glazed in accordance with the provisions set forth in Section 37-34 (Minimum Transparency Requirements), except that in M1 Districts in Subdistrict B, where the #ground floor level# is occupied by #uses# in Use Groups 16, 17 or 18, up to 50

percent of the #ground floor level street wall# width may be exempt from such regulations.

##### (4) Type 2 #primary street frontages#

For #buildings#, or portions thereof, with Type 2 #primary street frontage#, all #uses# permitted by the underlying district shall be permitted on the #ground floor level#, provided that group parking facilities located on the #ground floor level# shall be wrapped by #floor area# in accordance with the provisions of Paragraph (a) of Section 37-35.

##### (5) Type 3 #primary street frontages#

For #buildings#, or portions thereof, with Type 3 #primary street frontage#, #uses# on the #ground floor level# shall comply with the regulations applicable to Type 1 #primary street frontages#. In addition, the following regulations shall apply to the #ground floor level# to a depth of 30 feet from the #street line#:

- (i) an aggregate width equal to at least 50 percent of a #building's street wall# shall be occupied by #commercial uses# listed in Use Groups 5, 6A, 6C excluding banks and loan offices, 7B, 8A, 8B, 9A, 10 or 12; and
- (ii) the maximum #street wall# width of a bank or loan office, as listed in Use Group 6C, shall not exceed 25 feet.

However, in Subarea A1 or B1, as shown on Map 1, for #buildings# containing predominantly commercial or public utility vehicle storage, including #accessory# fuel pumps, as listed in Use Group 16C, the screening provisions of Paragraph (b) of Section 37-35 may be utilized as an alternative to such wrapping requirement and any transparency requirements need not apply.

##### (e) Along #secondary street frontages#

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

##### (f) For blank walls

In #Commercial Districts# or #Manufacturing Districts#, any #street wall# width exceeding 50 feet with no transparent elements on the #ground floor level# shall provide planting or wall treatment in accordance with the provisions of Section 142-141 (Special Streetscape Provisions for Blank Walls).

The level of the finished floor of such ground floor shall be located not higher than five feet above nor lower than five feet below the as-built level of the adjoining #street#.

In C4-5D Districts, and in C2 Districts mapped within R7D Districts, the provisions of Section 32-434 (Ground floor use in C4-5D and C6-3D Districts and in certain C2 Districts) shall not apply. In lieu thereof, the provisions of this Section shall apply.

#### 142-141

##### Special Streetscape Provisions for Blank Walls

Where visual mitigation elements are required on a blank wall along the #ground floor level street wall#, pursuant to the provisions of Section 142-14 (Ground Floor Level Requirements), at least 75 percent of the linear footage of any such blank wall shall be treated by any of the following visual mitigation elements, or both.

##### (a) Planting

When planting is provided as a visual mitigation element, any combination of perennials, annuals, decorative grasses or shrubs shall be provided in planting beds, raised planting beds or planter boxes in front of the #street wall#. Each foot in width of a planting bed, raised planting bed or planter box, as measured parallel to the #street wall#, shall satisfy one linear foot of frontage mitigation requirement. Such planting bed shall extend to a depth of at least three feet, inclusive of any structure containing the planted material. Any individual planted area shall have a width of at least five feet, and the height of such planting, inclusive of any structure containing the planted materials, shall be at least three feet.

At least 25 percent of such #street wall# width shall be planted in accordance with the provisions of this paragraph.

##### (b) Wall treatment

When a wall treatment is provided as a visual mitigation element, permitted signs, graphic or sculptural art, rustication, decorative screening or latticework, or living plant material, shall be provided along the #street wall#. Each linear foot of wall treatment shall constitute one linear foot of frontage mitigation requirement. Such wall treatment shall extend to a height of at

least 10 feet, as measured from the level of the adjoining sidewalk or grade, and have a minimum width of 10 feet, as measured parallel to the #street wall#.

#### **142-20 SPECIAL FLOOR AREA REGULATIONS**

The underlying #floor area# regulations are modified by the provisions of this Section, inclusive.

#### **142-21 Floor Area Regulations on Waterfront Blocks**

On #waterfront blocks#, the provisions of Section 62-31 (Bulk Computations on Waterfront Zoning Lots) shall be modified so that #lot area# that is seaward of the #shoreline# shall not be included for the purpose of determining allowable #floor area# or to satisfy any other #bulk# regulation.

#### **142-22 Floor Area Regulations in Subareas A2, A3 and B1**

In Subareas A2, A3 and B1, as shown on Map 1 (Special Inwood District – Subdistricts and Subareas) in the Appendix to this Chapter, the #floor area# regulations shall be modified as follows:

For #zoning lots# without a #shoreline#, or for #zoning lots# with a #shoreline# length of 100 feet or less, the maximum #residential floor area ratio# shall be 4.6. For #zoning lots# with a #shoreline# length of more than 100 feet, the maximum #residential floor area ratio# shall be as set forth in Paragraph (d) of Section 23-154 (Inclusionary Housing) for the particular district.

For #zoning lots# that are divided by zoning district boundary lines, #floor area# may be distributed within a #zoning lot# without regard to zoning district boundary lines.

#Accessory# parking located below a height of 33 feet shall be exempt from the definition of #floor area#.

#### **142-23 Floor Area Regulations in Subarea B2 and B3**

In Subarea B2, as shown on Map 1 (Special Inwood District – Subdistricts and Subareas) in the Appendix to this Chapter, all permitted #uses# shall have a permitted #floor area ratio# of 2.0. In Subarea B3, as shown on Map 1, the base #floor area ratio# shall be 5.0, and may be increased only in accordance with the provisions of this Section.

The Chairperson of the City Planning Commission shall allow, by certification, a transfer of #floor area# from a #zoning lot# located in Subarea B2 to a #zoning lot# located in Subarea B3 provided that the provisions of this Section are met. For the purpose of this Section, a “granting lot” shall mean a #zoning lot# within Subarea B2 that transfers #floor area#, pursuant to this Section, and a “receiving lot” shall mean a #zoning lot# within Subarea B3 that receives additional #floor area#, pursuant to this Section.

Such certification for a transfer of #floor area# shall be subject to the following conditions:

- (a) the maximum amount of #floor area# that may be transferred from a granting lot shall be based on a #floor area ratio# of 2.0, less the total #floor area# of all existing #buildings# on the granting lot and any previously transferred #floor area#;
- (b) each transfer, once completed, shall irrevocably reduce the amount of #floor area# that may be #developed# or #enlarged# on the granting lot by the amount of #floor area# transferred;
- (c) for #developments# or #enlargements#, which in the aggregate for both the granting lot and the receiving lot, involve an increase in the #floor area# of more than 20,000 square feet of the amount existing on [date of adoption], a waterfront certification, pursuant to Section 62-811 (Waterfront public access and visual corridors) has been granted; and
- (d) prior to the issuance of a building permit, as set forth in this Section, the owners of the granting lot and the receiving lot 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 lot and the receiving lot 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 lot and the receiving lot that are a party to such transfer.

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

area# associated with the transfer, and any such other information as may be required by the Chairperson.

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

A separate application shall be filed for each transfer of #floor area# to any #zoning lot#, pursuant to this Section.

#### **142-24 Floor Area Regulations in Subdistrict D**

For #zoning lots# that are located partially in a #Commercial District# mapped within an R8A District and partially in a #Commercial District# mapped within an R9A District, #residential floor area# may transfer across the zoning district boundary from the #Commercial District# mapped within an R8A District to the #Commercial District# mapped within an R9A District.

#### **142-25 Special Commercial and Community Facility Floor Area Regulations in Subdistricts C and D**

Within Subdistricts C and D, the maximum #floor area ratio# permitted for #commercial# and #community facility uses# shall be modified as follows:

- (a) Within Subdistrict C
  - (1) within the C4-4D District mapped around the intersection of Broadway and 207th Street, the maximum #community facility floor area ratio# shall be 4.2;
  - (2) within the portion of the C4-4D District mapped around the intersection of Broadway and Dyckman Street that is west of Broadway, the maximum #community facility floor area ratio# and #commercial floor area ratio# shall be 4.2; and
  - (3) within the portion of the C4-4D District mapped around the intersection of Broadway and Dyckman Street that is east of Broadway and that is within 100 feet of Dyckman Street, the maximum #community facility floor area ratio# and #commercial floor area ratio# shall be 4.2.
- (b) Within Subdistrict D
  - (1) within the C2-4 District mapped within an R7D District to the west of Broadway, the maximum #community facility floor area ratio# shall be 4.0;
  - (2) within the C4-4D Districts mapped to the west of Tenth Avenue, the maximum #community facility floor area ratio# and #commercial floor area ratio# shall be 4.2; and
  - (3) within the portion of the C2-4 District mapped within an R8A District or the portion of the C2-4 District mapped within an R9A District, where located east of Tenth Avenue, south of West 207th Street, west of Ninth Avenue and north of West 206th Street, the #commercial floor area ratio# shall be 3.5.

#### **142-30 SPECIAL YARD REGULATIONS**

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

In M1-4/R7A and M1-4/R9A Districts in Subareas A1 and B3 as shown on Map 1 (Special Inwood District – Subdistricts and Subareas) in the Appendix to this Chapter, and in the portion of the C2-4 District mapped within an R8A District or the portion of the C2-4 District mapped within an R9A District, where located east of Tenth Avenue, south of West 207th Street, west of Ninth Avenue, and north of West 206th Street, no #rear yard equivalents# are required for #through lots# or #through lot# portions of a #zoning lot#.

In Subdistrict D, no #rear yard# is required along any portion of a #rear lot line# that is coincident with a #lot line# of the rail yard for the Metropolitan Transportation Authority located east of Tenth Avenue between West 207th Street and West 215th Street.

A #waterfront yard#, as defined in Section 62-11 (Definitions), shall be provided on any portion of a #zoning lot# located within 40 feet of the #shoreline#. Any other #yard# regulations shall be inapplicable within such portion of a #zoning lot#.

#### **142-40 SPECIAL HEIGHT AND SETBACK REGULATIONS**

In Subareas A1 and B2, and in Subdistrict E, as shown on Map 1 (Special Inwood District – Subdistricts and Subareas) in the Appendix to this Chapter, the height and setback regulations of the underlying districts shall apply.

In Subareas A2, A3, B1, B3 and B4, the height and setback regulations of the underlying district regulations are modified by Sections 142-41 through 142-47 shall apply, and all heights shall be measured from the #base plane#.

In Subdistricts C and D, the height and setback regulations of the underlying district regulations are modified by Sections 142-48 (Special Regulations for Certain Sites in Subdistrict C) and 142-49 (Height and Setback for Certain Sites in Subdistricts C and D), as applicable.

#### 142-41

##### Permitted Obstructions in Subareas A2, A3, B1, B3 and B4

In Subareas A2, A3, B1, B3 and B4, as shown on Map 1 (Special Inwood District – Subdistricts and Subareas) in the Appendix to this Chapter, the provisions of Section 33-42 (Permitted Obstructions) shall apply to all #buildings#. In addition, along all #street# frontages, dormers may penetrate a maximum base height in accordance with the provisions of Paragraph (c)(1) of Section 23-621 (Permitted obstructions in certain districts), and balconies shall be permitted in conjunction with #residential uses# as set forth in Section 23-132 (Balconies in R6 through R10 Districts).

#### 142-42

##### Height and Setback for Zoning Lots in Subareas A2, A3 and B1 With 100 Feet or Less of Shoreline

In Subareas A2, A3 and B1, as shown on Map 1 (Special Inwood District – Subdistricts and Subareas) in the Appendix to this Chapter, for #zoning lots# that do not have a #shoreline# or that have a #shoreline# with a length of 100 feet or less, the height and setback regulations for R7A Districts set forth in Sections 23-662 (Maximum height of buildings and setback regulations) and 23-664 (Modified height and setback regulations for certain Inclusionary Housing buildings or affordable independent residences for seniors), as applicable, shall apply.

The #street wall# location requirements of Paragraph (b) of Section 35-651 shall apply to #street# frontages along and within 50 feet of Ninth Avenue, and the #street wall# requirements of paragraphs (a)(1) and (2) of Section 35-651 shall apply along all other #street# frontages of the #zoning lot#. The #street wall# articulation provisions of Paragraph (e) of Section 35-651 shall apply along all #street# frontages.

#### 142-43

##### Height and Setback for Zoning Lots in Subarea A2 With More Than 100 Feet of Shoreline

In Subarea A2, as shown on Map 1 (Special Inwood District – Subdistricts and Subareas) in the Appendix to this Chapter, for #zoning lots# that have a #shoreline# with a length of more than 100 feet, the following height and setback regulations shall apply:

##### (f) #Street wall# location

The #street wall# location requirements of Paragraph (b) of Section 35-651 shall apply to #street# frontages along and within 50 feet of Ninth Avenue, and the #street wall# requirements of Paragraphs (a)(1) and (2) of Section 35-651 shall apply along all other #street# frontages of the #zoning lot#. For the purposes of applying such regulations, all #street walls# shall extend to at least the minimum base height set forth in Paragraph (b) of this Section, or the height of the #building#, whichever is less. The #street wall# articulation provisions of Paragraph (e) of Section 35-651 shall apply along all #street# frontages.

##### (g) Base height and setbacks

The minimum base height shall be 60 feet on all #street# frontages. Within R9A Districts, or C1 or C2 Districts mapped within R9A Districts, the maximum base height shall be 105 feet. Within R8 Districts, or C1 or C2 Districts mapped within R8 Districts, the maximum base height before setback shall be 105 feet if the #building's# maximum overall height does not exceed 155 feet, or 85 feet if a #building# is developed with a tower in accordance with the regulations of Paragraph (e) of this Section.

At a height not lower than the minimum base height nor higher than the maximum base height specified for the applicable district, a setback with a minimum depth of 10 feet shall be provided from the #street wall# of the base. The provisions of Paragraphs (c)(2) through (c)(4) of Section 23-662 (Maximum height of buildings and setback regulations) shall apply to such setbacks.

##### (h) Within 70 feet of the #shoreline#

Within 70 feet of the #shoreline#, the height of a #building# along 30 percent of the length of a #zoning lot#, as measured parallel to Ninth Avenue, shall be limited to a maximum height of 30 feet, and the height along the remaining 70 percent may rise to a maximum height of 85 feet.

##### (i) Maximum #building# height

The maximum #building# height shall be 155 feet, except where towers are provided in accordance with Paragraph (e) of this Section.

##### (j) Optional tower regulations

For #zoning lots# that have a #lot area# of more than one acre, a "tower" shall be permitted above a height of 125 feet, provided that:

- (6) the gross area of any #story# shall not exceed 9,000 square feet, except that any dormers provided within the setback area shall not be included in such gross area;
- (7) the gross area of any #story# above 205 feet shall not exceed 90 percent of the gross area of the highest #story# that is located entirely below a height of 205 feet;
- (8) no portion of such tower shall be located within 80 feet of the #shoreline#;
- (9) the width of such tower shall not exceed 100 feet, as measured parallel to Ninth Avenue. Such width shall be measured in plan and shall include the total width of the combined #lot coverage# of all #stories# above 125 feet; and
- (10) The maximum height of such tower shall not exceed 245 feet.

#Zoning lots# with a #lot area# in excess of 1.5 acres may contain a second tower, provided that the heights of the two towers differ by at least 50 feet from each other, and provided that the combined width of the towers does not exceed 140 feet, as measured parallel to Ninth Avenue. Such width shall be measured in plan and shall include the total width of the combined #lot coverage# of all #stories# above 125 feet.

#### 142-44

##### Height and Setback for Zoning Lots in Subarea A3 With More Than 100 Feet of Shoreline

In Subarea A3, as shown on Map 1 (Special Inwood District – Subdistricts and Subareas) in the Appendix to this Chapter, for #zoning lots# that have a #shoreline# with a length of more than 100 feet, the height and setback regulations of this Section shall apply:

##### (e) Base along West 207th Street and Ninth Avenue

Along the West 207th Street and Ninth Avenue frontages, all #buildings# shall have a minimum base height of 60 feet, or the height of the #building#, whichever is less, and a maximum base height of 105 feet. The #street wall# location requirements of Paragraph (a)(1) and (2) of Section 35-651 shall apply along both #streets#. The boundary of any easement required for a #street# or sidewalk widening, pursuant to Section 142-64 shall be considered the #street line# for the purpose of this Section.

At a height not lower than the minimum base height nor higher than the maximum base height, a setback with a minimum depth of 10 feet shall be provided from the #street wall# of the base. The provisions of Paragraphs (c)(2) through (c)(4) of Section 23-662 (Maximum height of buildings and setback regulations) shall apply to such setbacks.

##### (f) Within 70 feet of the #shoreline#

Within 70 feet of the #shoreline#, the maximum #building# height shall be 85 feet.

##### (g) Within 30 feet of former West 208th Street

Within 30 feet of Former West 208th Street, as shown on Map 1 in the Appendix to this Chapter, the height of a #building# along 30 percent of the length of a #zoning lot#, as measured along the former extent of West 208th Street, shall not exceed 30 feet, and the height of the remaining 70 percent may rise to a maximum height of 85 feet.

##### (h) Maximum #building# height

Within the portion of the #zoning lot# that is beyond 100 feet of West 207th Street, the maximum #building# height shall be limited to 145 feet. Within the portion of the #zoning lot# that is within 100 feet of West 207th Street, the maximum #building# height shall be 175 feet, except where towers are provided in accordance with Paragraph (e) of this Section.

##### (f) Optional tower regulations

For #zoning lots# that have a #lot area# of more than one acre, a "tower" shall be permitted above a height of 175 feet within the portion of the #zoning lot# that is within 100 feet of West 207<sup>th</sup> Street, provided that:

- (4) the gross area of any #story# shall not exceed 10,000 square feet, except that any dormers provided within the setback area shall not be included in such gross area;
- (5) the gross area of any #story# above 255 feet shall not exceed 90 percent of the gross area of the highest #story# that is located entirely below a height of 255 feet; and
- (6) The maximum height of such tower shall not exceed 295 feet.

**142-45  
Height and Setback for Zoning Lots in Subarea B1 With More Than 100 Feet of Shoreline**

In Subarea B1, as shown on Map 1 (Special Inwood District – Subdistricts and Subareas) in the Appendix to this Chapter, for #zoning lots# that have a #shoreline# with a length of more than 100 feet, the height and setback regulations of Section 142-43 (Height and Setback for Sites in Subarea A2 With More Than 100 Feet of Shoreline) shall apply, except that paragraph (e) of such Section shall be modified to allow the gross area of any #story# in a tower to be up to 10,000 square feet and to rise to a height of 265 feet, provided that the gross area of any #story# above 225 feet shall not exceed 90 percent of the gross area of the highest #story# that is located entirely below 225 feet. The #visual corridor# located between a line parallel to and 20 feet south of the prolongation of the centerline of West 218th Street and a line parallel to and 30 feet north of such centerline established by Section 142-60 (INWOOD WATERFRONT ACCESS PLAN) shall be treated as a narrow #street line# for the purposes of applying all height and setback regulations.

**142-46  
Height and Setback in Subarea B3**

In Subarea B3, as shown on Map 1 (Special Inwood District – Subdistricts and Subareas) in the Appendix to this Chapter, the maximum #building# height shall be 125 feet within 10 feet of a #street line#. Beyond 10 feet of a #street line#, the maximum #building# height shall be 265 feet.

**142-47  
Height and Setback in Subarea B4**

In Subarea B4, as shown on Map 1 (Special Inwood District – Subdistricts and Subareas) in the Appendix to this Chapter, the height of a #building# within 10 feet of a #street line# shall not exceed 125 feet. Portions of #buildings# located beyond 10 feet of a #street line# may rise to a maximum height of 210 feet. Any #development# or #enlargement# with frontage on West 218th Street must provide a sidewalk widening with a minimum depth of five feet along such frontage. Any #development# or #enlargement# with frontage on Ninth Avenue must provide a sidewalk widening with a minimum depth of five feet along such frontage.

**142-48  
Special Regulations for Certain Sites in Subdistrict C**  
In Subdistrict C, as shown on Map 1 (Special Inwood District – Subdistricts and Subareas) in the Appendix to this Chapter, for #zoning lots# that share a #side lot line# with an adjacent #zoning lot# that is #developed# with a #building# constructed prior to December 15, 1961 that contains #residences# with #legally required windows# facing and located within 15 feet of the shared #side lot line#, the underlying height and setback provisions shall be modified by the provisions of this Section.

The #street wall# location provisions of Paragraph (b)(1) of Section 35-651 shall apply except that where an adjoining #zoning lot# contains #residences# with #legally required windows# facing and within 15 feet of a shared #side lot line#, the #street wall# of a #building# need not extend along the entire #street# frontage of such a #zoning lot# if an open area is provided above the level of the first #story# or a height of 15 feet, whichever is lower, along the entire shared #side lot line#. Where such an open area is provided, the #street# frontage of such open area may be excluded for the purpose of applying the #street wall# location provisions of Paragraph (b)(2) of Section 35-651.

In addition, where an open area with a depth of at least 15 feet, as measured perpendicular from the shared #side lot line#, and is provided in the form of a recess, #court# or other open area is provided along shared #side lot line#, and such open area is provided adjacent to all portions of a #building# on an adjoining #zoning lot# that contain #legally required windows# facing and located within 15 feet of the shared #side lot line#, the maximum height for the #building# set forth in Section 23-662, 23-664, 35-652 or 35-654, as applicable, may be increased by 10 feet; and the maximum number of #stories#, if applicable, may be increased by one.

#Zoning lots# may apply the regulations of this Section along multiple #side lot lines# where applicable, but in no case shall the permitted #building# height be increased by more than one #story# or 10 feet, whichever is lower.

**142-49  
Height and Setback for Certain Zoning Lots in Subdistricts C and D**

In Subdistricts C and D, as shown on Map 1 (Special Inwood District – Subdistricts and Subareas) in the Appendix to this Chapter, all #non-residential buildings# in C4 and C6 Districts shall follow the height and setback regulations of Paragraph (b) of Section 23-664 (Modified height and setback regulations for certain Inclusionary Housing buildings or affordable independent residences for seniors) for the applicable residential equivalent.

In Subdistrict D, all #developments# or #enlargements# on zoning lots# within M1-4/R7A and M1-4/R9A Districts shall follow the height and setback regulations of Paragraph (b) of Section 23-664, for the applicable #Residence District#, except portions of #zoning lots# that are located within 30 feet of West 201st Street shall be limited to a maximum #building# height to 85 feet.

In Subdistricts C and D, for portions of #zoning lots# located within 100 feet of a #street# that contains an elevated rail line, the underlying height and setback regulations shall be modified as follows:

- (d) the minimum required base height shall be 25 feet;
- (e) the maximum permitted #building# height shall be 165 feet and the maximum number of #stories# shall be 16; and
- (f) along the frontage of a #street# that contains an elevated rail line, the #street wall# location regulations of Paragraph (a)(1) of Section 35-651 shall apply.

**142-50  
SPECIAL OFF-STREET PARKING AND LOADING REGULATIONS**

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

**142-51  
Required Accessory Parking Spaces for Residences**

The requirements of Sections 25-23 (Requirements Where Group Parking Facilities Are Provided) are modified to require #accessory residential# off-street parking spaces for a minimum of 20 percent of new #residences#. The number of #accessory# off-street parking spaces required may be reduced or waived as set forth in the underlying district regulations.

**142-52  
Required Accessory Parking Spaces for Commercial or Community Facility Uses in Certain Districts**

No #accessory# parking is required for new #commercial# or #community facility uses# in #mixed buildings# in C2-4, C4-4D, or C4-5D Districts.

**142-53  
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 after written request for such space is made to the landlord.

**142-54  
Accessory Parking on a Roof in Subarea A1**

In Subarea A1, the underlying off-street parking regulations of Section 44-11 (General Provisions) are modified to permit #accessory# parking to be located on the roof of any #story# of a #building#.

**142-55  
Curb Cuts**

Curb cuts accessing off-street parking facilities or loading berths shall not be permitted along the #streets# specified as a Type 1 or Type 2 primary street on Map 2 (Special Inwood District – Ground Floor Use and Curb Cut Regulations) in the Appendix to this Chapter on #zoning lots# that also have frontage on a #street# that is not specified on Map 2.

**142-60  
INWOOD WATERFRONT ACCESS PLAN**

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

Map 4 (Waterfront Access Plan: Parcel Designation), Map 5 (Waterfront Access Plan: Public Access Areas), and Map 6 (Waterfront Access Plan: Visual Corridors) in the Appendix to this Chapter show the boundaries of the area comprising the Inwood Waterfront Access Plan, boundaries of parcels within the Plan, and the location of certain features mandated or permitted by the Plan.

The Plan has been divided into parcels consisting of tax blocks and lots and other lands as established on [date of adoption], as follows:

Parcel 1:	block 2215, lots 877 and 885; and block 2197, lots 67, 71, 74 and 174
Parcel 2/3:	block 2197, lot 47 and 75
Parcel 4:	block 2197, portion of lot 1
Parcel 5:	block 2188, lot 1
Parcel 6:	block 2187, lots 1, 5, 7 and 20
Parcel 7:	block 2185, lots 25, 36 and 51
Parcel 8:	block 2185, lots 1 and 10
Parcel 9:	block 2184, lots 20 and 40

Within the #Special Inwood District#, the parcels of land designated in this Section need not be contiguous for the area to be considered to be a Waterfront Access Plan, pursuant to Section 62-911.

For the purposes of this Section, inclusive, defined terms shall include those listed in Section 12-10 (DEFINITIONS) and Section 62-11 (Definitions).

#### 142-61

##### **Lot area and waterfront public access area requirements**

For the purposes of determining requirements for #waterfront public access areas#, #lot area# shall not include any portion of a #zoning# lot that is seaward of the #shoreline#. For the purposes of determining the applicability of #waterfront public access area# requirements, pursuant to Section 62-52, all #zoning lots# with portions located within 40 feet of the #shoreline# shall be considered #waterfront zoning lots#.

On Parcel 1, as shown on Map 4 (Waterfront Access Plan: Parcel Designation) in the Appendix to this Chapter, for the purposes of calculating the total #waterfront public access area# requirements on a "granting lot," as described in Section 142-23 (Floor Regulations in Subarea B2 and B3), #lot area# shall be the combined #lot area# of all "granting lots" and all "receiving lots."

#### 142-62

##### **Tip of Manhattan, Subdistrict B**

In Tip of Manhattan Subdistrict B, for Parcels 1 and 2/3, as shown on Map 4 (Waterfront Access Plan: Parcel Designation) in the Appendix to this Chapter, the following regulations shall apply.

- (b) Applicability of #waterfront public access area requirements# to Use Group 16

In Subarea B1, as shown on Map 1, #developments# of #buildings# containing exclusively commercial or public utility vehicle storage, including #accessory# fuel pumps, as listed in Use Group 16C, shall be exempted from #waterfront public access area# requirements.

- (c) #Shore public walkways#

(4) the minimum width of a #shore public walkway# set forth in Section 62-53 (Shore Public Walkways) shall be reduced to 20 feet;

(5) the minimum width of the screening buffer shall be five feet;

(6) on Parcel 1, no #shore public walkway# shall be required.

- (f) #Upland connections#

On Parcel 2/3, #upland connections# shall be provided along the shared boundary between Parcels 1 and Parcel 2/3, and within the area located between a line parallel to and 20 feet south of the prolongation of the centerline of West 218th Street and a line parallel to and 30 feet north of such centerline.

- (g) #Supplemental public access areas#

(1) on Parcel 1, #supplemental public access area# shall be bounded by Ninth Avenue to the west, the shared boundary of Parcels 1 and 2/3 to the south, and the stabilized shore to the east. Section 62-571 (Location and area requirements for supplemental public access areas) shall not apply to such #supplemental public access area#;

(2) on Parcel 2/3, #supplemental public access area#, if required, shall be located at the intersection of the #upland connection# and the #shore public walkway#. Section 62-571 shall be modified to allow the longest side of such #supplemental public access area# to adjoin the #upland connection# provided that the maximum depth measured perpendicular to the #upland connection# does not exceed 1.5 times the width measured parallel to the #upland connection#.

- (h) #Visual corridors#

#Visual corridors# shall be provided at three locations as shown on Map 6 (Waterfront Access Plan: Visual Corridors) in the Appendix to this Chapter:

- (1) within the prolongation of the #street lines# of West 220th Street;
- (2) within the prolongation of the #street lines# of Ninth Avenue;
- (3) within the area located between a line parallel to and 20 feet south of the prolongation of the centerline of West 218th Street and a line parallel to and 30 feet north of such centerline. In the event that such #visual corridor abuts# an open area with a minimum depth of 20 feet along the entire length of such #visual corridor#, and an easement for such open area has been recorded against the property, the minimum dimension of a #visual corridor# set forth in 62-512 (Dimensions of visual corridors) may be reduced to 30 feet.

#### 142-63

##### **Sherman Creek Subdistrict A**

In the Sherman Creek Subdistrict A, Parcels 5, 6, 7, 8 and 9, as shown on Map 4 (Waterfront Access Plan: Parcel Designation) in the Appendix to this Chapter, the following regulations shall apply.

- (c) #Shore public walkways#

(1) #Waterfront zoning lots# that have a #shoreline# measuring more than 100 feet shall provide a #shore public walkway# as required by Section 62-53 (Requirements for Shore Public Walkways).

(2) #Zoning lots# within or partially within 40 feet of the #shoreline# that do not #abut# the #shoreline#, or that contain a #shoreline# measuring 100 feet or less shall provide either:

(i) a #shore public walkway#, located partly on the #zoning lot# and partly on an adjoining #waterfront zoning lot#; or

(ii) a #shore public walkway# on any portion of the #zoning lot# within 40 feet of the #shoreline#. Such #shore public walkway# shall have a minimum width of 14 feet, and its pedestrian circulation path shall connect to and provide access from adjoining public #streets#, parks or public places. Such #shore public walkway# shall extend beyond 40 feet of the #shoreline# as necessary to satisfy the minimum dimensional requirements, but the total area of the #shore public walkway# need not exceed an area equivalent to that portion of the #zoning lot# within 40 feet of the #shoreline#. The provisions of Section 62-62 (Design Requirements for Shore Public Walkways and Supplemental Public Access Areas) shall be modified to allow the circulation path to have a minimum width of 10 feet and to be located entirely beyond 10 feet from the #shoreline#. In addition, for Parcels 6, 7 or 8, the planting requirements set forth in paragraph (c)(1) of Section 62-62 need not apply.

Where the #zoning lot# does not include all of the adjacent #shoreline#, the design of the #shore public walkway# shall be compatible with the future improvement of public access areas on the land between the #zoning lot# and the #shoreline#.

(3) The primary circulation path required, pursuant to Section 62-62 shall be provided at a minimum elevation of 7.5 feet above the #shoreline#, except that such requirement need not include portions of a circulation path that slope downward to meet the elevation of an existing publicly accessible sidewalk.

- (d) #Supplemental public access areas#

On Parcel 5, no #supplemental public access area# shall be required.

#### 142-64

##### **Special Regulations on Parcel 5**

- (b) Section 62-811 (Waterfront public access and visual corridors) shall not apply to Parcel 5, as shown on Map 4 (Waterfront Access Plan: Parcel Designation) in the Appendix to this Chapter. In lieu thereof, the following regulations shall apply. Required Certification

No excavation or building permit shall be issued for any #development# on Parcel 5 until the Chairperson of the City Planning Commission has certified to the Department of Buildings, that:

(1) a site plan has been submitted showing compliance with the provisions of Sections 62-50 (GENERAL REQUIREMENTS FOR VISUAL CORRIDORS AND WATERFRONT PUBLIC ACCESS AREAS) and 62-60 (DESIGN REQUIREMENTS FOR WATERFRONT PUBLIC ACCESS AREAS) as modified by Section 142-60 (INWOOD WATERFRONT ACCESS PLAN);

(2) the Chairperson has certified that an easement, the requirements for which shall be determined in consultation with the Department of Transportation, has been provided to enlarge the adjoining mapped #streets#, an instrument creating such easement has been recorded in the Office of the City Register, and a certified copy of such easement has been submitted to the Department of City Planning; and

(3) an acceptable restrictive declaration is executed and filed, pursuant to Section 62-74 (Requirements for Recordation).

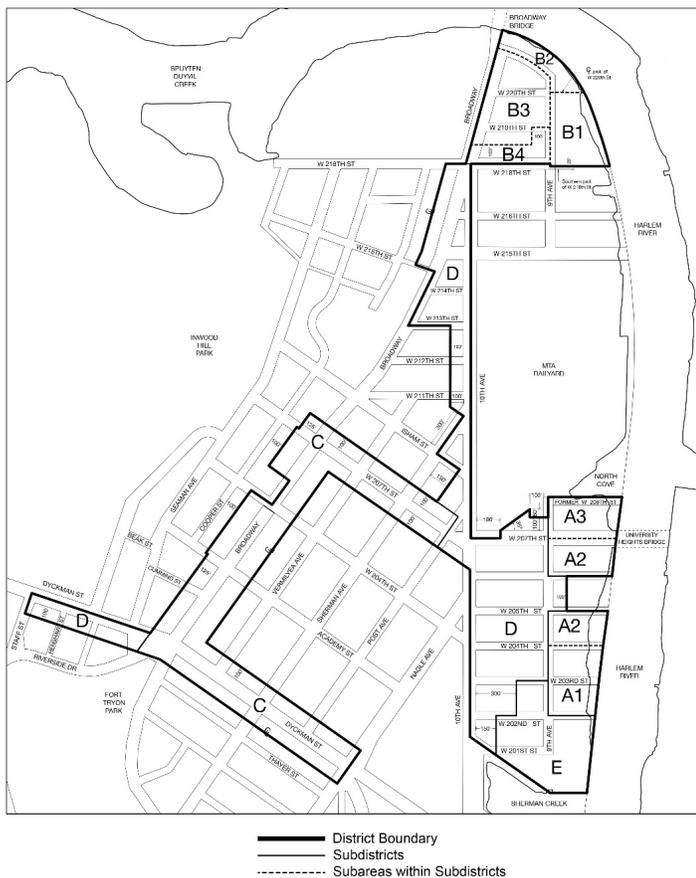
(c) Buildout of Adjoining #Streets#

No certificate of occupancy for any #development# on Parcel 5 shall be issued until the Department of Buildings has been furnished with a certification by the Department of Transportation that adjoining mapped #streets# have been built out to Department of Transportation standards.

Within 45 days of receipt of a complete application, the Chairperson shall either certify that the proposed #development# complies with the requirements of this Section or disapprove such application, citing the nature of any failure to comply. Failure to certify or disapprove such application within the 45 day period will release the Department of Buildings or the Department of Business Services from any obligation to withhold the excavation or building permit and authorize such agency to determine compliance with the provisions of this Section.

**APPENDIX  
Special Inwood District Plan**

Map 1. Special Inwood District – Subdistricts and Subareas



**Subdistricts and Subareas:**

**A – Sherman Creek Subdistrict A**

- Subarea A1
- Subarea A2
- Subarea A3

**B – Tip of Manhattan Subdistrict B**

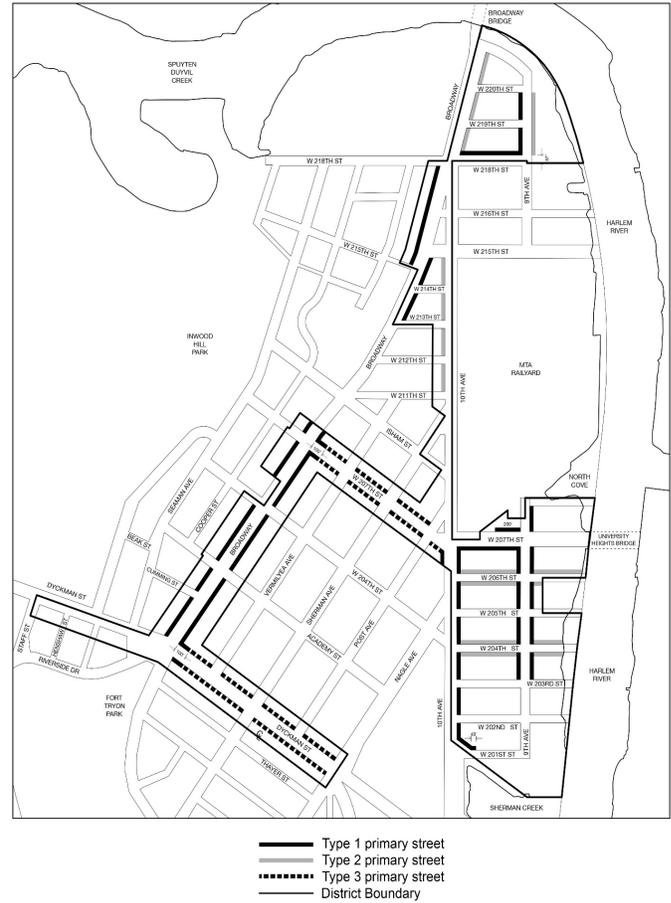
- Subarea B1
- Subarea B2
- Subarea B3
- Subarea B4

**C – Commercial “U” Subdistrict C**

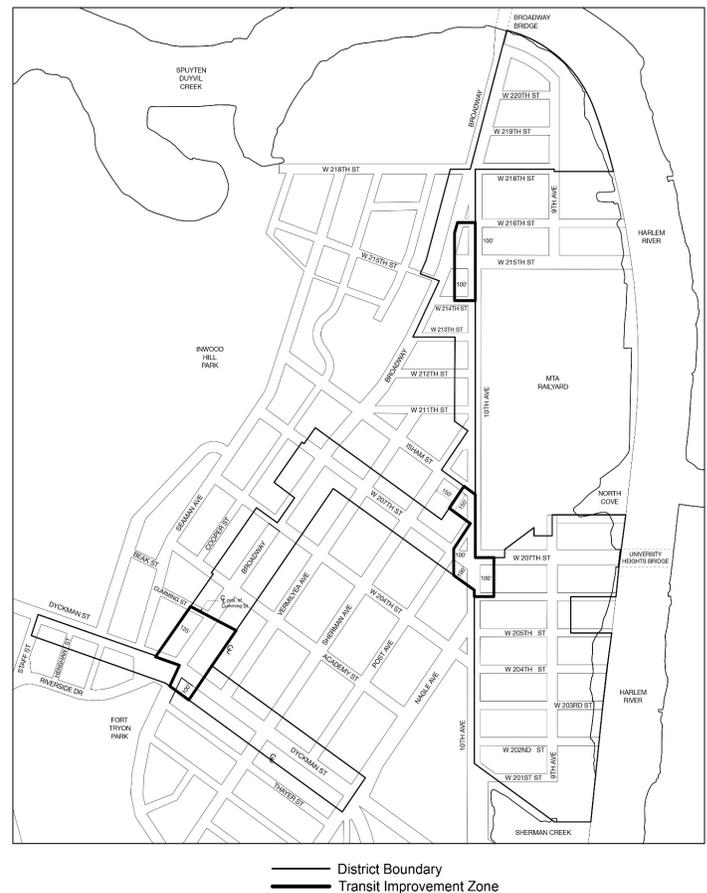
**D – Upland Area Subdistrict D**

**E – Infrastructure Zone Subdistrict E**

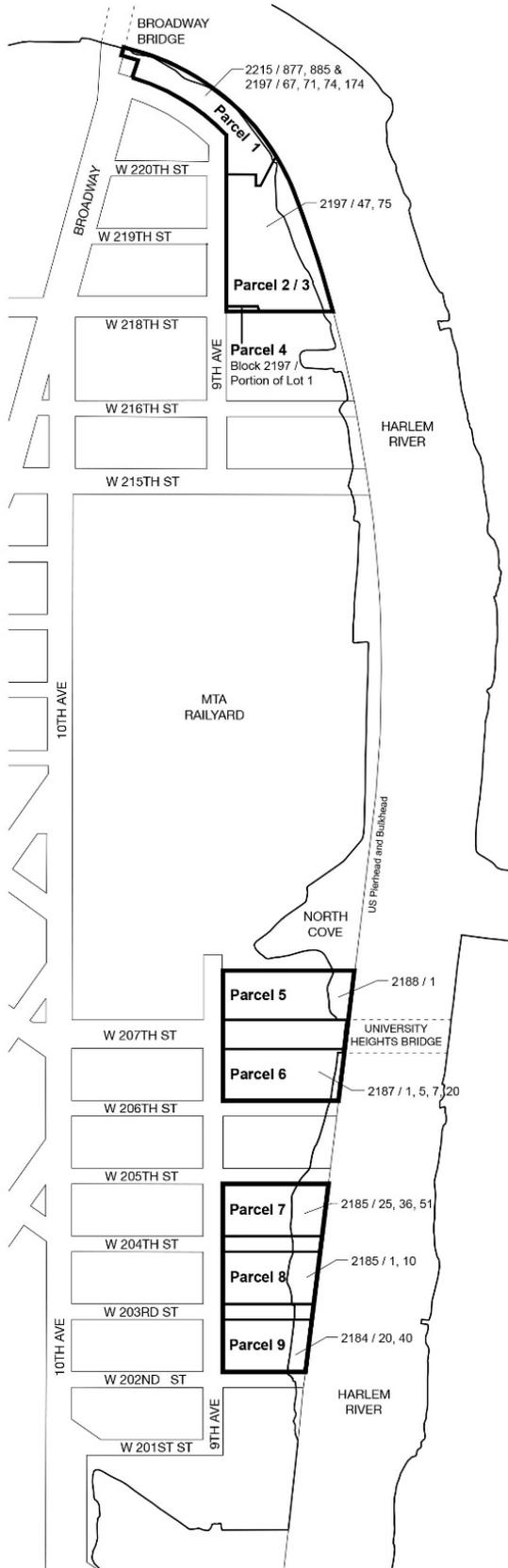
Map 2. Special Inwood District – Ground Floor Use and Curb Cut Regulations



Map 3. Special Inwood District – Transit Easement Zones



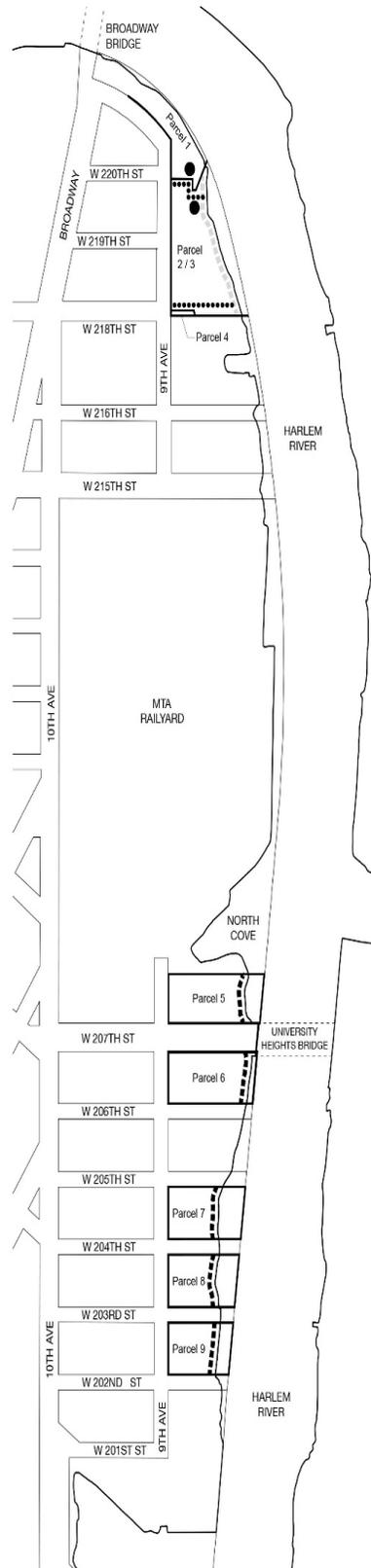
Map 4. Waterfront Access Plan: Parcel Designation



**Parcel Designation**

- WAP boundary
- Parcel line
- 2185 / 1, 10 Tax Block / Lot numbers

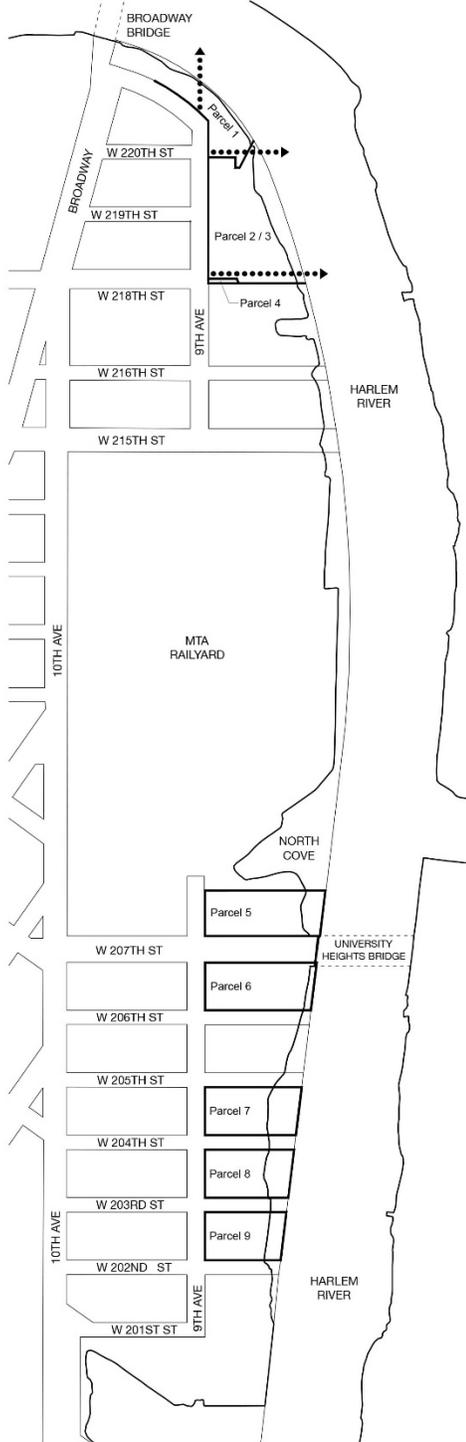
Map 5. Waterfront Access Plan: Public Access Areas



**Public Access Areas**

- Parcel line
- - - - -** Shore Public Walkway - 20-ft minimum required
- - - - -** Shore Public Walkway - 40-ft minimum required, or as modified by Section 142-63(a)
- Supplemental Public Access Area
- .....** Upland Connection (Designated Location)

Map 6. Waterfront Access Plan: Visual Corridors



**Visual Corridors**

- Parcel line
- ..... Visual Corridor

\* \* \*

**APPENDIX F**

**Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas**

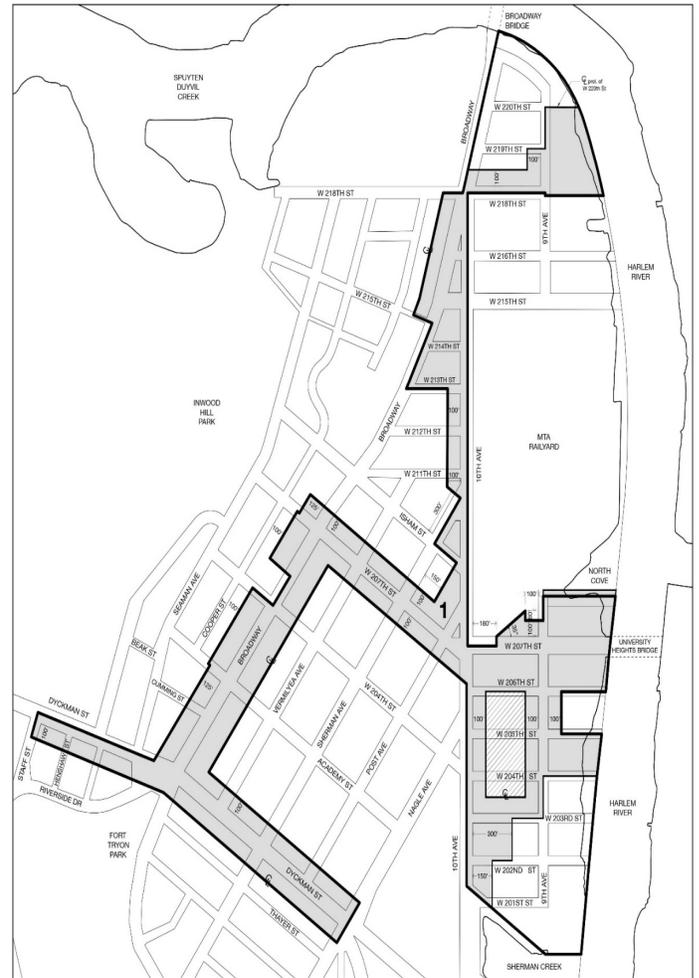
\* \* \*

**MANHATTAN**

\* \* \*

Manhattan Community District 12

Map 1 – (date of adoption)



- Mandatory Inclusionary Housing Program see section 23-154(d)(3)  
Area 1 - [date of adoption] MIH Program Option 1 and Option 2
- ▨ Excluded Area

**Portion of Community District 12, Manhattan**

\* \* \*

**No. 5**

**CD 12** **C 180206 PPM**  
**IN THE MATTER OF** an application submitted by the Department of Citywide Administrative Services (DCAS), pursuant to Section 197-c of New York City Charter, for the disposition of three City-Owned properties (Block 2185, Lot 36; Block 2197, Lot 47; and Block 2197, Lot 75), pursuant to zoning.

**No. 6**

**CD 12** **C 180207 PQM**  
**IN THE MATTER OF** an application, pursuant to Section 197-c of the New York City Charter, submitted by the Department of Citywide Administrative Services, to acquire approximately 18,000 square feet of space located at 4780 Broadway (Block 2233, Lot 13 and part of Lot 20) for use as a library; to acquire property along the Harlem River (Block 2197, Lot 47) to enlarge an existing City-owned property (Block 2197, Lot 75) to establish street and waterfront frontage; and by the Department of Citywide Administrative Services and the Department of Parks and Recreation, for the acquisition of property, located along the Harlem River (Block 2183, Part of Lot 1; Block 2184, Part of Lot 1) for use public open space and waterfront access.

**No. 7**

**CD 12** **C 180208 HAM**  
**IN THE MATTER OF** an application submitted by the Department of Housing Preservation and Development (HPD)

1. pursuant to Article 16 of the General Municipal Law of New York State for:
  - a) the designation of properties located at 4780 Broadway (Block 2233, Lot 13) and 630 Academy Street (Block 2233, p/o Lot 20), as an Urban Development Action Area; and
  - b) an Urban Development Action Area Project for such area; and

2. pursuant to Section 197-c of the New York City Charter for the disposition of property to a developer selected by HPD to facilitate affordable housing and community facility space in Borough of Manhattan, Community District 12.

No. 8

CD 12 C 180073 MMM IN THE MATTER OF an application, submitted by The New York City Economic Development Corporation, pursuant to Sections 197-c and 199 of the New York City Charter and Section 5-430 et seq. of the New York City Administrative Code for an amendment to the City Map involving:

- the elimination, discontinuance and closing of Exterior Street between West 202nd Street and West 208th Street;
• the elimination, discontinuance and closing of Academy Street between the U.S. Pierhead and Bulkhead Line and West 201st Street;
• the elimination, discontinuance and closing of West 201st Street and West 208th Street between the U.S. Pierhead and Bulkhead Line and Ninth Avenue;
• the elimination, discontinuance and closing of a volume of a portion of West 203rd Street between Ninth Avenue and the U.S. Pierhead and Bulkhead Line;
• the adjustment of grades and block dimensions necessitated thereby;

including authorization for any acquisition or disposition of real property related thereto in accordance with Map No. 30254 dated January 11, 2018 and signed by the Borough President.

NOTICE

On Wednesday May 9, 2018, at 10:00 A.M., at the CPC Public Hearing Room, located at 120 Broadway, Lower Concourse in Lower Manhattan, a public hearing is being held by the City Planning Commission to receive comments related to a Draft Environmental Impact Statement (DEIS) concerning an application by the Economic Development Corporation of the City of New York (EDC) for approval of several discretionary actions (ULURP Nos. 180204 ZMM, N180205 ZRM and 180206 PPM, 180207 PQM 180208 HAM, 180073 MMM) including zoning map amendments, zoning text amendments, the disposition of City-Owned property and designation/approval of an Urban Development Action Area Project (UDAAP) in the Inwood neighborhood of Manhattan Community District 12.

The public hearing will also consider a modified application proposed by the applicant (C 180204(A) ZMM and N 180204(A) ZRM).

These actions are intended to preserve the existing building fabric in areas west of Tenth Avenue, extend the mixed-use character of Inwood east to the Harlem River, provide neighborhood access to the Harlem River, redevelop the existing Inwood Library with a new mixed-use affordable housing and library development, and facilitate the development of new affordable housing.

Written comments on the DEIS are requested and will be received and considered by the Office of the Deputy Mayor for Housing and Economic Development (DME), the Lead Agency, until Tuesday, May 21, 2018.

This hearing is being held, pursuant to the State Environmental Quality Review Act (SEQRA) and City Environmental Quality Review (CEQR), CEQR No. 17DME007M.

Nos. 9, 10 & 11 EAST 14TH STREET AND IRVING PLACE No. 9

CD 3 C 180201 ZMM IN THE MATTER OF an application submitted by Fourteenth at Irving, LLC and the NYC Economic Development Corporation, pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 12c:

- 1. changing from a C6-1 District to a C6-4 District property, bounded by a line midway between East 14th Street and East 13th Street, the southerly centerline prolongation of Irving Place, East 13th Street, and a line 475 westerly of Third Avenue;
2. changing from a C6-2A District to a C6-4 District property, bounded by a line midway between East 14th Street and East 13th Street, a line 325 feet westerly of Third Avenue, East 13th Street, and the southerly centerline prolongation of Irving Place; and

3. changing from a C6-3X District to a C6-4 District property, bounded by East 14th Street, a line 325 feet westerly of Third Avenue, a line midway between East 14th Street and East 13th Street, and the southerly centerline prolongation of Irving Place; as shown on a diagram (for illustrative purposes only) dated January 29, 2018, and subject to the conditions of the CEQR Declaration E-457.

No. 10

CD 3 N 180202 ZRM IN THE MATTER OF an application submitted by Fourteenth at Irving, LLC and New York City Economic Development Corporation, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying Article VII, Chapter 4 (Special Permits by the City Planning Commission) and modifying Appendix F for the purpose of establishing a Mandatory Inclusionary Housing area.

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

ARTICLE VII - ADMINISTRATION

Chapter 4 - Special Permits by the City Planning Commission

\* \* \*

74-72

Bulk Modification

74-721

Height and setback and yard regulations

(a) In C4-7, C5-2, C5-3, C5-4, C6-1A, C6-4, C6-5, C6-6, C6-7 or M1-6 Districts, the City Planning Commission may permit modification of the height and setback regulations, including tower coverage controls, for #developments# or #enlargements# located on a #zoning lot# having a minimum #lot area# of 40,000 square feet or occupying an entire #block#.

In C5-3, C6-6 and C6-7 Districts on such #zoning lots#, and in C6-4 Districts as set forth in Paragraph (e) of this Section, the Commission also may modify #yard# and court regulations, and regulations governing the minimum required distance between #buildings# and/or the minimum required distance between #legally required windows# and walls or #lot lines#, provided that the Commission finds that such modifications:

- (1) provide a better distribution of #bulk# on the #zoning lot#;
(2) result in a better relationship of the #building# to open areas, adjacent #streets# and surrounding development; and
(3) provide adequate light and air for #buildings# on the #zoning lot# and neither impair access to light and air to #legally required windows# in adjacent #buildings# nor adversely affect adjacent #zoning lots# by unduly restricting access to light and air to surrounding #streets# and properties.

As a condition of this special permit, if any open area extending along a #side lot line# is provided at any level, such open area shall be at least eight feet in width.

\* \* \*

(e) The City Planning Commission may also permit modification of all #bulk# regulations as set forth in paragraph (a) of this Section on #zoning lots# with a minimum #lot area# of 30,000 square feet, where such #zoning lot# is located in a C6-4 District in Manhattan Community District 3, has frontage on a #wide street# and existed on [date of adoption].

\* \* \*

APPENDIX F

Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas

\* \* \*

MANHATTAN

\* \* \*

Manhattan Community District 3

\* \* \*

Map 2 – [date of adoption]

[PROPOSED MAP]



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

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

Portion of Community District 3, Borough of Manhattan

\* \* \*  
**No. 11**

**CD 3 C 180203 ZSM**

**IN THE MATTER OF** an application submitted by Fourteenth at Irving, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit, pursuant to Section 74-721\* of the Zoning Resolution to modify the rear yard regulations of Section 23-53 (Rear Yards) and the height and setback regulations of Section 33-43 (Maximum Height of Walls and Required Setbacks) to facilitate the development of a 21-story commercial building on property, located at 124 East 14<sup>th</sup> Street (Block 559, Lots 16 & 55), in a C6-4\*\* District, partially within the Special Union Square District, Borough of Manhattan, Community District 3.

\* Note: Section 74-721 of the Zoning Resolution is proposed to be changed under a concurrent related application for a Zoning Text amendment (N 180202 ZRM).

\*\* Note: The site is proposed to be rezoned by changing from existing C6-1, C6-2A and C6-3X Districts to a C6-4 District under a concurrent related application for a Zoning Map change (C 180201 ZMM).

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

**BOROUGH OF BROOKLYN**  
**No. 12**

**CD 13 N 180317 PXK**

**IN THE MATTER OF** a Notice of Intent to acquire office space submitted by the Department of Citywide Administrative Services, pursuant to Section 195 of the New York City Charter for use of property, located at 2926 West 19<sup>th</sup> Street (entirety of Block 7060) (Human Resources Administration offices).

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

**a25-m9**

**INFORMATION TECHNOLOGY AND TELECOMMUNICATIONS**

**■ PUBLIC HEARINGS**

**NOTICE OF A FRANCHISE AND CONCESSION REVIEW COMMITTEE (“FCRC”) PUBLIC HEARING**, to be held on Monday, May 7, 2018, commencing at 2:30 P.M., at 2 Lafayette Street, 14th

Floor Auditorium, Borough of Manhattan, relating to: A proposed second amendment to a public communications structure franchise agreement between the City of New York and CityBridge, LLC (“CityBridge”), that will modify (1) the schedule and deployment of Structures to be installed, (2) the criteria applicable to siting of each Structure, (3) the provision of ancillary services, and (4) the timing of franchise compensation payments.

A copy of the proposed second amendment may be viewed by appointment at the Department of Information Technology and Telecommunications, 2 Metrotech Center, 4th Floor, Brooklyn, NY 11201, commencing April 16, 2018, through May 7, 2018, excluding Saturdays, Sundays and holidays. Paper copies of the proposed second amendment may be obtained, by appointment, at a cost of \$.25 per page. All payments shall be made at the time of pickup by check or money order made payable to the New York City Department of Finance. The proposed second amendment may also be obtained in PDF form at no cost, by email request. Interested parties should contact franchiseinfo@doitt.nyc.gov, to request an appointment or a PDF of the amendment.

NOTE: Individuals requesting sign language interpreters or any other accommodation of disability at the public hearing should contact the Mayor’s Office of Contract Services, Public Hearing Unit, 253 Broadway, 9<sup>th</sup> Floor, New York, NY 10007, (212) 788-0010, no later than SEVEN (7) BUSINESS DAYS PRIOR TO THE PUBLIC HEARING. TDD users should call Verizon relay service.

The Hearing may be cablecast on NYCMedia channels.

Accessibility questions: (212) 788-0010, by: Thursday, April 26, 2018, 5:00 P.M.

**a16-m7**

**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 8, 2018, a public hearing will be held, at 1 Centre Street, 9th Floor, Borough of Manhattan, with respect to the following properties and then followed by a public meeting. The final order and estimated times for each application will be posted on the Landmarks Preservation Commission website, the Friday before the hearing. Any person requiring reasonable accommodation in order to participate in the hearing or attend the meeting, should contact the Landmarks Commission no later than five (5) business days before the hearing or meeting.

**454 Fulton Street - Individual Landmark**  
**LPC-19-18814 - Block 157 - Lot 9 - Zoning: C5-4**  
**CERTIFICATE OF APPROPRIATENESS**

A department store designed by Robert D. Kohn and Charles Butler and built in 1924-1925, and expanded in 1928-1929. Application is to install signage.

**565A Carlton Avenue - Prospect Heights Historic District**  
**LPC-19-17675 - Block 1137 - Lot 6 - Zoning: R6B**  
**CERTIFICATE OF APPROPRIATENESS**

An Italianate style rowhouse built c. 1869-1880. Application is to construct rear yard and rooftop additions.

**17 Bleeker Street - NoHo East Historic District**  
**LPC-19-20186 - Block 529 - Lot 50 - Zoning: M1-5B**  
**CERTIFICATE OF APPROPRIATENESS**

A Neo-Classical style store and loft building, designed by Frederick Ebeling and built in 1909. Application is to legalize the installation of storefront infill, in non-compliance with Certificate of No Effect 19-11252.

**75 Bank Street - Greenwich Village Historic District**  
**LPC-19-23183 - Block 624 - Lot 7504 - Zoning: C1-6**  
**CERTIFICATE OF APPROPRIATENESS**

An apartment house, designed by Irving Margon and built in 1938. Application is to legalize the removal of stairs and the installation of a service ramp and security cameras and conduit without Landmarks Preservation Commission permit(s).

**428 Lafayette Street - NoHo Historic District**  
**LPC-19-22891 - Block 545 - Lot 40 - Zoning: M1-5B**  
**CERTIFICATE OF APPROPRIATENESS**

A Greek Revival style townhouse, designed by Seth Geer and built in 1832-33. Application is to alter an entrance bay and install a through-window louver.

**89 Greene Street - SoHo-Cast Iron Historic District**  
**LPC-19-20018 - Block 500 - Lot 7507 - Zoning: M1-5A**  
**CERTIFICATE OF APPROPRIATENESS**

A store and loft building, designed by J.B. Snook and built in 1886-87. Application is to install a bracket sign.

**120 Prince Street - SoHo-Cast Iron Historic District  
LPC-19-17979 - Block 500 - Lot 16 - Zoning: M1-5A  
CERTIFICATE OF APPROPRIATENESS**

A store and light manufacturing building, designed by Fred S. Schlesinger and built in 1892-93. Application is to legalize the installation of a flagpole without Landmarks Preservation Commission permit(s).

**30 East 21st Street - Ladies' Mile Historic District  
LPC-19-18706 - Block 849 - Lot 55 - Zoning: M1-5M  
CERTIFICATE OF APPROPRIATENESS**

A Neo-Renaissance style store and loft building, designed by Ralph Samuel Townsend and built in 1897-98. Application is to install a barrier-free access ramp.

**950 Park Avenue - Park Avenue Historic District  
LPC-19-19188 - Block 1493 - Lot 37 - Zoning: R10  
CERTIFICATE OF APPROPRIATENESS**

A Renaissance Revival style apartment building, designed by J.E.R. Carpenter and built in 1919-20. Application is to replace windows.

**1065 Park Avenue - Park Avenue Historic District  
LPC-19-13316 - Block 1516 - Lot 1 - Zoning: R10  
CERTIFICATE OF APPROPRIATENESS**

A Modern style apartment building, designed by Stephen C. Lyras and built in 1969-73. Application is to establish a master plan governing the future installation of windows.

**157 East 70th Street - Upper East Side Historic District  
LPC-19-22629 - Block 1405 - Lot 24 - Zoning: R8B R9X  
CERTIFICATE OF APPROPRIATENESS**

An altered rowhouse originally built c. 1879, with the current façade built, pursuant to Certificate of Appropriateness 95-0132. Application is to alter the façade, ironwork and areaway.

**2633 Adam Clayton Powell Jr. Boulevard - Individual  
Landmark  
LPC-19-21410 - Block 2016 - Lot 60- Zoning: R7-2  
ADVISORY REPORT**

A housing project designed by Archibald Manning Brown, and built in 1936-1937. Application is to replace storefront infill, install new window and door openings, a skylight, a canopy, and signage.

**1680 Lexington Avenue - Individual Landmark  
LPC-19-23899 - Block 1633 - Lot 13 - Zoning: R7-2  
BINDING REPORT**

A Neo-Grec style public school building, designed by David I. Stagg and built in 1879-82. Application is to install signage in the yard and an air conditioning unit in the alley.

**799 Fort Washington Avenue - Individual Landmark  
LPC-19-20929 - Block 2179 - Lot 701 - Zoning: R7-2  
CERTIFICATE OF APPROPRIATENESS**

A museum complex composed of portions of medieval buildings and modern structures, designed by Charles Collens and built between 1934 and 1938. Application is to replace a window.

a25-m8

**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 8, 2018, at 9:30 A.M.**, a public hearing will be held, at 1 Centre Street, 9th Floor, Borough of Manhattan, with respect to the following properties and then followed by a public meeting. The final order and estimated times for each application will be posted on the Landmarks Preservation Commission website, the Friday before the hearing. Please note that the order and estimated times are subject to change. Any person requiring reasonable accommodation in order to participate in the hearing or attend the meeting, should contact the Landmarks Commission no later than five (5) business days before the hearing or meeting.

**ITEM TO BE HEARD**

ITEM No. 1  
LP-2599

**Proposed Boerum Hill Historic District Extension,**  
Borough of Brooklyn

**AREA I**

Area I of the proposed Boerum Hill Historic District Extension consists of the property, bounded by a line beginning on the southern curblin of Dean Street at a point on a line extending northerly from a portion of the western property line of 86 Dean Street, then extending southerly along the western property line of 86 Dean Street, southerly along the western property line of 90 Bergen Street to the southern curblin of Bergen Street easterly to a point on a line extending northerly from the western property line of 90 Bergen Street, then extending southerly along the western property line of 90 Bergen Street, easterly along the southern property line of 90 Bergen Street to

134 Bergen Street, northerly along the eastern property line of 134 Bergen Street to the centerline of Bergen Street easterly along said centerline to its intersection with the centerline of Hoyt Street, then along said centerline of Hoyt Street to a point formed by its intersection with a line extending easterly from the southern curblin of Dean Street, then following the curblin of Dean Street to the point extending northerly from the western property line of 86 Dean Street.

**AREA II**

Area II of the proposed Boerum Hill Historic District Extension consists of the property, bounded by a line beginning on the eastern curblin of Nevins Street at a point on a line extending westerly from the northern property line of 245 Bergen Street, then extending southerly along the curblin of Nevins Street to a point on a line extending westerly along the southern property lines of 258 Wyckoff Street then extending westerly along the southern property line of 258 Wyckoff Street to 196 Wyckoff Street aka 169 Bond Street, the extending northerly along the centerline of Bond Street to the intersection of a line extending westerly from the northern property line of 143 Bond Street, then easterly along the northern property line of 143 Bond Street, southerly along a portion of the eastern property line of 143 Bond Street, then easterly along the northern property line of 199 Bergen Street to the point of beginning.

**AREA III**

Area III of the proposed Boerum Hill Historic District Extension consists of the property, bounded by a line beginning on the southern curblin of Atlantic Avenue at a point on a line extending northerly from the eastern property line of 428 Atlantic Avenue then following southerly the eastern property line of 428 Atlantic Avenue, then westerly along the southern property line of 428 Atlantic Avenue to 426 Atlantic Avenue, northerly along a portion of the western property line of 426 Atlantic Avenue, then westerly along the southern property line of 424 Atlantic Avenue to 414 Atlantic Avenue, then southerly along a portion of the eastern property line of 414 Atlantic Avenue, then westerly to the intersection of the centerline of Bond Street, then southerly along the centerline of Bond Street to the intersection of the center line of Pacific Street, then following westerly along the centerline of Pacific Street to the intersection of a line extending northerly from the eastern property line of 358 Pacific Street, then southerly along the eastern property line of 358 Pacific Street, then westerly along the southern property line of 358 Pacific Street, northerly along the western property line of 358 Pacific Street to the southern curblin of Pacific Street, then westerly to the intersection of a line extending southerly from the western property line of 351 Pacific Street, following the western property line of 351 Pacific Street to the southern property line of 368 Atlantic Avenue, then westerly along the southern property line of 368 Atlantic Avenue to the eastern curblin of Hoyt Street, then northerly along the western property line of 348 Atlantic Avenue to the intersection of the southern curblin of Atlantic Avenue, then westerly along the southern curblin of Atlantic Avenue to the intersection of a line extending southerly from the western property line of 365 Atlantic Avenue, then northerly along the western property line of 365 Atlantic Avenue, then westerly along the northern property line of 365 Atlantic Avenue, northerly along a portion of the western property line of 367 Atlantic Avenue then easterly along the northern property line of 367 Atlantic Avenue, then southerly along a portion of the eastern property line of 367 Atlantic Avenue, then easterly along the northern property line of 369 Atlantic Avenue to 389 Atlantic Ave, southerly along the eastern property line of 389 Atlantic Avenue to the southern curblin of Atlantic Avenue easterly to the point of beginning.

Accessibility questions: Lorraine Roach-Steele (212) 669-7815, lroach-steele@lpc.nyc.gov, by: Thursday, April 26, 2018, 4:00 P.M.



a24-m7

**MAYOR'S OFFICE OF CONTRACT SERVICES**

■ MEETING

On Tuesday, May 1, 2018, at 2:00 P.M., the New York City Procurement Policy Board, will hold a meeting in the Rockaway Conference Room, of 253 Broadway, 9th Floor, in the Borough of Manhattan. For more information, please contact the Mayor's Office of Contract Services ("MOCS") at (212) 788-0010. If you wish to observe this meeting and require the services of a sign language interpreter, please call the number listed above or contact MOCS via email, at Michael.Smilowitz@mocs.nyc.gov, no later than April 27, 2018.

Accessibility questions: michael.smilowitz@mocs.nyc.gov, by: Friday, April 27, 2018, 1:00 P.M.



a24-m1

# PROPERTY DISPOSITION

## CITYWIDE ADMINISTRATIVE SERVICES

### ■ SALE

The City of New York in partnership with PropertyRoom.com posts vehicle and heavy machinery auctions online every week at: <https://www.propertyroom.com/s/nyc+fleet>

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

Vehicles can be viewed in person by appointment at: Kenben Industries Ltd., 1908 Shore Parkway, Brooklyn, NY 11214. Phone: (718) 802-0022

m30-s11

## OFFICE OF CITYWIDE PROCUREMENT

### ■ NOTICE

The Department of Citywide Administrative Services, Office of Citywide Procurement is currently selling surplus assets on the internet. Visit <http://www.publicsurplus.com/sms/nycdcas.ny/browse/home>

To begin bidding, simply click on 'Register' on the home page.

There are no fees to register. Offerings may include but are not limited to: office supplies/equipment, furniture, building supplies, machine tools, HVAC/plumbing/electrical equipment, lab equipment, marine equipment, and more.

Public access to computer workstations and assistance with placing bids is available at the following locations:

- DCAS Central Storehouse, 66-26 Metropolitan Avenue, Middle Village, NY 11379
- DCAS, Office of Citywide Procurement, 1 Centre Street, 18th Floor, New York, NY 10007

j2-d31

## POLICE

### ■ NOTICE

### OWNERS ARE WANTED BY THE PROPERTY CLERK DIVISION OF THE NEW YORK CITY POLICE DEPARTMENT

The following list of properties is in the custody of the Property Clerk Division without claimants: Motor vehicles, boats, bicycles, business machines, cameras, calculating machines, electrical and optical property, furniture, furs, handbags, hardware, jewelry, photographic equipment, radios, robes, sound systems, surgical and musical instruments, tools, wearing apparel, communications equipment, computers, and other miscellaneous articles.

Items are recovered, lost, abandoned property obtained from prisoners, emotionally disturbed, intoxicated and deceased persons; and property obtained from persons incapable of caring for themselves.

### INQUIRIES

Inquiries relating to such property should be made in the Borough concerned, at the following office of the Property Clerk.

### FOR MOTOR VEHICLES (All Boroughs):

- Springfield Gardens Auto Pound, 174-20 North Boundary Road, Queens, NY 11430, (718) 553-9555
- Erie Basin Auto Pound, 700 Columbia Street, Brooklyn, NY 11231, (718) 246-2030

### FOR ALL OTHER PROPERTY

- Manhattan - 1 Police Plaza, New York, NY 10038, (646) 610-5906
- Brooklyn - 84th Precinct, 301 Gold Street, Brooklyn, NY 11201, (718) 875-6675
- Bronx Property Clerk - 215 East 161 Street, Bronx, NY 10451, (718) 590-2806

- Queens Property Clerk - 47-07 Pearson Place, Long Island City, NY 11101, (718) 433-2678
- Staten Island Property Clerk - 1 Edgewater Plaza, Staten Island, NY 10301, (718) 876-8484

j2-d31

# PROCUREMENT

### "Compete To Win" More Contracts!

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

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

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

### HHS ACCELERATOR

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

Important information about the new method

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

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

### Participating NYC Agencies

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

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

Human Resources Administration (HRA)  
Office of the Criminal Justice Coordinator (CJC)

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

**CITYWIDE ADMINISTRATIVE SERVICES**

**OFFICE OF CITYWIDE PROCUREMENT**

■ AWARD

*Goods*

**CHEESE, MILK, EGGS, BUTTER, MARGARINE** - Competitive Sealed Bids - PIN#8571800220 - AMT: \$418,313.48 - TO: Jamac Frozen Food Corporation, 570 Grand Street, Jersey City, NJ 07302.

● **CHEESE, MILK, EGGS, BUTTER, MARGARINE** - Competitive Sealed Bids - PIN#8571800220 - AMT: \$1,702,924.17 - TO: Cream O Land Dairies LLC, 529 Cedar Lane, PO Box 146, Florence, NJ 08518.

◀ a26

**DESIGN AND CONSTRUCTION**

**AGENCY CHIEF CONTRACTING OFFICER**

■ SOLICITATION

*Construction/Construction Services*

**SUNSET PARK PEDESTRIAN SAFETY IMPROVEMENT-BOROUGH OF BROOKLYN** - Competitive Sealed Bids - PIN#85018B0072 - Due 5-18-18 at 11:00 A.M.

PROJECT NO. HWK1670/DDC PIN:8502018HW0034C

Bid document deposit-\$35.00 per set-company check or money order only-no cash accepted-late bids will not be accepted. Special Experience Requirements. Apprenticeship Participation Requirements apply to this Contract. Bid documents are available at: <http://ddcbiddocuments.nyc.gov/inet/html/contrbid.asp>.

This project is subject to Hire NYC.

As of August 2017, the New York City Mayor's Office of Contract Services (MOCS) has launched the Procurement and Sourcing Solutions Portal (PASSPort), a new procurement system that will replace the paper – VENDEX process. All organizations intending to do business with the City of New York should complete an online disclosure process to be considered for a contract.

Since you have submitted a bid to NYC Department of Design and Construction, we are requesting that you create an account and enroll in PASSPort and file all disclosure information. Paper submissions, including Certifications of No Change to existing VENDEX packages will not be accepted in lieu of complete online filings. You can access PASSPort from the following link: <http://www.nyc.gov/passport>.

This Project is Federally aided and is subject to the provision of Title 23, U.S. code, as amended, and applicable New York State Statutes. In compliance with these provisions, the minimum wages to be paid laborers and mechanics are included in wage schedules that are set forth in the bid documents.

Disadvantaged Business Enterprises (DBE) will be afforded full opportunity to submit bids and the City of New York, hereby notifies all bidders that it will affirmatively insure that any contract entered into, pursuant to this advertisement will be awarded to the lowest responsible bidder without discrimination on the basis of race, color, sex, sexual orientation, national origin, age or place of residence. Prospective bidder's attention is directed to the TIGER/FHWA Funding requirements, which are located in Volume 3, pages TF-1 thru TF-K2 of the contract. DBE goals can be found in Volume 3, page SA-2 of the Schedule A. The DBE Schedule of Utilization and the Debarment History Certification forms, are to be submitted with the bid as per Volume 1, Page 2 of the bid documents "Special Notice to Bidders." A copy of the DBE Schedule of Utilization can be found in Volume 1; the Debarment History Certification forms can be found in Volume 3, pages TF-J1 thru TFJ6.

DBE Goals: 5 percent.  
Agency Contact Person – Lorraine Holley (718) 391-2601.

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

*Design and Construction, 30-30 Thomson Avenue, Long Island City, NY 11101. Brenda Barreiro (718) 391-1041; [csb\\_projectinquiries@ddc.nyc.gov](mailto:csb_projectinquiries@ddc.nyc.gov)*

Accessibility questions: Disability Services Facilitator (718) 391-2815, email at [DDCEEO@ddc.nyc.gov](mailto:DDCEEO@ddc.nyc.gov), by: Tuesday, May 8, 2018, 5:00 P.M.



◀ a26

**HOUSING AUTHORITY**

■ SOLICITATION

*Services (other than human services)*

**PUBLIC OFFICIALS/EMPLOYMENT PRACTICES LIABILITY** - Negotiated Acquisition - Specifications cannot be made sufficiently definite - PIN#POL/EPLI 18-19 - Due 5-17-18 at 3:00 P.M.

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

*Housing Authority, Edgewood Partners Insurance Center, 3 Landmark Square, 4th Floor, Stamford, CT 06901-2515. Timothy Ward (203) 658-0514; Fax: (203) 724-0864; [timothy.ward@epicbrokers.com](mailto:timothy.ward@epicbrokers.com); [kristin.falzone@epicbrokers.com](mailto:kristin.falzone@epicbrokers.com)*

◀ a26

**GENERAL, AUTO EXCESS, EMPLOYEE BENEFITS LIABILITY** - Negotiated Acquisition - Specifications cannot be made sufficiently definite - PIN#EXGL 18-19 - Due 5-17-18 at 3:00 P.M.

General liability/automobile liability/non-owned and Hired automobile liability/Employee benefits liability and Excess employer's liability.

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, Edgewood Partners Insurance Center, 3 Landmark Square, 4th Floor, Stamford, CT 06901-2515. Timothy Ward (203) 658-0514; Fax: (203) 724-0864; [timothy.ward@epicbrokers.com](mailto:timothy.ward@epicbrokers.com); [tom.heiple@epicbrokers.com](mailto:tom.heiple@epicbrokers.com)*

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**SUPPLY MANAGEMENT**

■ SOLICITATION

*Goods and Services*

**SMD MAINTENANCE AND SERVICE OF FORKLIFTS - MATERIALS MANAGEMENT DEPARTMENT, LONG ISLAND CITY** - Request for Quote - PIN#66883 - Due 5-17-18 at 10:00 A.M.

Troubleshoot mechanical and electrical parts, perform PM repairs and schedule maintenance work based on Contract Administrator's needs and requirements. Expertly analyze and diagnose equipment problems and breakdowns. Recommend the correct service and repair actions to resolve equipment failed performance problems.

Interested firms are invited to obtain a copy on NYCHA's website. To conduct a search for the RFQ number; vendors are instructed to open the link: <http://www1.nyc.gov/site/nycha/business/isupplier-vendor-registration.page>. Once on that page, please make a selection from the first three links highlighted in red: New suppliers for those who have never registered with iSupplier; current NYCHA suppliers and vendors for those who have supplied goods or services to NYCHA in the past but never requested a login ID for iSupplier, and Login for registered suppliers if you already have an iSupplier ID and password. Once you are logged into iSupplier, select "Sourcing Supplier," then "Sourcing" followed by "Sourcing Homepage" and then reference the applicable RFQ PIN/solicitation number.

Suppliers electing to obtain a non-electronic paper document will be subject to a \$25 non-refundable fee; payable to NYCHA by USPS-Money Order/Certified Check only for each set of RFQ documents requested. Remit payment to NYCHA Finance Department, at 90 Church Street, 6th Floor; obtain receipt and present it to the Supply Management Procurement Group; RFQ package will be generated at the time of request.

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. La-Shondra Arnold (212) 306-4603; Fax: (212) 306-5109; mimose.julien@nycha.nyc.gov

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**SMD REPAIR OF UNDERGROUND SEWER LINE - LEAVITT STREET 34TH AVENUE, QUEENS - Competitive Sealed Bids - PIN#67047 - Due 5-10-18 at 10:00 A.M.**

The work to be done under this Contract is to repair underground sewer line serving 139-10 Leavitt Street - 34th Avenue. Replace approximate 15 linear feet of existing 6" broken underground sewer piping with new 6" underground sewer cast iron pipe or approved equal and all required fittings as specified and as directed by NYCHA.

Interested firms are invited to obtain a copy on NYCHA's website. To conduct a search for the RFQ number; vendors are instructed to open the link: <http://www1.nyc.gov/site/nycha/business/isupplier-vendor-registration.page>. Once on that page, please make a selection from the first three links highlighted in red: New suppliers for those who have never registered with iSupplier, current NYCHA suppliers and vendors for those who have supplied goods or services to NYCHA in the past but never requested a login ID for iSupplier, and Login for registered suppliers if you already have an iSupplier ID and password. Once you are logged into iSupplier, select "Sourcing Supplier," then "Sourcing" followed by "Sourcing Homepage" and then reference the applicable RFQ PIN/solicitation number.

Suppliers electing to obtain a non-electronic paper document will be subject to a \$25 non-refundable fee; payable to NYCHA by USPS-Money Order/Certified Check only for each set of RFQ documents requested. Remit payment to NYCHA Finance Department, at 90 Church Street, 6th Floor; obtain receipt and present it to the Supply Management Procurement Group; RFQ package will be generated at the time of request.

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. Mimose Julien (212) 306-8141; Fax: (212) 306-5109; mimose.julien@nycha.nyc.gov

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**HOUSING PRESERVATION AND DEVELOPMENT**

**MAINTENANCE**

■ AWARD

*Construction/Construction Services*

**EMERGENCY DEMOLITION** - Emergency Purchase - Specifications cannot be made sufficiently definite - PIN#80618E0014001 - AMT: \$159,969.00 - TO: Gateway Demo/Civil Corporation, 41 Bethpage Road, Hicksville, NY 11801.

**DEMO/GRADE/FENCE/REPL DAMAGE SIDEWALK WITH 4"**

● **EMERGENCY DEMOLITION** - Emergency Purchase -

Specifications cannot be made sufficiently definite - PIN#80618E0017001 - AMT: \$264,969.00 - TO: Gateway Demo/Civil Corporation, 41 Bethpage Road, Hicksville, NY 11801.

Hand DEMO/GRADE SITE/RE-PLACE DAM. FENCE AND SIDEWALK

← a26

**HUMAN RESOURCES ADMINISTRATION**

**OFFICE OF CONTRACTS**

■ AWARD

*Human Services/Client Services*

**HOME BASE HOMELESSNESS PREVENTION SERVICES FOR COMPETITION 15 QUEENS** - Innovative Procurement - Judgment required in evaluating proposals - PIN#09617I0005015 - AMT: \$19,403,418.00 - TO: Catholic Charities Neighborhood Services, Inc., 191 Joralemon Street, 14th Floor, Brooklyn, NY 11201.

Contract Term: 10/1/2017 - 9/30/2020.

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**HOME BASE HOMELESSNESS PREVENTION SERVICES FOR COMPETITION 9- BX** - Innovative Procurement - Judgment required in evaluating proposals - PIN#09617I0005009 - AMT: \$10,583,682.00

- TO: Catholic Charities Community Services Archdiocese of New York, 1011 First Avenue, New York, NY 10022.

Contract Term: 10/1/2017 - 9/30/2020.

← a26

**PARKS AND RECREATION**

■ VENDOR LIST

*Construction Related Services*

**PREQUALIFIED VENDOR LIST: GENERAL CONSTRUCTION, NON-COMPLEX GENERAL CONSTRUCTION SITE WORK ASSOCIATED WITH NEW YORK CITY DEPARTMENT OF PARKS AND RECREATION ("DPR" AND/OR "PARKS") PARKS AND PLAYGROUNDS CONSTRUCTION AND RECONSTRUCTION PROJECTS.**

DPR is seeking to evaluate and pre-qualify a list of general contractors (a "PQL") exclusively to conduct non-complex general construction site work involving the construction and reconstruction of DPR parks and playgrounds projects not exceeding \$3 million per contract ("General Construction").

By establishing contractor's qualification and experience in advance, DPR will have a pool of competent contractors from which it can draw to promptly and effectively reconstruct and construct its parks, playgrounds, beaches, gardens and green-streets. DPR will select contractors from the General Construction PQL for non-complex general construction site work of up to \$3,000,000.00 per contract, through the use of a Competitive Sealed Bid solicited from the PQL generated from this RFQ.

The vendors selected for inclusion in the General Construction PQL will be invited to participate in the NYC Construction Mentorship. NYC Construction Mentorship focuses on increasing the use of small NYC contracts, and winning larger contracts with larger values. Firms participating in NYC Construction Mentorship will have the opportunity to take management classes and receive on-the-job training provided by a construction management firm.

DPR will only consider applications for this General Construction PQL from contractors who meet any one of the following criteria:

- 1) The submitting entity must be a Certified Minority/Woman Business enterprise (M/WBE)\*;
- 2) The submitting entity must be a registered joint venture or have a valid legal agreement as a joint venture, with at least one of the entities in the joint venture being a certified M/WBE\*;
- 3) The submitting entity must indicate a commitment to sub-contract no less than 50 percent of any awarded job to a certified M/WBE for every work order awarded.

\* Firms that are in the process of becoming a New York City-Certified M/WBE, may submit a PQL application and submit a M/WBE Acknowledgement Letter, which states the Department of Small Business Services has begun the Certification process.

Application documents may also be obtained online at: <http://a856-internet.nyc.gov/nycvendonline/home.asap>; or <http://www.nycgovparks.org/opportunities/business>.

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

Parks and Recreation, Olmsted Center Annex, Flushing Meadows-Corona Park, Flushing, NY 11368. Alicia H. Williams (718) 760-6925; Fax: (718) 760-6885; [dmswbe.capital@parks.nyc.gov](mailto:dmswbe.capital@parks.nyc.gov)

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■ SOLICITATION

*Construction/Construction Services*

**RECONSTRUCTION OF RUNNING TRACK AND ADJACENT FACILITY ASTORIA PARK - Competitive Sealed Bids - PIN#Q004-218M - Due 5-18-18 at 10:30 A.M.**

Located at Astoria Park South between 19th Street and Shore Boulevard in Astoria Park, Borough of Queens. EPIN#: 84618B0130

This procurement is subject to participation goals for MBEs and/or WBEs as required by Local Law 1 of 2013. This Contract is subject to Apprenticeship Program Requirements.

The cost estimate range: Greater than \$10,000,000.00. Bid Security: Bid Deposit in the amount of 5 percent of Bid Amount or Bid Bond in the amount of 10 percent of Bid Amount.

To request the Plan Holder's List, please call the Blue Print Room, at (718) 760-6576.

Bid documents are available for a fee of \$25.00 in the Blueprint Room, Room #64, Olmsted Center, from 8:00 A.M. to 3:00 P.M. The fee is payable by company check or money order to the City of New York, Parks and Recreation. A separate check/money order is required for each project. The company name, address and telephone number as well as the project contract number must appear on the check/money order. Bidders should ensure that the correct company name, address, telephone and fax numbers are submitted by your company/messenger service when picking up bid documents.

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

Parks and Recreation, Olmsted Center Annex, Flushing Meadows-Corona Park, Flushing, NY 11368. Susana Hersh (718) 760-6855; susana.hersh@parks.nyc.gov

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■ INTENT TO AWARD

Goods and Services

**SUBWAY ADVERTISEMENT FOR NYC PARKS** - Sole Source - Available only from a single source - PIN#84618S0003 - Due 5-17-18 at 11:00 A.M.

The Department of Parks and Recreation intends to enter into a Sole Source Negotiation, with Outfront Media Group, LLC., having an office, located at 405 Lexington Avenue, 14th Floor, New York, NY 10174, to provide advertisement on the Metropolitan Transportation Authority (MTA) subways and buses for special events at various sites.

Any firm that would like to express their interest in providing services for similar projects in the future, may do so by phone and joining the City Bidder's list, by filling out the NYC-FMS Vendor Enrollment form at <https://a127-pip.nyc.gov/webapp/PRDPCW/SelfService> to enroll your organization with the City of New York.

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

Parks and Recreation, 24 West 61st Street, 3rd Floor, New York, NY 10023. Christopher Miao (212) 830-7983; christopher.miao@parks.nyc.gov

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**CONTRACT AWARD HEARINGS**

**NOTE: INDIVIDUALS REQUESTING SIGN LANGUAGE INTERPRETERS/TRANSLATORS SHOULD CONTACT THE MAYOR'S OFFICE OF CONTRACT SERVICES, PUBLIC HEARINGS UNIT, 253 BROADWAY, 9TH FLOOR, NEW YORK, NY 10007, (212) 788-7490, NO LATER THAN TEN (10) BUSINESS DAYS PRIOR TO THE PUBLIC HEARING. TDD USERS SHOULD CALL VERIZON RELAY SERVICES.**

**EDUCATION**

■ PUBLIC HEARINGS

The Department of Education ("DOE") Chancellor's Committee on Contracts has been asked for approval to enter into contract negotiations with the following organization(s) for the services described below. Other organizations interested in providing these services to the DOE, are invited to indicate their ability to do so in writing, to Margaret Riccardelli, at 65 Court Street, Room 1201, Brooklyn, NY 11201. Responses should be received no later than 9:00 A.M., May 3, 2018. Any COC approval will be contingent upon no expressions of interest in performing services by other parties.

Item(s) for Consideration:

(1) Service(s): The Division of Teaching and Learning ("DTL") seeks approval to enter into a negotiated services agreement, for the provision of the Scholastic Assessment Test (SAT) materials and related services.

Circumstances for use: Uniquely qualified – Sole provider.  
Vendor: The College Entrance Examination Board d/b/a The College Board.

(2) Service(s): The Division of Human Resources ("DHR") seeks approval to enter into a negotiated services agreement, for a technology platform to support teacher recruitment, screening, pre-service training, and other ongoing support services.

Circumstances for use: Best interest of the DOE.  
Vendor: The New Teaching Project.

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**HEALTH AND MENTAL HYGIENE**

■ PUBLIC HEARINGS

**NOTICE IS HEREBY GIVEN** that a Contract Public Hearing, will be held on May 7, 2018, at 42-09 28<sup>th</sup> Street, Room 17-27, Long Island City, NY 11101, Borough of Queens, commencing at 2:00 P.M. on the following:

**IN THE MATTER OF** the proposed contracts between the Department of Health and Mental Hygiene and the 3 contractors listed below, for the provision of Intensive Mobile Treatment.

The contract term shall be July 1, 2018 through June 30, 2027.

Contractor/Address	PIN	Amount	Service Area
<b>Visiting Nurse Service of New York Home Care II</b> 5 Penn Plaza New York, NY 10001	19AS0011001R0X00	\$9,862,920.00	Queens
<b>Institute for Community Living, Inc.</b> 125 Broad Street New York, NY 10004	19AS0011002R0X00	\$9,568,283.00	Bronx 1
<b>Institute for Community Living, Inc.</b> 125 Broad Street New York, NY 10004	19AS0011003R0X00	\$9,366,683.00	Staten Island/ Brooklyn

The proposed contractors have been selected by the Accelerator Method, pursuant to Section 3-16 of the Procurement Policy Board Rules.

Draft copies of the proposed contracts are available for public inspection at the New York City Department of Health and Mental Hygiene, Office of Contracts, 42-09 28th Street, 17th Floor, Long Island City, NY 11101, from April 26, 2018 to May 7, 2018, excluding weekends and holidays, between the hours of 10:00 A.M. and 4:00 P.M. (EST).

Accessibility questions: Dara Lebowohl (347) 396-4390, dlebowohl@health.nyc.gov, by: Friday, May 4, 2018, 2:00 P.M.



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**NOTICE IS HEREBY GIVEN** that a Contract Public Hearing, will be held on May 7, 2018, at 42-09 28th Street, Room 17-27, Long Island City, NY 11101, Borough of Queens, commencing at 2:00 P.M. on the following:

**IN THE MATTER OF** the proposed contracts between the Department of Health and Mental Hygiene 4 contracts listed below, for the provision of Intensive Mobile Treatment.

The contract term shall be January 1, 2019 through December 31, 2027.

Contractor/Address	PIN	Amount	Service Area
<b>Center for Alternative Sentencing &amp; Employment Services, Inc.</b> 151 Lawrence Street, 4 <sup>th</sup> Floor Brooklyn, NY 11201	19AS0011005R0X00	\$9,862,920.00	Brooklyn
<b>Community Access, Inc.</b> 2 Washington Street New York, NY 10004	19AS0011007R0X00	\$9,678,820.00	Bronx 2
<b>Center for Urban Community Services, Inc.</b> 198 East 121st Street New York, NY 10035	19AS0011006R0X00	\$9,862,920.00	Manhattan 1

Center for Urban Community Services, Inc. 19AS0011004R0X00 \$9,862,920.00 Manhattan 2 198 East 121st Street New York, NY 10035

The proposed contractors have been selected by the Accelerator Method, pursuant to Section 3-16 of the Procurement Policy Board Rules.

Draft copies of the proposed contracts are available for public inspection at the New York City Department of Health and Mental Hygiene, Office of Contracts, 42-09 28th Street, 17th Floor, Long Island City, NY 11101, from April 26, 2018 to May 7, 2018, excluding weekends and holidays, between the hours of 10:00 A.M. and 4:00 P.M. (EST).

Accessibility questions: Dara Lebwohl (347) 396-4390, dlebwohl@health.nyc.gov, by: Friday, May 4, 2018, 2:00 P.M.



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AGENCY RULES

CONSUMER AFFAIRS

NOTICE

Notice of Adoption

Notice of Adoption of amendments to Chapter 6 of Title 6 of the Rules of the City of New York in relation to curable signage violations and fixed penalties.

NOTICE IS HEREBY GIVEN, PURSUANT TO THE AUTHORITY VESTED IN the Commissioner of the Department of Consumer Affairs by Sections 1043, 2203(c), 2203(f), and 2203(h)(1) of the New York City Charter, Section 16 of Local Law 153 for the year 2013, Sections 20-104(e), 20-224(b), 20-545(a)(1), 20-545(c), 20-546, 20-703(a), 20-708.1(f)(2)(a), and 20-708.1(f)(2)(b) of the Administrative Code of the City of New York, and Sections 2-431(g) and 2-432(h) of Title 6 of the Rules of the City of New York, and in accordance with the requirements of Section 1043 of the New York City Charter, that the Department amends Sections 6-03, 6-15, 6-47, 6-48, 6-57, and 6-67 of Title 6 of the Rules of the City of New York ("Rules").

This rule was proposed and published on February 27, 2018. The required public hearing was held on March 29, 2018.

Statement of Basis and Purpose of Rules

Local Law 153 of 2013 provides an opportunity to cure first-time violations of certain rules regarding signage. Pursuant to Local Law 153, curing a violation means that a business must admit to the violation, but will not have to pay a penalty if the violation is corrected and proof of the correction (i.e., cure) is submitted to the Department within 30 days of the issuance of the notice of violation (e.g., summons) and before the violation is adjudicated. Consistent with these requirements, the Department amends Section 6-03(b)(5) of Subchapter A, Chapter 6, of Title 6 of the Rules of the City of New York (RCNY or Rules) to make violations of the following rules curable, specifically:

- 6 RCNY Section 5-265, which requires the posting of signs about tenant screening reports, pursuant to Section 20-809 of the NYC Administrative Code (Code).

- 6 RCNY Section 2-57(i), which requires sidewalk cafés to post the sign described in 6 RCNY Section 1-03. The addition of 6 RCNY Section 2-57(i) also results from the retrospective rules review conducted by the Law Department, the Mayor's Office of Operations, and the Mayor's Office of Management and Budget, in partnership with the City's rulemaking agencies. The review considered the City's existing rules and identified those rules that will be repealed or modified to reduce regulatory burdens, increase equity, support small businesses, and simplify and update content to help support public understanding and compliance.

DCA also amends Subchapter B (Penalties), Chapter 6, of Title 6 of the Rules as follows:

- Consistent with the amendment discussed above: 1) amend Section 6-15, Sidewalk Café Penalty Schedule, to make first violations of 6 RCNY Section 2-57(i) curable; and 2) amend Section 6-57, Tenant Screening Report Disclosure Penalty Schedule, to make first violations of 6 RCNY Section 5-265 curable.
- Consistent with the requirements of Local Law 5 of 2017, amend Section 6-48, Truth in Pricing Law: 1) to make first violations of Code Section 20-708.1(b) curable; and 2) to amend the applicable period related to second and subsequent violations of Code Section 20-708.1(b) and Section 20-708.1(e).
- Provide additional guidance to respondents who want to settle violations before appearing at OATH by: 1) amending Section 6-47, Consumer Protection Law Penalty Schedule, to add fixed penalties for violations of 6 RCNY Section 5-41, which prohibits the collection of sales tax on certain goods and services; and 2) adding Section 6-67 to provide fixed penalties for violations of the laws and rules related to car washes.

New text is underlined; deleted material is in [brackets].

Rules

Section 1. Subdivisions (xxv) and (xxvi) of Section 6-03(b)(5) of Subchapter A of Chapter 6 of Title 6 of the Rules of the City of New York are amended, and subdivisions (xxvii) and (xxviii) are added, to read as follows:

- (xxv) Section 5-66(c), requiring that tax preparers post a sign: (a) stating his or her name, address, telephone number and qualifications; (b) stating that the preparer and taxpayer must sign every tax return; (c) stating how his or her fees are calculated; (d) stating that he or she or his or her agency will not represent the taxpayer in an audit, if true; and (e) stating that he or she is not licensed by the state board of public accounting or the New York state bar, or both, if true; [ and]
- (xxvi) Section 5-195, requiring signage at businesses that sell beverages for off-premises consumption in beverage containers that are covered by Title ten of Article twenty-seven of the Environmental Conservation Law of the State of New York to be placed within a certain distance of cash registers or to be visible to consumers from any specific vantage point;
- (xxvii) Section 5-265, requiring the posting of signs about tenant screening reports, pursuant to Section 20-809 of the Administrative Code of the City of New York; and
- (xxviii) Section 2-57(i), requiring sidewalk cafés to post the DCA sidewalk café sign, as described in Section 1-03 of this title.

§2. The Sidewalk Cafes Penalty Schedule contained in Section 6-15 of Subchapter B of Chapter 6 of Title 6 of the Rules of the City of New York is amended by adding a new penalty after the penalty for violation of 6 RCNY § 2-57(h), to read as follows:

Citation	Violation Description	First Violation	First Default	Second Violation	Second Default	Third Violation	Third Default	Fourth and Subsequent Violation	Fourth and Subsequent Default
6 RCNY §2-57(i)	<u>Failure to post sign required by 6 RCNY § 1-03</u>	\$750*	\$1,000*	\$1,500	\$2,000	\$4,000 (plus 0 to 30 day suspension)**	\$4,000 (plus 30 day suspension)	\$4,000 (plus 0 to 30 day suspension and 0 to 5 day sealing)**	\$4,000 (plus 30 day suspension and 5 day sealing)

§3. The Consumer Protection Law Penalty Schedule contained in Section 6-47 of Subchapter B of Chapter 6 of Title 6 of the Rules of the City of New York is amended by adding a new penalty between the penalties for violations of 6 RCNY §5-40(e) and 6 RCNY § 5-46, to read as follows:

Citation	Violation Description	First Violation	First Default	Second Violation	Second Default	Third and Subsequent Violation	Third and Subsequent Default
6 RCNY §5-41	Collected sales tax on sale of good or service not subject to such tax under Article 28 of the NYS Tax Law or rule and regulations promulgated thereunder	\$260	\$350	\$315	\$350	\$350	\$350

§ 4. Section 6-48 of Subchapter B of Chapter 6 of Title 6 of the Rules of the City of New York is amended to read as follows:

**§6-48. Truth in Pricing Law**

All citations are to Title 20 of the Administrative Code of the City of New York or Title 6 of the Rules of the City of New York.

Unless otherwise specified, the penalties set forth for each section of law or rule shall also apply to all subdivisions, paragraphs, subparagraphs, clauses, items, or any other provision contained therein. Each subdivision, paragraph, subparagraph, clause, item, or other provision charged in the Notice of Violation shall constitute a separate violation of the law or rule.

For the fine amounts marked by a single asterisk, if the respondent timely submits the appropriate proof of having cured a first-time violation, the respondent will not be subject to a civil penalty, pursuant to Local Law 5 of 2017.

Unless otherwise specified by law, a second or third or subsequent violation means a violation by the same respondent, whether by pleading guilty, being found guilty in a decision, or entering into a settlement agreement for violating the same provision of law or rule, within two years of the prior violation(s).

Citation	Violation Description	First Violation	First Default	Second Violation	Second Default	Third and Subsequent Violation	Third and Subsequent Default
Admin Code §20-708	Failure to display total selling price by tag or sign	\$185	\$250	\$225	\$250	\$250	\$250
Admin Code §20-708.1(b)	Improper item pricing	\$18 (for each of the first 20 violations)*	\$500*	\$45 (for each of the first 20 violations within [a two-week period] 60 days)	\$1,000 (within [a two-week period] 60 days)	\$50 (for each of the first 20 violations within [a two-week period] 60 days)	\$1,000 (within [a two-week period] 60 days)
Admin Code §20-708.1(d)	Improper scanner accuracy	\$260	\$350	\$500	\$500	\$500	\$500
Admin Code §20-708.1(e)	Improper price accuracy	\$18 (for each of the first 20 violations)	\$500	\$45 (for each of the first 20 violations within [a two-week period] 60 days)	\$1,000 (within [a two-week period] 60 days)	\$50 (for each of the first 20 violations within [a two-week period] 60 days)	\$1,000 (within [a two-week period] 60 days)
Admin Code §20-709	Failure to display price per measure	\$185	\$250	\$225	\$250	\$250	\$250
6 RCNY §5-113	Failure to meet the requirements of calculation and display price per measure	\$185	\$250	\$225	\$250	\$250	\$250
6 RCNY §5-115	Failure to meet guidelines on multiple pricing	\$185	\$250	\$225	\$250	\$250	\$250

§ 5. Section 6-57 of Subchapter B of Chapter 6 of Title 6 of the Rules of the City of New York is amended to read as follows:

**§6-57 Tenant Screening Report Disclosure Penalty Schedule.**

All citations are to Title 20 of the Administrative Code of the City of New York or Title 6 of the Rules of the City of New York.

Unless otherwise specified, the penalties set forth for each section of law or rule shall also apply to all subdivisions, paragraphs, subparagraphs, clauses, items, or any other provision contained therein. Each subdivision, paragraph, subparagraph, clause, item, or other provision charged in the Notice of Violation shall constitute a separate violation of the law or rule.

For the fine amounts marked by a single asterisk, if the respondent timely submits the appropriate proof of having cured a first-time violation, the respondent will not be subject to a civil penalty, pursuant to Local Law 153 of 2013.

Unless otherwise specified by law, a second or third or subsequent violation means a violation by the same respondent, whether by pleading guilty, being found guilty in a decision, or entering into a settlement agreement for violating the same provision of law or rule, within two years of the prior violation(s).

Citation	Violation Description	First Violation	First Default	Second Violation	Second Default	Third and Subsequent Violation	Third and Subsequent Default
Admin Code §20-809	Failure to post sign or improper sign	\$375*	\$500*	\$450	\$500	\$500	\$500
6 RCNY §5-265	Failure to comply with the requirements for posting signs about tenant screening reports	\$375*	\$500	\$450	\$500	\$500	\$500

§ 6. Subchapter B of Chapter 6 of Title 6 of the Rules of the City of New York is amended by adding a new Section 6-67, to read as follows:

**§6-67. Car Washes Penalty Schedule**

All citations are to Title 20 of the Administrative Code of the City of New York or Title 6 of the Rules of the City of New York.

Unless otherwise specified, the penalties set forth for each section of law or rule shall also apply to all subdivisions, paragraphs, subparagraphs, clauses, items, or any other provision contained therein. Each subdivision, paragraph, subparagraph, clause, item, or other provision charged in the Notice of Violation shall constitute a separate violation of the law or rule.

In certain cases, the Department may ask for license suspension or revocation, as permitted by statute. If a respondent is found in violation of multiple provisions that require a suspension period, the suspension periods shall run concurrently.

Unless otherwise specified by law, a second or third or subsequent violation means a violation by the same respondent, whether by pleading guilty, being found guilty in a decision, or entering into a settlement agreement for violating the same provision of law or rule, within two years of the prior violation(s).

The parties shall be authorized to present evidence to mitigate the license revocation or suspension period within the date range marked by two asterisks (\*\*).

Citation	Violation Description	First Violation	First Default	Second Violation	Second Default	Third and Subsequent Violation	Third and Subsequent Default
Admin Code §20-541(a)	Operating as a car wash without a license	\$100 per day	\$100 per day	\$100 per day	\$100 per day	\$100 per day	\$100 per day
Admin Code §20-542	Failure to comply with requirements pertaining to surety bonds	\$375	\$500	\$450	\$500	\$500	\$500
Admin Code §20-544	Failure to comply with requirements pertaining to records, or make records available for inspection	\$375 (plus 0 to 15 day suspension) **	\$500 (plus 15 day suspension)	\$450 (plus 0 to 30 day suspension) **	\$500 (plus 30 day suspension)	\$500 (plus revocation) **	\$500 (plus revocation)
Admin Code §20-545(c)	Knowingly submits false information as part of license application or in response to other request for information	\$750 (plus 0 to 15 day suspension) **	\$1,000 (plus 15 day suspension)	\$900 (plus 0 to 30 day suspension) **	\$1,000 (plus 30 day suspension)	\$1,000 (plus revocation)	\$1,000 (plus revocation)
6 RCNY §2-431(a)	Failure to comply with requirements pertaining to liability insurance	\$375 (plus 0 to 15 day suspension) **	\$500 (plus 15 day suspension)	\$450 (plus 0 to 30 day suspension) **	\$500 (plus 30 day suspension)	\$500 (plus revocation) **	\$500 (plus revocation)
6 RCNY §2-431(b)	Failure to comply with requirements pertaining to workers' compensation insurance	\$375 (plus 0 to 15 day suspension) **	\$500 (plus 15 day suspension)	\$450 (plus 0 to 30 day suspension) **	\$500 (plus 30 day suspension)	\$500 (plus revocation) **	\$500 (plus revocation)
6 RCNY §2-431(c)	Failure to comply with requirements pertaining to disability benefits insurance	\$375 (plus 0 to 15 day suspension) **	\$500 (plus 15 day suspension)	\$450 (plus 0 to 30 day suspension) **	\$500 (plus 30 day suspension)	\$500 (plus revocation) **	\$500 (plus revocation)
6 RCNY §2-431(d)	Failure to comply with requirements pertaining to unemployment insurance.	\$375 (plus 0 to 15 day suspension) **	\$500 (plus 15 day suspension)	\$450 (plus 0 to 30 day suspension) **	\$500 (plus 30 day suspension)	\$500 (plus revocation) **	\$500 (plus revocation)
6 RCNY §2-431(e)	Failure to notify DCA of insurance cancellation or termination	\$375 (plus 0 to 15 day suspension) **	\$500 (plus 15 day suspension)	\$450 (plus 0 to 30 day suspension) **	\$500 (plus 30 day suspension)	\$500 (plus revocation) **	\$500 (plus revocation)
6 RCNY §2-431(f)	Failure to furnish proof of continued coverage and/or copy of required policy upon request	\$375 (plus 0 to 15 day suspension) **	\$500 (plus 15 day suspension)	\$450 (plus 0 to 30 day suspension) **	\$500 (plus 30 day suspension)	\$500 (plus revocation) **	\$500 (plus revocation)
6 RCNY §2-432, except for 6 RCNY §2-432(e)	Failure to comply with requirements pertaining to surety bonds	\$375 (plus 0 to 15 day suspension) **	\$500 (plus 15 day suspension)	\$450 (plus 0 to 30 day suspension) **	\$500 (plus 30 day suspension)	\$500 (plus revocation) **	\$500 (plus revocation)
6 RCNY §2-432(e)	Failure to maintain surety bond in amount required throughout license term	\$375 (plus 0 to 15 day suspension) **	\$500 (plus 15 day suspension)	\$450 (plus 0 to 30 day suspension) **	\$500 (plus 30 day suspension)	\$500 (plus revocation) **	\$500 (plus revocation)
6 RCNY §2-433	Failure to comply with requirements pertaining to damage complaint records	\$375	\$500	\$450	\$500	\$500	\$500

**SMALL BUSINESS SERVICES**

■ NOTICE

**CORRECTED NOTICE**

**Small Business Grant Program**

**Notice of Public Hearing and Opportunity to Comment on Proposed Rule**

**What are we proposing?**

Pursuant to Section 1301 of the New York City Charter (“the Charter”), the New York City Department of Small Business Services (“DSBS”) is proposing to create a new program to devise effective, business-level interventions to achieve the public goal of retaining the benefits that

small, diverse businesses provide to the City’s residents and economy. Specifically, DSBS will run a three-year pilot program to provide assistance and funding to implement tailored recommendations to a select set of small businesses Citywide, allowing the City to identify a number of business-level interventions that effectively support job retention and the continued provision of goods and services by local businesses facing increasing costs for operating in leased commercial space. The lessons DSBS learns from this program will be used to inform future DSBS work to support small business survival and growth.

**When and where is the hearing?** DSBS will hold a public hearing on the proposed rule. The public hearing will take place at 11:00 A.M., on Tuesday, May 29th, 2018. The hearing will be on the 7th Floor, at 110 William Street.

**This location has the following accessibility option(s) available:** Wheelchair access.

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

- **Website.** You can submit comments to the DSBS through the NYC Rules website at <http://rules.cityofnewyork.us>.
- **Email.** You can email written comments to [nycrules@sbs.nyc.gov](mailto:nycrules@sbs.nyc.gov).
- **Mail.** You can mail written comments to Zen Baraki, Department of Small Business Services, 110 William Street, 7th Floor, New York, NY 10038.
- **Fax.** You can fax written comments to DSBS at, (212) 618-8865.
- **By speaking at the hearing.** Anyone who wants to comment on the proposed rule at the public hearing can sign up in the hearing room before the hearing begins on Tuesday, May 29, 2018, at 11:00 A.M.

**Is there a deadline to submit written comments?** The deadline for submitting written comments is May 29, 2018.

**Do you need assistance to participate in the hearing?** Please contact DSBS's Office of Legal Affairs if you need a reasonable accommodation because of a disability at the hearing. You must tell us if you need a sign language interpreter. You can tell us by mail at the address given above. You may also tell us by telephone at (212) 513-6352. Advance notice is requested to allow sufficient time to arrange the accommodation. Please tell us by May 24, 2018.

**Can I review the comments made on the proposed rules?**

You can review comments submitted online by visiting <http://rules.cityofnewyork.us/>. A few days after the hearing, copies of all comments submitted online, copies of all written comments, and a summary of oral comments concerning the proposed rule will be available to the public at 110 William Street, 7th Floor, New York, NY 10038.

**What authorizes DSBS to make this rule?** Sections 1301 and 1043(a) of the New York City Charter authorize DSBS to make this proposed rule. This proposed rule was not included in DSBS's regulatory agenda for this fiscal year because it was not evident that such rules would be necessary at the time.

**Where can I find DSBS's rules?** DSBS's rules are in Title 66 of the Rules of the City of New York.

**What laws govern the rulemaking process?** DSBS 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.

#### **Statement of Basis and Purpose**

New York City is home to more than 200,000 small businesses that collectively employ more than half of the City's private sector workforce and provide needed jobs, goods and services in neighborhoods across the five boroughs. The vitality, diversity and longevity of small, local businesses are critical to the City's economy and provide important benefits to residents of the City's neighborhoods. For example, in 2014, businesses in NYC's lower income neighborhoods employed 113,420 workers below the age of 30, a 31% increase from 2002.

Over the last fifteen years, the New York City Department of Small Business Services (DSBS) has administered programs to educate and support tens of thousands of local businesses and entrepreneurs seeking to conduct business in New York City. Recently, DSBS has responded to a growing demand to assist commercial tenants in understanding the content of their current or proposed leases, negotiating with landlords and resisting harassment. In addition, DSBS and governmental partners including the Department of City Planning, the Department of Housing Preservation and Development, the New York City Council, and the City's Economic Development Corporation have worked to devise programs and policy interventions to support the survival of independent brick and mortar businesses and the vitality and safety of the commercial corridors in neighborhoods across the City. Interventions by these government partners have included restricting street frontage for banks and other less vulnerable business types through zoning amendments, passing legislation extending anti-harassment protections to commercial tenants, incentivizing affordable housing developers to include appropriate spaces for small business tenants on the ground floor of new developments and investing in improvements to commercial corridors.

DSBS proposes to establish the Love Your Local Small Business Grant Program to expand the City's economic development toolkit. This three-year pilot program will allow the City to develop and test interventions designed to help local, small businesses remain viable and stable participants in the lives of the City's diverse neighborhoods despite changes in local real estate conditions. Devising these solutions is important, as 2016 data published by the Bureau of Labor Statistics shows that job creation attributable to new establishments has been on a decline since the late 1990s and that businesses established prior to 1993 employ nearly 40% of the private sector workforce. Therefore, supporting existing, neighborhood businesses in making changes to

allow them to survive and grow is an efficient means of supporting neighborhood economic well-being.

The Love Your Local Small Business Grant Program will incentivize commercial tenant businesses to share detailed information on challenges related to the costs of their leases with DSBS. DSBS will support a carefully selected set of those businesses in addressing those challenges through expert advice and implementation funding. DSBS will collect performance data from the businesses following these interventions, thus increasing the City's understanding of what strategies are effective in preventing neighborhood businesses from closing due to rising rents and other rising real estate costs. This understanding will increase DSBS' ability to provide meaningful advice and assistance to other businesses committed to retaining local jobs, helping to ensure the continued availability of locally valued goods and services, and preserving retail diversity. The Love Your Local Small Business Grant Program builds on the work of Small Business First, a DSBS program which invests in initiatives to help existing businesses thrive by connecting them to resources that will save them time and money.

"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.

#### **Proposed Rule Amendment**

Section 1. Title 66 of the Rules of the City of New York is amended by adding a new Chapter 15 to read as follows:

#### **CHAPTER 15**

#### **LOVE YOUR LOCAL SMALL BUSINESS GRANT PROGRAM**

##### **§ 15-01: Purpose.**

The objective of the Love Your Local Small Business Grant Program ("Grant Program" or "Program") is to add to the City of New York's economic development toolkit by devising and testing business-level interventions to support the survival of neighborhood businesses in New York City. The Program will incentivize participation by small businesses Citywide by providing an opportunity for businesses to receive assistance to identify business challenges and recommended interventions, and, subject to appropriation, implementation funding to make suggested operational or physical changes. DSBS will collect baseline and follow-up performance data to evaluate the effectiveness of these interventions in assisting participating business in continuing to provide jobs, goods, and services in their current locations. Knowledge gained through the Program will allow DSBS to disseminate informed advice through its Business Solutions Center network and other business support and education programs, to assist small, commercial tenant businesses Citywide in remaining competitive in neighborhoods experiencing rising commercial rents.

##### **§ 15-02: Definitions.**

As used in this chapter, the following terms have the following meanings:

**Applicant.** "Applicant" means a commercial business that is applying for this Grant.

**Application.** "Application" means a written request in a form satisfactory to DSBS, supplemented by all requested supporting documents, made by an Applicant to DSBS to determine the eligibility of an Applicant for a Grant.

**Business Needs Assessment.** "Business Needs Assessment" means a customized analysis of Applicant's business operations, conducted by an expert in coordination with DSBS, which describes strategies for Applicants to adapt their operations to improve their businesses and increase their chances to thrive in their current locations despite changing real estate conditions.

**City.** "City" means the City of New York.

**Business.** "Business" means a sole proprietorship, partnership, corporation or other legal entity involved in the sale of goods or services directly to the public from a physical location in the City.

**DSBS.** "DSBS" means the Department of Small Business Services or its successor.

**Fiscal year.** "Fiscal Year" means the period beginning July 1st and ending June 30th of the next calendar year.

**Franchise.** "Franchise" means, as defined by 16 C.F.R. §436.1, a continuing commercial relationship or arrangement, whatever it may be called, in which the terms of the offer or contract specify, or the franchise seller promises or represents, orally or in writing that: (1) the franchisee will obtain the right to operate a business that is identified or associated with the franchisor's trademark, or to offer, sell or distribute goods, services or commodities that are identified or associated with the franchisor's trademark; (2) the franchisor will exert or has authority to exert a significant degree of control over the franchisee's method of operation, or provide significant assistance in the franchisee's method of operation; and (3) as a condition of obtaining or commencing operation of the franchise, the franchisee makes a

required payment or commits to make a required payment to the franchisor or its affiliate.

**Grant.** “Grant” means one or more disbursements from the Love Your Local Small Business Grant Program to an Applicant for the purpose of implementing recommendations made in the Business Needs Assessment.

**Grant Agreement.** “Grant Agreement” means a duly executed, legally binding contract between DSBS and an Applicant setting out terms and conditions for the use of grant funds.

**National Retailers/Chains.** “National Retailers/Chains” means a business that has at least two locations in the City and at least one location outside the City limits.

**Small Business.** “Small Business” means a small business as described by the United States Small Business Administration (“SBA”), pursuant to part 121 of Title 13 of the Code of Federal Regulations.

#### § 15-03: General Eligibility Requirements.

- a. Eligible Recipients. To be eligible for a Grant, an Applicant must satisfy the following criteria:
  1. Applicant must operate a Business;
  2. Applicant must not be in violation of any applicable federal, state, or local law, rule or regulation;
  3. Food businesses subject to inspection by the New York City Department of Health and Mental Hygiene must have an A or B letter grade;
  4. Applicant must be a small business;
  5. Applicant must have been operating in the City for a minimum of three (3) years prior to the date of the application;
  6. Applicant must not operate a Franchise, except that Franchises that the SBA has determined to be small businesses may be eligible;
  7. Applicant must rent its current location of operation from an entity or individual that is not affiliated with the Applicant, as such affiliation is defined in the City’s Vendor’s Guide to VENDEX ([https://www1.nyc.gov/assets/mocs/downloads/pdf/VendorsGuideToVendex-2012\\_07\\_31.pdf](https://www1.nyc.gov/assets/mocs/downloads/pdf/VendorsGuideToVendex-2012_07_31.pdf));
  8. Applicant must not owe any federal, state or city taxes and must not be delinquent in payments owed to resolve judgments or liens;
  9. All required licenses or permits relating to the Applicant’s commercial business must be current;
  10. Applicant must document that within the ten (10) years prior to its Application to the Program, it has experienced at least a five percent (5%) increase in costs directly related to operating in rented commercial space. Documentation may include, but need not be limited to: lease(s), utility bills, property tax bills or cancelled checks, which reflect increased rental costs, an increased burden relating to payment of property taxes or increased utility costs at its current location; and
  11. Applicant must complete an Application. Application will be available online at [www.nyc.gov/sbs](http://www.nyc.gov/sbs) and by directly contacting DSBS.
- b. Business Improvement Projects. Grants may only be used to implement recommendations from the Business Needs Assessment at the location that is the subject of the Grant. Eligible business improvement projects may include:
  1. Operational improvements to Applicant’s business;
  2. Performing outreach and interviewing prospective employees for Applicant’s business;
  3. Training Applicant’s employees;
  4. Technological updates to Applicant’s business;
  5. Physical enhancements of Applicant’s business location; or
  6. Financial management changes to Applicant’s business.

#### § 15-04: Selection Criteria.

- a. Eligibility. Basic eligibility will be determined based on an Applicant’s ability to meet the requirements set forth in subdivision a of § 15-03 of this chapter. Ineligible Applicants will be eliminated from further consideration.
- b. Preliminary Ranking. DSBS will rank all eligible Applicants using the following numerical rating scale:
  1. Business Criteria.

- (a) Number of years in operation (1-5 points, with 1 point for 3-5 years and 5 points for 12 years or longer);
- (b) Time remaining on current lease (0-5 points, with zero points for less than 1 year and 5 points for more than 10 years);
- (c) Amount of real estate cost increase (1-5 points, with 1 point for 5-10% and 5 points for 40% or more);
- (d) Number of employees (0-5 points, with zero points for 0-1 employees and five points for twenty or more employees);
- (e) Nomination for DSBS’ Community Cornerstone Program (1 point for nominated businesses);
- (f) National retailers/chain store(s) within a five block radius of Applicant’s business location offering the same goods or services (0-5 points with zero points for no nearby chain competitor and 5 points for 5 or more chain competitors); and
- (g) Neighborhood/community engagement (0 or 1 point for engagement that may include, but not be limited to, sponsoring local community projects, hosting community events, featuring local artists, musicians or performers, and/or sourcing/featuring local products or services).

#### 2. Neighborhood Criteria.

DSBS will consult independent and current data sources to assign a score to Applicant for each of the following neighborhood criteria:

- (a) The percentage of small businesses in the neighborhood of the Applicant’s Business (1-3 points, with 1 point for neighborhoods where the percentage of small businesses is greater than 30% of all local businesses and 3 points for neighborhoods where the percentage of small businesses is less than 20% of all local businesses). “Small business” and “neighborhood” will have the same meanings as those terms have when used in the Association for Neighborhood Housing and Development’s Equitable Economic Development Indicators;
- (b) The number of small business loans in the neighborhood of the Applicant’s Business (1-3 points, with 1 point for neighborhoods determined to have a high number of small business loans (approximately 3,000 or more) and 3 points for neighborhoods determined to have a low number of small business loans (approximately 1,200 or fewer)). “Small business” and “neighborhood” will have the same meanings as those terms have when used in the Association for Neighborhood Housing and Development’s Equitable Economic Development Indicators;
- (c) The household median income in the neighborhood of the Applicant’s Business (1-3 points, with 1 point for neighborhoods determined to have a neighborhood household median income of approximately \$60,000 per year or higher and 3 points for neighborhoods determined to have a neighborhood household median income of approximately \$42,000 per year or lower). “Neighborhood” has the definition set forth in the American Community Survey;
- (d) The percentage of change in the presence of national retailers/chains in the neighborhood of the Applicant’s Business (1-3 points, with 1 point for neighborhoods with an increase of 20% or less in the number of national retailers/chains since 2009 and 3 points for neighborhoods with an increase of 35% or more change in the number of national retailers/chains since 2009). “Neighborhood” will have the same meaning as the term has when used in the Center for an Urban Future’s annual reports on the prevalence of chain restaurants;
- (e) Neighborhood affordability (1-3 points, with 1 point for businesses in neighborhoods classified as high income and 3 points for neighborhoods classified as both low income and gentrifying, as defined in the Furman Center State of New York City’s Housing and Neighborhoods. “Neighborhood” will have the same meaning as the term has when used in the Gentrification Analysis of the Furman Center’s periodic reports on New York City’s housing and neighborhoods.

3. Based on the numerical scores assigned to each Applicant, DSBS will identify the fifty Applicants with the highest scores. A tie between Applicants with the same scores will be broken by analyzing points granted for individual business criteria first, followed by neighborhood criteria. These fifty Applicants will be given an opportunity to receive an initial Business Needs Assessment. In the event that one or more of these fifty Applicants do not complete the initial Business Needs Assessment, DSBS may select replacements from the remaining ranked businesses, in order in which such businesses are ranked.
  4. Any Applicant that is not identified as being among the fifty Applicants with the highest scores will be offered other DSBS services to address its needs.
- c. Initial Business Needs Assessment.
1. The initial Business Needs Assessment will require each Applicant to attend in-person meeting(s) with an expert advisor assigned by DSBS. The meeting(s) may take place

- at Applicant's business and/or a NYC Business Solutions Center and will span a total of up to four (4) hours.
- (a) During the initial Business Needs Assessment, Applicants will be asked to provide business financial statements, and to answer questions about the business' financial position. In addition, Applicants will be asked to rate and demonstrate their willingness to implement and make operational changes recommended by DSBS.
  - (b) Businesses that fail to participate fully in the initial Business Needs Assessment or to timely provide requested documentation will be deemed ineligible for further consideration for the Program, but will be referred for other appropriate DSBS services.
2. The following rubric will be used to complete the initial Business Needs Assessment, resulting in a score for each Applicant.

<b>Financial Management</b>				
The Financial Management assessment category considers the adequacy of key financial management practices and systems, and the availability of financial statements covering a time period appropriate to assess Applicant's financial position.				
Availability of Financial Statements	Possible Points			
	0	1	2	3
Income statement	Cannot produce	1 year or less	Between 1 & 3 years	More than 3 years
Balance sheet	Cannot produce	1 year or less	Between 1 & 3 years	More than 3 years
<b>Inventory Controls</b>				
	<b>0</b>	<b>1</b>	<b>2</b>	<b>3</b>
Does applicant have a system or practices to accurately track inventory on a daily, weekly or monthly basis?	No system or practices	Existing but inadequate system or practices	Existing & adequate system or practices	N/A
Months of inventory reports available	Less than 1	1-6	7-12	More than 12
<b>Sales Tracking</b>				
	<b>0</b>	<b>1</b>	<b>2</b>	<b>3</b>
Does applicant have a system or practices that accurately track sales on a daily, weekly or monthly basis?	No system or practices	Existing but inadequate system or practices	Existing & adequate system or practices	N/A
Months of sales reports available	Less than 1	1-6	7-12	More than 12
<b>Payroll Records</b>				
	<b>0</b>	<b>1</b>	<b>2</b>	<b>3</b>
Does applicant use a payroll provider, payroll software, or other system that provides accurate records of wages, taxes, and related benefits?	No system or practices	Existing but inadequate system or practices	Existing & adequate system or practices	N/A
Months of payroll records available	Less than 1	1-6	7-12	More than 12

<b>Financial Position</b>				
The Financial Position assessment category considers how Applicant performs against industry standards for key financial metrics provided by expert consultants on NYC business performance and/or national standards. Information gathered during the Financial Management assessment will be analyzed and scored, as described below.				
Product Cost	Possible Points			
	0	5	5	10
Divide total sales by cost of goods sold to calculate this percentage for every month over the past twelve month period, then calculate an average describing the year overall.	Insufficient records to calculate one year average	At financial risk = higher than 35%	At competitive risk = lower than 18%	Healthy = 18-35%
	<b>0</b>	<b>0</b>	<b>1</b>	<b>2</b>
Calculate the same average for all prior years for which reliable data is available and consider whether there is an upward, neutral or downward trend.	Insufficient records to calculate trend	Upward trend	Neutral trend	Downward trend

<b>Labor Cost</b>	<b>0</b>	<b>5</b>	<b>5</b>	<b>10</b>
Divide total sales by cost of labor (wages, taxes, insurance) to calculate this percentage for every month over the past twelve month period, then calculate an average describing the year overall.	Insufficient records to calculate 1 year average	At financial risk = higher than 35%	At competitive risk = lower than 18%	Healthy = 18-35%
	<b>0</b>	<b>0</b>	<b>1</b>	<b>2</b>
Calculate the same labor cost average for all prior years for which reliable data is available and consider whether there is an upward, neutral or downward trend.	Insufficient records to calculate trend	Upward trend	Neutral trend	Downward trend
<b>Occupancy Cost</b>	<b>0</b>	<b>5</b>	<b>10</b>	<b>N/A</b>
Divide total revenue by total occupancy costs (rent + real estate taxes + property insurance) to calculate this percentage for every month over the past twelve month period, then calculate an average describing the year overall.	Insufficient records to calculate	At financial risk – higher than 10%	Healthy – 10% or lower	N/A
<b>Net Profit Margin</b>	<b>0</b>	<b>0</b>	<b>5</b>	<b>10</b>
Using data from the past twelve months, subtract all costs (operating expenses, cost of goods sold, etc.) from all revenues (sales, fees, other income) to find net profit. Divide net profit by revenue to find net profit margin and compare to industry standards.	Insufficient records to calculate or negative	Positive & more than 50% above industry standard	Positive & more than 50% below industry standard	Within 50% of industry standard

<b>Implementation Feasibility</b>						
The Implementation Feasibility assessment category considers the feasibility of implementing projects to improve the Applicant’s financial position. Applicant will be asked to rate its openness to make specific types of changes and asked to describe examples of past, related attempts to strengthen the business.						
	Openness Rating (OR)			Openness Demonstration (OD)		
	Unwilling or resistant	Somewhat Willing	Enthusiastic	Past attempt?		Total (OR x OD)
	1	2	3	Yes (x2)	No (x1)	
Willingness to cut operating costs(ex: add Point of Sale system to improve inventory control, upgrade equipment to lower energy costs)						
Willingness to adapt existing goods & services (ex: analyze profitability of specific products services and eliminate unprofitable offerings; reduce product costs; increase prices)						
Willingness to try to increase profits by adding new products & services (ex: add alcohol sales, new product line or online sales)						

3. The twenty Applicants with the highest initial Business Needs Assessment score will be selected to receive an Intensive Business Needs Assessment and grant funding. In the event of a tie, Applicants with the highest number of years in business, in descending order, will be selected. If the number of years in business also results in a tie, Applicants with the greatest number of employees, in descending order, will be selected.
4. In the event that one of the twenty selected Applicants does not complete an Intensive Business Needs Assessment and/or enter into a grant agreement, DSBS may select replacements from the remaining Applicants, in the order of their total scores.

§ 15-05: Intensive Business Needs Assessment.

- a. The Intensive Business Needs Assessment will provide each of the twenty selected Applicants with an expert business advisor to analyze each Applicant’s business condition with respect to operations, regulatory compliance and procedures, employees and hiring, technology, physical condition of premises and financial management. The expert business

advisor will also explore the potential for changes to maximize business success and survival.

- b. Intensive Business Needs Assessments will require each Applicant to attend in-person meetings with a DSBS assigned advisor at Applicant’s business location and/or a NYC Business Solutions Center for a total of up to twenty-one (21) hours. During the intensive assessment period, each Applicant will be asked detailed questions related to their business’ real estate costs, inventory, premises, operations, marketing, staffing and other topics. An applicant that fails to participate fully in the Intensive Business Needs Assessment or to timely provide requested documentation will be dismissed from the Program and will not be eligible for the disbursement of a Grant, but may be referred for other appropriate DSBS services.
- c. The Intensive Business Needs Assessment will result in recommendations for how Applicant can improve its business and increase its chance of survival in its current location despite changing real estate conditions. Applicants who participate fully in the intensive Business Needs Assessment will receive recommended business improvement projects

to implement using a Grant. The Grant must be used to implement such business improvement projects.

§ 15-06: Compliance.

DSBS shall prepare a Grant Agreement to be executed by the Applicants and DSBS. The Grant Agreement shall stipulate terms of compliance and participation in the Program and provide at a minimum:

- a. Relevant terms and conditions, including applicable insurance requirements;
- b. A list of eligible business improvement projects;
- c. A budget for the business improvement projects for which the Applicant will receive grant funds;
- d. A schedule for disbursing Grant funds;
- e. A schedule for reporting and monitoring Grant use and impact, including sharing data on job retention and creation and annual business revenues for three years following receipt of the Grant.

**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:** Rules Governing Love Your Local Grant Program

**REFERENCE NUMBER:** 2018 RG 039

**RULEMAKING AGENCY:** Department of Small Business Services (DSBS)

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  
Acting Corporation Counsel

Date: April 13, 2018

**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:** Rules Governing Love Your Local Grant Program

**REFERENCE NUMBER:** SBS-10

**RULEMAKING AGENCY:** Department of Small Business Services

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

April 12, 2018  
Date

Accessibility questions: Zen Baraki (212) 513-6352, by: Thursday, May 24, 2018, 5:00 P.M.



**SPECIAL MATERIALS**

**CONSUMER AFFAIRS**

■ NOTICE

**REQUEST FOR INFORMATION FROM THE PUBLIC**

**CONTACT:** Casey Adams, Director of City Legislative Affairs, (212) 436-0095, cadams@dca.nyc.gov.

**SUMMARY:** Income volatility refers to a month-to-month change in income of 25 percent or more. This change may stem from an income loss or an income gain. The New York City Department of Consumer Affairs (DCA) extends the comment period for its request for information (RFI) from the public about the impacts that income volatility has on New York City workers, consumers, and businesses and how the regulatory framework, policy landscape, and financial services market might evolve to support the needs of New Yorkers experiencing income volatility.

**I. Request for Information**

DCA's mission is to protect and enhance the daily economic lives of New Yorkers to create thriving communities. In furtherance of that mission, DCA hereby requests information from the public about the impacts that income volatility has on New York City workers, consumers and businesses and how the regulatory framework, policy landscape, and financial services market might evolve to support the needs of New Yorkers experiencing income volatility, as set forth in greater detail in this document.

DCA is particularly interested in responses to the questions listed in Section V of this document. We also welcome additional comments, input, views, data, and other information beyond these questions that respondents believe would aid in our efforts to understand the impact of income volatility on workers, consumers, and the local economy.

DCA first issued this RFI on January 11, 2018. The comment period concluded on March 11, 2018. In order to provide the public additional opportunity to comment, DCA hereby **extends the comment period until 5:00 P.M., on May 28, 2018.**

**II. Procedure**

DCA welcomes the submission of all comments, input, views, data, and other information pertinent to this RFI by any interested party, organization, or person. The comment period will remain open until **5:00 P.M., on May 28, 2018.** Submissions can be made in any of the following ways:

- **Mail.** Addressed to the attention of Casey Adams, Director of City Legislative Affairs, New York City Department of Consumer Affairs, 42 Broadway, 8th Floor, New York, NY 10004
- **Fax.** (646) 500-7433
- **Email.** RFI@dca.nyc.gov
- **Online.** By visiting <http://www1.nyc.gov/site/dca/about/request-for-information.page>

**III. Purpose**

Since the 1970s, individual and household income has become much more variable. Research has shown that households experiencing income volatility face a host of challenges. They are more likely than households with stable income to experience food insecurity and to delay important spending such as making bill payments. Missing payments due to income volatility generates burdensome costs in the form of late fees and penalty interest rates. Volatile income makes paying down debt and saving for the future more difficult, and is correlated with the use of costly alternative financial services such as payday lenders. In extreme cases, income volatility – in particular misaligned income and expenses – can lead to utility disruptions, eviction or foreclosure.

While research into income volatility still lags behind research into poverty, income volatility is of growing interest to professionals in the financial health field, who seek to understand the impact of income volatility on the material and emotional wellbeing of American households. Through this RFI, DCA is seeking to learn more about the potential for regulators, policymakers, and financial services providers to evolve to support the needs of households with volatile incomes.

IV. Background

Income volatility refers to an upward or downward swing of 25 percent or more in household income. Unlike other measures of household financial wellbeing, such as the poverty rate, income volatility focuses attention on the financial instability households may experience from month to month and week to week. As households struggle to match income and expenses they may cut back on spending in areas such as health care and food to compensate for a dip in income. Households with volatile incomes may experience episodic poverty and unreliable access to needed safety-net programs. The non-financial effects of income volatility are concerning as well. Income volatility undermines families' ability to feel secure and to plan for the future. Research suggests it may also lead to emotional distress and poor academic performance among children. To the extent that it contributes to financial stress, income volatility decreases worker productivity and increases absenteeism, undermining the health of New York City businesses and the City's economy.

Strategies to help households mitigate the effects of income volatility tend to fall into four general categories:

- Encouraging rainy day savings to aid in consumption smoothing
- Encouraging access to affordable credit to aid in consumption smoothing
- Expanding access to public benefits to aid in consumption smoothing
- Encouraging stop-gap income generation such as through gig economy work

Additionally, work has been done on the regulatory side to limit the extent to which employers contribute to income volatility through their scheduling and other employment practices, and in the private market to promote products that give workers early access to their earned wages.

V. Guiding Questions

Advocates, think tanks, benefits providers, businesses, and policymakers share an interest in helping households make the most of their financial resources. Dips in income and consumption associated with income volatility, and the attendant interference with a household's ability to budget and plan, have a negative impact on individual wellbeing and the local economy. With the aim of increasing our understanding of income volatility and the challenges it presents, DCA provides the below list of guiding questions for consideration. These questions are intended to guide members of the public in crafting their submissions to this RFI and need not be addressed for a submission to be accepted. Submissions may address as many, or as few, of the guiding questions as the submitter wishes.

1. What is the main source of income volatility for New York City households (e.g. within-job pay fluctuations, household composition changes, job changes or shifting benefits eligibility)?
2. How does the distribution of income volatility in New York City vary by household size, race, education level, and gender of the head of household?
3. How are income spikes (month-to-month income increases of 25 percent or more) experienced differently than income drops (month-to-month income decreases of 25 percent or more) by affected households?
4. Are there particular ways that policy and programs can be responsive to the differences, if any, identified in question 3?
5. What opportunities do income spikes present for adopting healthy financial behavior?
6. How can individuals be incentivized to take the opportunities discussed in question 5?
7. How is the experience of income volatility different for households with high levels of debt?
8. What is the impact of income volatility on worker productivity?
9. What is the impact of income volatility on household economics and budgets for low wage workers?
10. What fees that financial institutions impose may constitute a particular burden on households with volatile incomes?
11. What products and messages do predatory lenders and other predatory businesses offer households with volatile incomes?
12. By what mechanisms does a household transition from having volatile income to having stable income and how might the City help more households make this transition?
13. What strategies and resources are households with volatile incomes currently using to smooth consumption?
14. What potential benefits might reducing income volatility have for businesses and the local economy?

15. How promising are mobile applications or other new technologies as a strategy for helping individuals and households manage income volatility?
16. DCA's Office of Labor Policy & Standards (OLPS) currently enforces several laws designed to address root causes of income volatility. These laws include the Paid Sick Leave Law, the Grocery Workers Retention Act, living and prevailing wage laws, the Freelance Isn't Free Act, and the Fair Workweek Law. Do these policies aid workers in ways that address income volatility?
17. In what other ways might OLPS support efforts to reduce income volatility in New York City?
18. How might businesses and employers help to reduce income volatility?
19. What potential benefits and risks do early wage access products hold for workers with volatile incomes?
20. What kinds of financial counseling messages and strategies are most helpful to individuals with volatile incomes?
21. How effectively do currently available credit and/or savings products target the needs of households experiencing income volatility?
22. How might the products described in question 21 be improved to better target the needs of households experiencing income volatility?
23. What role, if any, might DCA or other government entities play in improving available savings and credit products, or developing new savings and credit products, to better target the needs of households experiencing income volatility?
24. What have been the effects of recent minimum wage increases on the wellbeing of New York City workers who experience income volatility?
25. Saving for retirement is an important part of building healthy finances, but may be particularly difficult for individuals with volatile incomes. What strategies, products, or policies can be used to make saving for retirement easier for individuals with volatile incomes?
26. The Obama administration proposed a system of "wage insurance" whereby displaced workers could temporarily replace a portion of their lost wages to assist them in transitioning to a new career. Would such a proposal be feasible as a City program?
27. Should DCA hold a public hearing at the conclusion of the comment period to receive further information from the public about income volatility?

◀ a26

TRANSPORTATION

■ NOTICE

PUBLIC NOTICE OF A CONCESSION OPPORTUNITY FOR THE OPERATION, MANAGEMENT AND MAINTENANCE OF A PEDESTRIAN PLAZA, LOCATED AT PARK AVENUE (WEST) AND PERSHING SQUARE EAST BETWEEN EAST 41<sup>ST</sup> STREET AND EAST 42<sup>ND</sup> STREET, IN THE BOROUGH OF MANHATTAN

Pursuant to the Concession Rules of the City of New York, the Department of Transportation ("DOT"), intends to enter into a concession for the operation, management, and maintenance of a pedestrian plaza located at Park Avenue (West) and Pershing Square East between East 41st Street and East 42nd Street, in the borough of Manhattan ("Licensed Plaza"), including through DOT-approved events, sponsorships, and subconcessions, including but not limited to providing for the sale of any of the following: prepared food, flowers, locally grown produce or locally manufactured products, merchandise (such as souvenirs or T-shirts) that promotes the neighborhood or the concessionaire, or other similar merchandise within the Licensed Plaza.

Subconcessions would be awarded based on solicitations issued by the concessionaire in the basic form of Request for Proposals or Request for Bids, subject to DOT's prior written approval of both solicitation and award.

DOT has identified the Grand Central District Management Association, Inc. as a potential concessionaire, but DOT will consider additional expressions of interest from other potential concessionaires for the operation, management, and maintenance of the Licensed Plaza. In order to qualify, interested organizations should be active in the neighborhood of the Licensed Plaza and have demonstrated experience in the management, operation and maintenance of publicly-accessible facilities, including but not limited to programming/ events management and concession or retail operation/management.

Organizations may express interest in the proposed concession by contacting Emily Weidenhof, Director of Public Space by email at plazas@dot.nyc.gov, or in writing at, 55 Water Street, 6<sup>th</sup> Floor, New York, NY 10041, by May 7, 2018. Ms. Weidenhof may also be contacted with any questions relating to the proposed concession by email or by telephone at (212) 839-4325.

Please note that the New York City Comptroller is charged with the audit of concession agreements in New York City. Any person or entity that believes that there has been unfairness, favoritism or impropriety in the concession process should inform the Comptroller, Office of Contract Administration, 1 Centre Street, New York, NY 10007, telephone number (212) 669-2323.

a25-m8

**PUBLIC NOTICE OF A CONCESSION OPPORTUNITY FOR THE OPERATION, MANAGEMENT AND MAINTENANCE OF A PEDESTRIAN PLAZA, LOCATED AT THIRD AVENUE, EAST 149<sup>TH</sup> STREET, WILLIS AVENUE AND EAST 148<sup>TH</sup> STREET, IN THE BOROUGH OF THE BRONX**

Pursuant to the Concession Rules of the City of New York, the Department of Transportation (“DOT”) intends to enter into a concession for the operation, management, and maintenance of a pedestrian plaza located at Third Avenue, East 149th Street, Willis Avenue and East 148th Street, in the borough of the Bronx (“Licensed Plaza”), including through DOT-approved events, sponsorships, and subconcessions, including but not limited to providing for the sale of any of the following: prepared food, flowers, locally grown produce or locally manufactured products, merchandise (such as souvenirs or T-shirts) that promotes the neighborhood or the concessionaire, or other similar merchandise within the Licensed Plaza.

Subconcessions would be awarded based on solicitations issued by the concessionaire in the basic form of Request for Proposals or Request for Bids, subject to DOT’s prior written approval of both solicitation and award.

It should be noted that the Licensed Plaza previously received FCRC Step 1 approval on September 8, 2010 to enter into negotiations with the South Bronx Overall Economic Development Corporation (“SoBro”). However, in recent years as this Licensed Plaza has been developed and constructed, SoBro has indicated to DOT that it is no longer interested nor has the capacity to undertake the overall management of the Licensed Plaza.

DOT has now identified the HUB-Third Avenue Merchants District Management Association, Inc. as a potential concessionaire, but DOT will consider additional expressions of interest from other potential concessionaires for the operation, management, and maintenance of the Licensed Plaza. In order to qualify, interested organizations should be active in the neighborhood of the Licensed Plaza and have demonstrated experience in the management, operation and maintenance of publicly-accessible facilities, including but not limited to programming/events management and concession or retail operation/management.

Organizations may express interest in the proposed concession by contacting Emily Weidenhof, Director of Public Space by email at plazas@dot.nyc.gov, or in writing at, 55 Water Street, 6<sup>th</sup> Floor, New York, NY 10041 by May 7, 2018. Ms. Weidenhof may also be contacted with any questions relating to the proposed concession by email or by telephone at (212) 839-4325.

Please note that the New York City Comptroller, is charged with the audit of concession agreements in New York City. Any person or entity that believes that there has been unfairness, favoritism or impropriety in the concession process should inform the Comptroller, Office of Contract Administration, 1 Centre Street, New York, NY 10007, telephone number (212) 669-2323.

a25-m8

**CHANGES IN PERSONNEL**

DEPT. OF HOMELESS SERVICES FOR PERIOD ENDING 04/06/18						
NAME	TITLE	NUM	SALARY	ACTION	PROV EFF DATE	AGENCY
BROWN	RALPH L	70810	\$32426.0000	APPOINTED	YES 03/21/18	071
BUCKLEY	COURTNEY	31113	\$44409.0000	INCREASE	NO 03/18/18	071
BUCKLEY	COURTNEY	56057	\$44409.0000	APPOINTED	YES 03/18/18	071
CABRERA	RUBY A	31113	\$38617.0000	APPOINTED	NO 03/18/18	071
CAMPBELL	DASHAWN T	70810	\$32426.0000	APPOINTED	YES 03/18/18	071
CAMPBELL	DAVE R	70810	\$32426.0000	APPOINTED	YES 03/18/18	071

DEPT. OF HOMELESS SERVICES FOR PERIOD ENDING 04/06/18						
NAME	TITLE	NUM	SALARY	ACTION	PROV EFF DATE	AGENCY
CHU	PING W	31113	\$38617.0000	APPOINTED	NO 03/18/18	071
CHUNG	MARCIA	70810	\$32426.0000	APPOINTED	YES 03/18/18	071
CLARK	KIEANA S	31113	\$45403.0000	APPOINTED	NO 03/18/18	071
COBAY	TAYEZ S	70810	\$32426.0000	APPOINTED	YES 03/18/18	071
CRUZ	CYNTHIA	31113	\$38617.0000	APPOINTED	NO 03/18/18	071
DALCE	TANYA	70810	\$32426.0000	APPOINTED	YES 03/18/18	071
EVANS	BRASBY M	70810	\$32426.0000	APPOINTED	YES 03/18/18	071
FITTS	CORDELL L	70817	\$51993.0000	RESIGNED	NO 03/04/18	071
FOWLER	JOHN J	31113	\$38617.0000	APPOINTED	NO 03/18/18	071
GARDNER	NARRELL J	70810	\$32426.0000	APPOINTED	YES 03/18/18	071
GESSE- ST JOUR	31113	\$38617.0000	APPOINTED	NO 03/18/18	071	
GRADY	NASHAVA	70810	\$32426.0000	APPOINTED	YES 03/18/18	071
GRAY	DAVON T	56056	\$30273.0000	APPOINTED	YES 03/18/18	071
HAYNES	LYNETTE	10124	\$50763.0000	RESIGNED	NO 03/22/18	071
JENKINS	LANASIA M	70810	\$32426.0000	APPOINTED	YES 03/18/18	071
JOHNSON	SHALAH U	70810	\$44333.0000	APPOINTED	YES 03/18/18	071
JORDAN	SAKINA V	52613	\$47549.0000	APPOINTED	YES 03/18/18	071
JUNIOR	CLEALISA V	70810	\$32426.0000	APPOINTED	YES 03/18/18	071
KELLAR	KEVERNE R	70810	\$32426.0000	APPOINTED	YES 03/18/18	071
KELLEY	NJIDEKA O	10056	\$81120.0000	RESIGNED	YES 02/04/14	071
KELLEY	NJIDEKA O	31118	\$64424.0000	RESIGNED	NO 02/04/14	071
KORNEGAY	TENIQUA D	10056	\$113443.0000	RESIGNED	YES 09/01/16	071
LIPSCOMB	LASHELL G	70810	\$32426.0000	APPOINTED	YES 03/18/18	071
MALLOY	SAMONTA E	70810	\$40589.0000	RESIGNED	NO 03/11/18	071
MARIN	TIFFANY N	70810	\$32426.0000	APPOINTED	YES 03/18/18	071
MATHISON	AISLANIQ S	70810	\$32426.0000	APPOINTED	YES 03/18/18	071
MITTON	PEGGY S	70810	\$32426.0000	APPOINTED	YES 03/18/18	071
NIBAR	DINA	31113	\$38617.0000	APPOINTED	NO 03/18/18	071
NOEL	NIXON K	90698	\$219.5200	APPOINTED	NO 03/18/18	071
OLIVO	CHRISTOP	70810	\$32426.0000	APPOINTED	YES 03/18/18	071
PABON	BRANDON G	70810	\$32426.0000	APPOINTED	YES 03/18/18	071
PENA	NADINA H	31113	\$38617.0000	APPOINTED	NO 03/18/18	071
POE	CAMILLA E	31113	\$38617.0000	APPOINTED	NO 03/18/18	071
PRATASIEWICZ	JOSEPH E	31113	\$38617.0000	APPOINTED	NO 03/18/18	071
PRENDES	KENIA S	31113	\$38617.0000	APPOINTED	NO 03/18/18	071
RIOS	BRANDON E	56057	\$41928.0000	INCREASE	YES 03/18/18	071
ROBERTS	AFIYA C	70810	\$32426.0000	APPOINTED	YES 03/18/18	071
ROBINSON	ROSLYN	70810	\$32426.0000	APPOINTED	YES 03/18/18	071
ROYZEN	SERGIO	13621	\$78532.0000	RESIGNED	YES 01/22/17	071
SAM	NICOLE A	31113	\$44409.0000	APPOINTED	NO 03/18/18	071
SANABRIA II	WILFREDO	70810	\$32426.0000	APPOINTED	YES 03/18/18	071
SCARLETT	PHEDRA	70810	\$32426.0000	APPOINTED	YES 03/18/18	071
SCOTTI	CHRISTAL K	70810	\$32426.0000	APPOINTED	YES 03/18/18	071
SELBY	RAQUEL S	56058	\$50362.0000	APPOINTED	YES 03/18/18	071
SIDBURY	ANTHONY N	70810	\$32426.0000	APPOINTED	YES 03/18/18	071
SORGHO	DJIBRIL	70810	\$32426.0000	APPOINTED	YES 03/18/18	071
SUNCAR	ANGEL G	70810	\$32426.0000	APPOINTED	YES 03/18/18	071
SURLES	SAMUEL	70810	\$32426.0000	APPOINTED	YES 03/18/18	071
SWANN	THOMAS	56056	\$36843.0000	RETIRED	YES 03/17/18	071
TAYLOR	MARLENE L	70810	\$33498.0000	RESIGNED	NO 03/23/18	071
THEOPHILOUS	SHENIQUA A	70810	\$32426.0000	APPOINTED	YES 03/18/18	071

DEPT. OF HOMELESS SERVICES FOR PERIOD ENDING 04/06/18						
NAME	TITLE	NUM	SALARY	ACTION	PROV EFF DATE	AGENCY
TILLMAN	TOOMAS	31113	\$44409.0000	APPOINTED	NO 03/18/18	071
WANG	GIN W	31113	\$38617.0000	APPOINTED	NO 03/18/18	071
WARREN	LUIS R	70810	\$32426.0000	APPOINTED	NO 03/18/18	071
WEST	DANETRA	70810	\$32426.0000	RESIGNED	YES 03/16/18	071
WILLIAMS	TANTISHIA L	70810	\$32426.0000	APPOINTED	YES 03/18/18	071
WILSON	DEANA L	31113	\$38617.0000	APPOINTED	NO 03/18/18	071
WRIGHT	JACQUELI N	70810	\$32426.0000	APPOINTED	YES 03/18/18	071

DEPARTMENT OF CORRECTION FOR PERIOD ENDING 04/06/18						
NAME	TITLE	NUM	SALARY	ACTION	PROV EFF DATE	AGENCY
ABDUL-BASIR	ABDULLAH	54610	\$26.0000	APPOINTED	YES 03/18/18	072
ALAM	DIRARUL	70410	\$44333.0000	RESIGNED	NO 03/04/18	072
ALEMAN	DANIELA V	60948	\$60000.0000	RESIGNED	NO 03/25/18	072
ALMONTE	WENDY A	1002C	\$75194.0000	PROMOTED	NO 03/11/18	072
ARROYO	EDWIN A	70410	\$48371.0000	RESIGNED	NO 03/18/18	072
BENJAMIN	ROBERT C	60440	\$47833.0000	RESIGNED	YES 03/02/18	072
BOLTON	CHRISTOP	70410	\$48371.0000	TERMINATED	YES 03/22/18	072
BROWN	KELLY L	70410	\$52170.0000	RESIGNED	NO 03/16/18	072
CALABRO	ALESSIO C	91212	\$37200.0000	APPOINTED	NO 03/18/18	072
CALDERON	VICENTE J	91212	\$37200.0000	APPOINTED	NO 01/24/18	072
CAREY	VALLEE	70410	\$44333.0000	RESIGNED	NO 03/21/18	072
CARLOS	CHANEL	70410	\$62247.0000	RESIGNED	NO 03/23/18	072
CARROLL	DEANDRA A	70410	\$85292.0000	RESIGNED	NO 03/20/18	072
CRUZ DE LA CRUZ	WELLIN	70410	\$44333.0000	RESIGNED	NO 03/18/18	072
DEVINE	MICHAEL	70410	\$44333.0000	RESIGNED	NO 03/18/18	072
DIAZ	CRISTHIA	70410	\$44333.0000	RESIGNED	NO 03/26/18	072
DIXON	GENESIS A	51274	\$61800.0000	RESIGNED	YES 03/29/18	072
DOUGHERTY	TIMOTHY R	91544	\$36.2000	APPOINTED	YES 03/18/18	072
EPPERSON-OWENS	JOANIQUE D	10251	\$42839.0000	RESIGNED	NO 03/25/18	072
ESCOBAR JR	CARLOS	06316	\$54147.0000	INCREASE	YES 11/02/17	072
FILER	ROXANNE	70410	\$85292.0000	RESIGNED	NO 03/16/18	072
FRICIONE	MICHAEL	91638	\$555.9200	RETIRED	YES 03/30/18	072
GELOK	ROBERT	70410	\$44333.0000	RESIGNED	NO 03/02/18	072
INDELICATO	ANTHONY J	91225	\$77131.0000	APPOINTED	YES 03/25/18	072
JAGTIANI	ANITA	52620	\$80000.0000	APPOINTED	YES 03/18/18	072
JAMES	SHADE	12158	\$28.5100	RESIGNED	YES 03/25/18	072
JOHNSON	SHALAH	70410	\$44333.0000	RESIGNED	NO 03/18/18	072
KHALIL	MD I	70410	\$44333.0000	RESIGNED	NO 03/10/18	072
KHAZANEI	NAVID	30081	\$44142.0000	APPOINTED	YES 03/18/18	072
LIDDIE	MICHAEL A	1002F	\$57210.0000	APPOINTED	NO 02/11/18	072

LIN	DASHI	70410	\$44333.0000	RESIGNED	NO	03/18/18	072
MARRONE	MICHAEL F	90698	\$232.0000	APPOINTED	NO	03/18/18	072
MITCHELL	BRUCE L	91232	\$53969.0000	INCREASE	YES	03/26/18	072
MORGAN	CLIFFORD L	70488	\$121875.0000	RETIRED	NO	03/30/18	072

DEPARTMENT OF CORRECTION  
FOR PERIOD ENDING 04/06/18

TITLE							
NAME		NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY
OBLETON	RICHARD R	91212	\$42780.0000	APPOINTED	NO	01/24/18	072
ORTIZ	ALONIS	70410	\$44333.0000	RESIGNED	NO	03/24/18	072
PENARRIETA	CAREN	70410	\$44333.0000	RESIGNED	NO	03/17/18	072
PHILLIP	MARCIA A	70410	\$85292.0000	RETIRED	NO	03/28/18	072
PRESCOD	GEORGE P	13632	\$91392.0000	RETIRED	YES	03/31/18	072
PRESCOD	GEORGE P	70410	\$76488.0000	RETIRED	NO	03/31/18	072
PULLINI	EMILIA	70400	\$18.5413	APPOINTED	YES	03/25/18	072
REALEGENO	ALEXIS	70410	\$44333.0000	RESIGNED	NO	03/17/18	072
REXHAJ	ADRIAN	31105	\$38617.0000	APPOINTED	NO	03/25/18	072
RIEMANN	MELISSA	70410	\$44333.0000	RESIGNED	NO	03/15/18	072
SAPARA	NICHOLAS A	60948	\$64374.0000	APPOINTED	NO	03/18/18	072
SULLIVAN	DANIELLE	70400	\$38956.0000	RESIGNED	NO	12/20/17	072
SUTTON JR	CAMERON	8297A	\$81293.0000	RESIGNED	YES	03/25/18	072
SWAROOP	KISHAN	70410	\$44333.0000	RESIGNED	NO	03/05/18	072
TAYLOR	ROBIN	90210	\$38625.0000	RETIRED	YES	03/30/18	072
TRIMM	DWANE	70410	\$44333.0000	RESIGNED	NO	03/20/18	072
VERMA	PRIYANKA	30081	\$44142.0000	APPOINTED	YES	03/18/18	072
VILLALONA	ANGEL	70488	\$216300.0000	INCREASE	NO	06/29/17	072
VON BUJDOSS	JUSTIN L	52620	\$105000.0000	INCREASE	YES	03/18/18	072
WANG	XIRU	56058	\$64000.0000	RESIGNED	YES	03/25/18	072
WATSON	ONIKKA D	70488	\$107056.0000	PROMOTED	NO	03/23/18	072
WHITE	GLENN	60948	\$41679.0000	APPOINTED	NO	03/18/18	072
WILSON	LARRY	91232	\$53969.0000	INCREASE	YES	03/26/18	072
ZASTAWNY	KAROL	70410	\$44333.0000	RESIGNED	NO	03/18/18	072
ZEIGLER	DOUGLAS	52620	\$185400.0000	RESIGNED	YES	03/24/18	072

BOARD OF CORRECTION  
FOR PERIOD ENDING 04/06/18

TITLE							
NAME		NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY
ACQUAYE	JOSHUA	52615	\$57065.0000	APPOINTED	YES	03/25/18	073
HERZOG	ALEXA C	56058	\$57916.0000	RESIGNED	YES	03/25/18	073
STEIN	BENNETT M	10033	\$78000.0000	INCREASE	YES	03/18/18	073

MAYORS OFFICE OF CONTRACT SVCS  
FOR PERIOD ENDING 04/06/18

TITLE							
NAME		NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY
KANISHCHEVA	OLGA	05277	\$55000.0000	INCREASE	YES	03/25/18	082
RODRIGUEZ	CARMEN M	0527A	\$60000.0000	INCREASE	YES	03/25/18	082
SCOTT	IAIN A	0527A	\$75000.0000	RESIGNED	YES	12/03/17	082
WANG	JIANFENG	0527A	\$70000.0000	INCREASE	YES	03/25/18	082

PUBLIC ADVOCATE  
FOR PERIOD ENDING 04/06/18

TITLE							
NAME		NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY
LOPEZ	DAVID E	94496	\$45378.0000	APPOINTED	YES	03/25/18	101
RUBIN	MORGAN D	94497	\$62000.0000	APPOINTED	YES	03/18/18	101

CITY COUNCIL  
FOR PERIOD ENDING 04/06/18

TITLE							
NAME		NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY
ARNWINE	DANTE B	94074	\$35000.0000	APPOINTED	YES	03/25/18	102
BATISTA	GERMAN R	94074	\$8000.0000	APPOINTED	YES	03/04/18	102
BENJAMIN	MICHAEL D	94451	\$97150.0000	RESIGNED	YES	03/31/18	102
CASEY	DYLAN S	94451	\$92000.0000	RESIGNED	YES	03/30/18	102
GARCIA	ANA L	30183	\$44000.0000	RESIGNED	YES	03/23/18	102
GARTLAND	MICHAEL A	94440	\$115000.0000	APPOINTED	YES	03/25/18	102
GILBERT	GARY P	30183	\$50000.0000	APPOINTED	YES	03/18/18	102
HETTY	BRIAN R	94074	\$55000.0000	APPOINTED	YES	03/18/18	102
LEUNG	CYNTHIA S	94074	\$26071.0000	APPOINTED	YES	03/18/18	102
MONELL	RYAN T	94074	\$78000.0000	RESIGNED	YES	03/18/18	102
ORAMA	MATTHEW R	30183	\$43000.0000	RESIGNED	YES	03/20/18	102
POLLACK	HOWARD	30183	\$100000.0000	INCREASE	YES	03/18/18	102
PRESSLEY	JOEY B	94515	\$158363.0000	RESIGNED	YES	03/29/18	102
TARANTO	JOSEPH A	94456	\$150000.0000	RESIGNED	YES	03/25/18	102
TSUBOYAMA	LAUREN C	94074	\$75000.0000	APPOINTED	YES	03/25/18	102

DEPARTMENT FOR THE AGING  
FOR PERIOD ENDING 04/06/18

TITLE							
NAME		NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY
COOPER	RUTHEENA D	09749	\$13.0000	RESIGNED	YES	03/01/18	125
DE LA CRUZ	JOSE	09749	\$13.0000	RESIGNED	YES	01/12/18	125
DOLDRON	NAEMAH Z	56058	\$58000.0000	APPOINTED	YES	03/18/18	125
GRANT	SELWYN M	09749	\$13.0000	RESIGNED	NO	02/01/18	125
JAMES	LENNY A	1002F	\$84229.0000	PROMOTED	YES	02/28/18	125
KING	KATHRYN D	09749	\$13.0000	APPOINTED	YES	03/11/18	125
KRALKIN	HERMAN	56058	\$57916.0000	APPOINTED	YES	03/18/18	125
MAK	WAI LING A	10022	\$133825.0000	PROMOTED	NO	02/09/18	125
PATTERSON	SONIA	56058	\$31.7000	APPOINTED	YES	03/18/18	125
THOMPSON	PATRICIA	09749	\$13.0000	RESIGNED	YES	02/22/18	125

FINANCIAL INFO SVCS AGENCY  
FOR PERIOD ENDING 04/06/18

TITLE							
NAME		NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY
ABICHANDANI	LALIT M	13651	\$54846.0000	APPOINTED	YES	01/28/18	127
DUSKIN	ALICIA	13631	\$86369.0000	APPOINTED	NO	03/04/18	127
GEORGE	SHERIN	13631	\$87731.0000	APPOINTED	NO	03/04/18	127
HIDALGO JAVIER	ADRIANO	13631	\$71291.0000	APPOINTED	NO	03/04/18	127

ILYAS	AMER M	13631	\$71294.0000	APPOINTED	NO	03/04/18	127
KAKKAD	RITIKA K	10050	\$100000.0000	APPOINTED	YES	03/25/18	127
LASAY	GLEN	13651	\$54846.0000	APPOINTED	YES	01/28/18	127
POLEPALLE	SUNEETHA	13631	\$103464.0000	APPOINTED	NO	03/04/18	127
SOLAIMAN	KHAN M	13631	\$75762.0000	APPOINTED	NO	03/04/18	127
TORO	ROBERT A	13632	\$107853.0000	RETIRED	NO	03/24/18	127
VASHISHTA	RAMAN	13631	\$121540.0000	APPOINTED	NO	03/04/18	127
WILLIAMS	MARVIN R	13631	\$71294.0000	APPOINTED	NO	03/04/18	127

OFF OF PAYROLL ADMINISTRATION  
FOR PERIOD ENDING 04/06/18

TITLE							
NAME		NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY
MACLIN	RODNEY	56057	\$40000.0000	APPOINTED	YES	03/25/18	131

EQUAL EMPLOY PRACTICES COMM  
FOR PERIOD ENDING 04/06/18

TITLE							
NAME		NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY
BIZIK	KAROLINA	10026	\$82500.0000	APPOINTED	NO	03/11/18	133
GIGANTE	VITO	13631	\$61995.0000	APPOINTED	NO	01/21/18	133
GONZALEZ	MARILYN	13631	\$61995.0000	APPOINTED	NO	01/21/18	133
JOSEPH JR	NICHOLAS	13631	\$61995.0000	APPOINTED	NO	01/21/18	133
KAGANSKIY	ALEKSAND	13631	\$61995.0000	APPOINTED	NO	01/21/18	133
LIANG	WEI MING	13631	\$61995.0000	APPOINTED	NO	01/21/18	133
LIPPER	MATTHEW S	13631	\$61995.0000	APPOINTED	NO	01/21/18	133
MAI	CLEMENT	13631	\$61995.0000	APPOINTED	NO	01/21/18	133
SAPZHNIK	GRIGORIY	13631	\$61995.0000	APPOINTED	NO	01/21/18	133
VALENCIA	ANA	13631	\$61995.0000	APPOINTED	NO	01/21/18	133
YANG	STEPHANI Y	1002A	\$82500.0000	APPOINTED	YES	03/11/18	133

LANDMARKS PRESERVATION COMM  
FOR PERIOD ENDING 04/06/18

TITLE							
NAME		NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY
BARUA	SAUMEN	13651	\$54846.0000	APPOINTED	NO	03/25/18	136

TAXI & LIMOUSINE COMMISSION  
FOR PERIOD ENDING 04/06/18

TITLE							
NAME		NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY
ALIEVA	NIGYAR	30087	\$58716.0000	INCREASE	YES	03/18/18	156
ARGOV	GLEN	30087	\$58716.0000	INCREASE	YES	03/18/18	156
FAROQUE	MOHAMMAD	35116	\$38305.0000	RESIGNED	NO	12/11/17	156
KESSLER	LUCAS J	30087	\$58716.0000	INCREASE	YES	03/18/18	156
QUEZADA	RAUL	30087	\$58716.0000	INCREASE	YES	03/18/18	156
RUSSELL	ADRIAN L	90698	\$232.0000	RETIRED	NO	03/24/18	156
SUKONNIK	MARINA L	30087	\$67523.0000	RESIGNED	YES	03/18/18	156

PUBLIC SERVICE CORPS  
FOR PERIOD ENDING 04/06/18

TITLE							
NAME		NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY
CABRERA	SELINA	10209	\$13.5000	APPOINTED	YES	02/16/18	210
CAJAMARCA	BYRON P	10209	\$13.5000	APPOINTED	YES	03/26/18	210
MASSAQUIDI	AUTUMN D	10209	\$14.0000	APPOINTED	YES	09/05/17	210
PAULINO	JASLEEN	10209	\$13.5000	APPOINTED	YES	02/20/18	210
TARIQ	LAILA M	10209	\$13.5000	APPOINTED	YES	03/08/18	210
TORO	JEREMY	10209	\$14.5000	APPOINTED	YES	02/12/18	210

OFFICE OF LABOR RELATIONS  
FOR PERIOD ENDING 04/06/18

TITLE							
NAME		NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY
ALEMAN	DANIELA V	13368	\$58352.0000	APPOINTED	YES	03/25/18	214

HUMAN RIGHTS COMMISSION  
FOR PERIOD ENDING 04/06/18

TITLE							
NAME		NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY
ASENCIO-RAMOS	OSCAR	55038	\$82597.0000	RETIRED	NO	03/30/18	226
CASTRO	ANTHONY D	10074	\$80000.0000	INCREASE	YES	02/16/18	226
FIGUEROA	JUAN C	55038	\$54410.0000	APPOINTED	YES	03/18/18	226
KLUTCH	JEREMY H	30087	\$58716.0000	APPOINTED	YES	03/25/18	226
RUBIN	MORGAN D	56058	\$60000.0000	RESIGNED	YES	03/18/18	226
THOMAS	AMBER N	55085	\$68000.0000	APPOINTED	YES	03/27/18	226
TORRES	ORLANDO R	55038	\$54410.0000	APPOINTED	YES	03/18/18	226

DEPT OF YOUTH & COMM DEV SRVS  
FOR PERIOD ENDING 04/06/18

TITLE							
NAME		NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY
ABDO	DAHAN K	10050	\$161000.0000	INCREASE	NO	03/25/18	261
PETERKIN	GEORGE	56099	\$11.1300	RESIGNED	YES	10/19/07	261
PORTORREAL	LENNY Z	10050	\$91800.0000	INCREASE	YES	03/25/18	261
STEWART	DEBORAH A	40561	\$70000.0000	INCREASE	NO	03/25/18	261
STEWART	KATIA	12158	\$60000.0000	APPOINTED	YES	03/18/18	261
THOMAS	NATHANIE R	40562	\$62500.0000	APPOINTED	YES	03/25/18	261
TUCKER	SHANNON R	56101	\$17.9500	RESIGNED	YES	03/13/18	261

BOARD OF ELECTION POLL WORKERS  
FOR PERIOD ENDING 04/06/18

TITLE							
NAME		NUM					

AIELLO	CHARLES T	9POLL	\$1.0000	APPOINTED	YES	01/01/18	300
AKTER	KHANDAKE N	9POLL	\$1.0000	APPOINTED	YES	01/01/18	300
ALAM	FARJANA S	9POLL	\$1.0000	APPOINTED	YES	01/01/18	300
ALEXANDER	STACEY B	9POLL	\$1.0000	APPOINTED	YES	01/01/18	300
ALI	MOHAMMAD	9POLL	\$1.0000	APPOINTED	YES	01/01/18	300
ALLEN	SYLVIA	9POLL	\$1.0000	APPOINTED	YES	01/01/18	300
ALTBURG	LYUDEMILA	9POLL	\$1.0000	APPOINTED	YES	01/01/18	300
ALTERNATIVE	MARYANN	9POLL	\$1.0000	APPOINTED	YES	01/01/18	300
ALTMAN	SUSAN	9POLL	\$1.0000	APPOINTED	YES	01/01/18	300
ALVARADO	BRYAN	9POLL	\$1.0000	APPOINTED	YES	01/01/18	300
ALVAREZ	IRENE	9POLL	\$1.0000	APPOINTED	YES	01/01/18	300
ALVINO	KENNETH	9POLL	\$1.0000	APPOINTED	YES	01/01/18	300
AMAYA	LUCY	9POLL	\$1.0000	APPOINTED	YES	01/01/18	300
AMIGAN	SAUL A	9POLL	\$1.0000	APPOINTED	YES	01/01/18	300
ANASTASIOU	GEORGE	9POLL	\$1.0000	APPOINTED	YES	01/01/18	300
ANDREWS	AUDRA	9POLL	\$1.0000	APPOINTED	YES	01/01/18	300
ANDREWS	KYMBERLE D	9POLL	\$1.0000	APPOINTED	YES	01/01/18	300
ANDREWS	SHAQUAIS J	9POLL	\$1.0000	APPOINTED	YES	01/01/18	300
ANTONSANTI	WEINER	9POLL	\$1.0000	APPOINTED	YES	01/01/18	300
AQUINO	ANTHONY	9POLL	\$1.0000	APPOINTED	YES	01/01/18	300
ARAMBULO	ALEXANDR	9POLL	\$1.0000	APPOINTED	YES	01/01/18	300
ARANGO	ALEJANDR	9POLL	\$1.0000	APPOINTED	YES	01/01/18	300
ARCENTALES	JOHNNY	9POLL	\$1.0000	APPOINTED	YES	01/01/18	300
ARJUMAN	ALENA	9POLL	\$1.0000	APPOINTED	YES	01/01/18	300
ATTIANESE	MATTEO A	9POLL	\$1.0000	APPOINTED	YES	01/01/18	300
AUSLANDER	MARYANN M	9POLL	\$1.0000	APPOINTED	YES	01/01/18	300

BOARD OF ELECTION POLL WORKERS  
FOR PERIOD ENDING 04/06/18

NAME	TITLE	NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY
AVILA	JAZMIN	9POLL	\$1.0000	APPOINTED	YES	01/01/18	300
AZIZ	SHIMOL	9POLL	\$1.0000	APPOINTED	YES	01/01/18	300
AZORE	WADE K	9POLL	\$1.0000	APPOINTED	YES	01/01/18	300
BACAL	LINDA	9POLL	\$1.0000	APPOINTED	YES	01/01/18	300
BAE	MYEONG Y	9POLL	\$1.0000	APPOINTED	YES	01/01/18	300
BAEZ	MARTHA Z	9POLL	\$1.0000	APPOINTED	YES	01/01/18	300
BAEZ	NORMA M	9POLL	\$1.0000	APPOINTED	YES	01/01/18	300
BAEZ JR	ANGEL L	9POLL	\$1.0000	APPOINTED	YES	01/01/18	300
BAHAIR	SHEMETA	9POLL	\$1.0000	APPOINTED	YES	01/01/18	300
BAILEY	JENNIFER A	9POLL	\$1.0000	APPOINTED	YES	01/01/18	300
BALLARD	TOMIKA R	9POLL	\$1.0000	APPOINTED	YES	01/01/18	300
BALMELLI	SAM	9POLL	\$1.0000	APPOINTED	YES	01/01/18	300
BARON-HEGARTY	DIANE	9POLL	\$1.0000	APPOINTED	YES	01/01/18	300
BARRIGA	ESTRELLA I	9POLL	\$1.0000	APPOINTED	YES	01/01/18	300
BARRY	MARIAMA	9POLL	\$1.0000	APPOINTED	YES	01/01/18	300
BASANTA	JOSEPH	9POLL	\$1.0000	APPOINTED	YES	01/01/18	300
BASS	TRAVIS	9POLL	\$1.0000	APPOINTED	YES	01/01/18	300
BAUCH	PHILIP B	9POLL	\$1.0000	APPOINTED	YES	01/01/18	300
BEGUM	FATEMA	9POLL	\$1.0000	APPOINTED	YES	01/01/18	300
BEGUM	JASMIN	9POLL	\$1.0000	APPOINTED	YES	01/01/18	300
BEGUM	SALMA	9POLL	\$1.0000	APPOINTED	YES	01/01/18	300
BELL	SHELDON A	9POLL	\$1.0000	APPOINTED	YES	01/01/18	300
BELTRAN	ROSA C	9POLL	\$1.0000	APPOINTED	YES	01/01/18	300
BELTRANOPIIL	GLADYS L	9POLL	\$1.0000	APPOINTED	YES	01/01/18	300
BELVEDERE	STELLAAN	9POLL	\$1.0000	APPOINTED	YES	01/01/18	300
BENETATOS	ANTONIO	9POLL	\$1.0000	APPOINTED	YES	01/01/18	300
BENITEZ	APRIL	9POLL	\$1.0000	APPOINTED	YES	01/01/18	300
BENNETT	SANDRA J	9POLL	\$1.0000	APPOINTED	YES	01/01/18	300
BERNARD	RODERICK J	9POLL	\$1.0000	APPOINTED	YES	01/01/18	300
BHUIYAN	RABEYA	9POLL	\$1.0000	APPOINTED	YES	01/01/18	300
BILIS	ATHENA	9POLL	\$1.0000	APPOINTED	YES	01/01/18	300
BLACKETT	MADDELINE L	9POLL	\$1.0000	APPOINTED	YES	01/01/18	300
BOAKYE	BONIFACE	9POLL	\$1.0000	APPOINTED	YES	01/01/18	300
BOCHICCHIO	DANIELLE M	9POLL	\$1.0000	APPOINTED	YES	01/01/18	300
BOCHKOR	LASZLO	9POLL	\$1.0000	APPOINTED	YES	01/01/18	300
BOEVA	BOYKA R	9POLL	\$1.0000	APPOINTED	YES	01/01/18	300
BOGAN	EDWARD J	9POLL	\$1.0000	APPOINTED	YES	01/01/18	300
BONNEMA	LEAH D	9POLL	\$1.0000	APPOINTED	YES	01/01/18	300
BOVA	ELIZABET A	9POLL	\$1.0000	APPOINTED	YES	01/01/18	300
BRANCHE	AFIYAH	9POLL	\$1.0000	APPOINTED	YES	01/01/18	300
BRAZOBAN	ARACELIS	9POLL	\$1.0000	APPOINTED	YES	01/01/18	300
BRENNAN	OLIVIA M	9POLL	\$1.0000	APPOINTED	YES	01/01/18	300
BRIGGS	LINDA	9POLL	\$1.0000	APPOINTED	YES	01/01/18	300
BRIGGS	MARIAH	9POLL	\$1.0000	APPOINTED	YES	01/01/18	300

LATE NOTICE

CHARTER REVISION COMMISSION

PUBLIC HEARINGS

The New York City Charter Revision Commission will hold its second public hearing at 6:00 P.M., on Monday, April 30th, 2018. The hearing will be held, at the Bronx Community College, 2155 University Avenue, Bronx, NY 10453. This hearing is open to the public and the public will have the opportunity to testify before the Commission.

Public Hearings

The Commission will hold public hearings in each borough of the City of New York. Public hearings provide an opportunity for the public to testify in person before the Commission on any aspect of the Charter. Written testimony is also encouraged and may be submitted in person at the public hearing, by email to comments@charter.nyc.gov, or through the "Send Comments to the Commission" link on the Commission website, at www.nyc.gov/charter (on the "About" page). All public hearings and meetings will be livestreamed, at nyc.gov/charter.

What if I need assistance to participate in the hearing?

This location is accessible to individuals using wheelchairs or other mobility devices. Induction loop systems and ASL interpreters will be available. In addition, with advance notice, members of the public may request interpretation into the following languages: Arabic, Bengali, Chinese (Mandarin, Cantonese), French, Haitian Creole, Korean, Polish, Russian, Spanish, and Urdu. Please make language interpretation requests or additional accessibility requests by 5:00 P.M., April 26, by emailing the Commission at requests@charter.nyc.gov, or calling (212) 386-5351.

Read the **New York City Charter** here: <https://bit.ly/2bJbUKu>.

Follow us on twitter @nyccharter and find us on facebook through the "New York City Charter Revision Commission" page. We are also on Instagram @nyccharter.



a26

CITYWIDE ADMINISTRATIVE SERVICES

OFFICE OF CITYWIDE PROCUREMENT

SOLICITATION

Goods

**FORTS CUSTOM COMMAND UNIT PACKAGE (BRAND SPECIFIC) - Competitive Sealed Bids - PIN#8571800287 - Due 5-17-18 at 10:30 A.M.**

A copy of the bid can be downloaded from the City Record Online at [www.nyc.gov/cityrecord](http://www.nyc.gov/cityrecord). Enrollment is free. Vendor may also request the bid by contacting Vendor Relations via email at [dcasdmssbids@dcas.nyc.gov](mailto:dcasdmssbids@dcas.nyc.gov), by telephone at (212) 386-0044.

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.

Citywide Administrative Services, 1 Centre Street, 18th Floor, Bid Room, New York, NY 10007. Benny Zhong (212) 386-0472; [bzhong@dcas.nyc.gov](mailto:bzhong@dcas.nyc.gov)

a26

ENVIRONMENTAL PROTECTION

WATER SUPPLY OPERATION

SOLICITATION

Services (other than human services)

**PREVENTIVE MAINTENANCE AND REPAIR OF POWER DISTRIBUTION EQUIPMENT AND LIGHTING SYSTEMS AT THE BWSO FACILITIES IN THE FIVE BOROUGHS AND YONKERS, CITYWIDE - Competitive Sealed Bids - PIN#82618B0052 - Due 5-24-18 at 11:30 A.M.**

Contract: MLP-505. Document Fee \$80.00. Estimate - \$2,453,000.00 to 3,319,000.00. There will be a Pre-Bid Conference at 59-17 Junction Boulevard, 12th Floor, Conference Room, on 5/7/2018, at 9:00 A.M., and a Site Visit on 5/11/18, at Shaft 15, address will be provided at the Pre-Bid. SECURITY ACCESS FORM REQUIRED PROVIDED AT THE PRE-BID MEETING, SHOULD SUBMIT FORMS TO THE PROJECT MANAGER: FERID SHABANI [FSHABANI@DEP.NYC.GOV](mailto:FSHABANI@DEP.NYC.GOV). LAST DAY FOR QUESTIONS 5/14/18. MWBE 0 percent.

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.

Environmental Protection, 59-17 Junction Boulevard, 17th Floor, Elmhurst, NY 11373. Greg Hall (718) 595-3236; [greg@dep.nyc.gov](mailto:greg@dep.nyc.gov)

a26

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