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THE CITY RECORD

BILL DE BLASIO
Mayor

STACEY CUMBERBATCH
Commissioner, Department of Citywide
Administrative Services

ELI BLACHMAN
Editor, The City Record

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PUBLIC HEARINGS AND MEETINGS

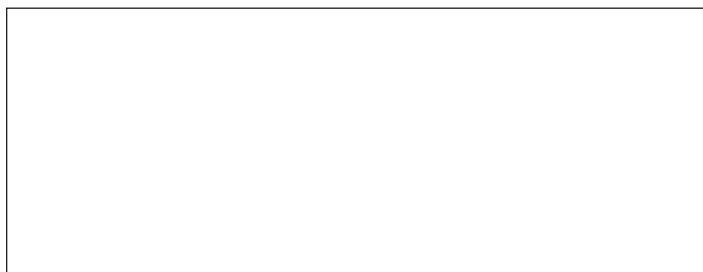
See Also: Procurement; Agency Rules

CITY COUNCIL

■ PUBLIC HEARINGS

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

The Subcommittee on Zoning and Franchises will hold a public hearing on the following matter in the Council Committee Room, 250 Broadway, 16th Floor, New York City, NY 10007, commencing at 9:30



A.M. on Monday, February 2, 2015:

MCCOY

MANHATTAN CB - 2

20155146 TCM

Application pursuant to Section 20-226 of the Administrative Code of the City of New York, concerning the petition of PPF Holdings LLC, d/b/a McCoy, for a revocable consent to continue to maintain and operate an unenclosed sidewalk café located at 89 MacDougal Street.

HUDSON YARDS SLIVER TEXT AMENDMENT

MANHATTAN CB - 4

N 150083 ZRM

Application submitted by D Solnick Design and Development pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, concerning Article IX, Chapter 3 (Special Hudson Yards District).

Matter in underline is new, to be added.

Matter in ~~strikeout~~ is to be deleted.

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

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

ARTICLE IX

SPECIAL PURPOSE DISTRICTS

Chapter 3

Special Hudson Yards District

* * *

93-542

Height and setback in Subareas D4 and D5

In Subareas D4 and D5 of Hell's Kitchen Subdistrict D, the underlying height and setback regulations shall apply, except that:

- (a) the rooftop regulations set forth in Section 93-41 shall apply;
- (b) within the C2-5 District of Subarea D4, #commercial uses# shall be limited to two #stories# or a height of 30 feet, whichever is less; and
- (c) within the C1-7A District of Subarea D5, recesses in the #street wall# of any #building# facing Ninth Avenue shall not be

permitted within 20 feet of an adjacent #building# or within 30 feet of the intersection of two #street lines#, except as provided for permitted corner articulation; and

- (d) the regulations set forth in paragraph (d) of Section 23-692 (Height limitations for narrow buildings or enlargements) shall be modified to allow portions of #buildings# with #street walls# less than 45 feet in width to reach the height of the tallest #abutting# #building# without regard to the width of the #street# onto which such #building# fronts.

The Subcommittee on Landmarks, Public Siting and Maritime Uses will hold a public hearing on the following matter in the Council Committee Room, 250 Broadway, 16th Floor, New York City, NY 10007, commencing at 11:00 A.M. on Monday, February 2, 2015:

HAWTHORNE COURT APARTMENTS

QUEENS CB - 11 20155265 HKQ (N 150176 HKQ)

Designation (List No. 476, LP-2461) by the Landmarks Preservation Commission pursuant to Section 3020 of the New York City Charter of the Hawthorne Court Apartments located at 215-37 to 215-43 43rd Avenue and 42-22 to 42-38 216th Street (Tax Map Block 6306, Lot 15), as an historic landmark.

The Subcommittee on Planning, Dispositions and Concessions will hold a public hearing in the Council Committee Room, 250 Broadway, 16th Floor, New York City, NY 10007, commencing at 1:00 P.M. on Monday, February 2, 2015.

j27-f2

CITY PLANNING COMMISSION

PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN that resolutions have been adopted by the City Planning Commission, scheduling public hearings on the following matters to be held at the National Museum of the American Indian, One Bowling Green New York, NY, on Wednesday, February 4, 2015 at 9:00 A.M.

BOROUGH OF BROOKLYN

No. 1

CHERRY HILL GOURMET TEXT AMENDMENT

CD 15 N 150109 ZRK

IN THE MATTER OF an application submitted by Cherry Hill Gourmet Market pursuant to Section 201 of the New York City Charter for an amendment of the Zoning Resolution of the City of New York, concerning use regulations in Article IX, Chapter 4 (Special Sheepshead Bay District), in Community District 15 in the Borough of Brooklyn.

Matter in underline is new, to be added; Matter in strikeout is old, to be deleted; Matter within # # is defined in Section 12-10; * * * indicates where unchanged text appears in the Zoning Resolution

Article IX SPECIAL PURPOSE DISTRICTS

* * *

Chapter 4 Special Sheepshead Bay District

* * *

94-06 Special Use Regulations

In order to preserve the character of the area and to encourage waterfront and related #uses#, special limitations are imposed on the location, size and kinds of #uses# permitted within the Special District as set forth in this Section.

(2/2/11)

94-061 Permitted residential, community facility and commercial U uses permitted by right

- (a) #Residential# and #community facility uses#

#Uses# listed in Use Groups 1, 2, 3 and 4 shall be allowed anywhere within the Special District, except as set forth in Section 94-065 (Restriction on ground floor use).

- (b) #Commercial uses#

In aAreas A, B, C, D and E, as indicated in Appendix A (District

Map) in this Chapter, only those #commercial uses# shall be limited to those listed in Section 94-062 (Use Group SB), and those #uses# listed in Section 62-211 (Water-Dependent (WD) uses) from Use Groups 6, 7, 9 and 14, except for and those #uses# permitted under pursuant to Section 94-063 (Uses permitted by special permit), shall be allowed, except that in Area B, food stores, as listed in Section 32-15 (Use Group 6), shall also be allowed with no limitation on #floor area# or frontage per establishment.

In Area F, only #commercial uses# permitted by listed in Use Group 6 and those listed in Section 62-211 from Use Groups 6, 7, 9 and 14 shall be allowed within the underlying #Commercial Districts# boundaries.

In Area G, only #commercial uses# permitted by listed in Use Groups 6, 7, 8 and 9 and those listed in Section 62-211 from Use Groups 6, 7, 9 and 14 shall be allowed within the underlying #Commercial Districts# boundaries.

In Area H, except for #uses# permitted under pursuant to Section 94-063, #commercial uses# shall be limited to those listed in Section 62-211 from Use Groups 6, 7, 9 and 14 and the following #uses#:

* * *

BOROUGH OF QUEENS

No. 2

137-61 NORTHERN BOULEVARD

CD 7 C 120403 ZMQ

IN THE MATTER OF an application submitted by CG & J Realty, LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section 10a:

- 1. eliminating from an existing R6 District a C2-2 District bounded by a line 150 northerly of Northern Boulevard, Leavitt Street and its southerly prolongation, Northern Boulevard (southerly portion), and a line perpendicular to the northerly street line of Northern Boulevard distant 250 feet westerly (as measured along the street line) from the point of intersection of the northerly street line of Northern Boulevard and the westerly street line of Leavitt Street; and
2. changing from an R6 District to a C4-3 District property bounded by a line 125 northerly of Northern Boulevard, Leavitt Street and its southerly prolongation, Northern Boulevard (southerly portion), and a line perpendicular to the northerly street line of Northern Boulevard distant 250 feet westerly (as measured along the street line) from the point of intersection of the northerly street line of Northern Boulevard and the westerly street line of Leavitt Street;

as shown in a diagram (for illustrative purposes only) dated October 20, 2014, and subject to the conditions of CEQR Declaration E-355.

BOROUGH OF MANHATTAN

No. 3

180 ORCHARD STREET PUBLIC PARKING GARAGE

CD 3 C 130321 ZSM

IN THE MATTER OF an application submitted by 180 Orchard Retail LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Zoning Resolution Section 13-45 (Special Permits for additional parking spaces) and Section 13-451 (Additional parking spaces for residential growth) to allow an attended public parking garage with a maximum capacity of 99 spaces on portions of the ground floor, cellar and sub-cellar of a proposed mixed-use building on property located at 180 Orchard Street (Block 412, Lots 8-11, 27-29, 32-36, & 1001-1003), in a C4-4A District.

Plans for this proposal are on file with the City Planning Commission and may be seen in Room 3N, 22 Reade Street, New York, NY 10007.

Nos. 4 & 5

39-41 WEST 23RD STREET

No. 4

CD 5 C 140404 ZSM

IN THE MATTER OF an application submitted by 39 West 23rd Street, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-711 of the Zoning Resolution to modify:

- 1. the use regulations of Section 42-00 to allow residential uses (Use Group 2 uses) on portions of the ground floor, cellar and sub-cellar, and on the 2nd - 24th floors; and
2. the bulk regulations of Section 43-28 (Special Provisions for Through Lots), Section 43-313 (For zoning lots with multiple rear lot lines), and Section 43-43 (Maximum Height of Front Wall and Required Front Setbacks);

to facilitate te construction of a 10 story and 24 story mix use building on property located at 39-41 West 23rd Street a.k.a. 20-22 West 24th Street (Block 825, Lots 20, 60 and 1001-1005), in an M1-6 District, within the Ladies' Mile Historic District.

Plans for this proposal are on file with the City Planning Commission and may be seen in Room 3N, 22 Reade Street, New York, NY 10007.

No. 5

CD 5 C 140405 ZSM
IN THE MATTER OF an application submitted by 39 West 23rd Street, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Sections 13-45 (Special Permits for additional parking spaces) and 13-451 (Additional parking spaces for residential growth) of the Zoning Resolution to allow an automated accessory parking facility with a maximum capacity of 50 spaces on portions of the ground floor and sub-cellar of a proposed mixed-use building on property located at 39-41 West 23rd Street a.k.a. 20-22 West 24th Street (Block 825, Lots 20, 60 and 1001-1005), in an M1-6 District.

Plans for this proposal are on file with the City Planning Commission and may be seen in Room 3N, 22 Reade Street, New York, NY 10007.

Nos. 6 & 7
VANDERBILT CORRIDOR

No. 6

CD 5 C 140440 MMM
IN THE MATTER OF an application, submitted by The New York City Department of City Planning, pursuant to Sections 197-c and 199 of the New York City Charter, and Section 5-430 et seq. of the New York City Administrative Code for an amendment to the City Map involving:

- the elimination, discontinuance and closing of Vanderbilt Avenue between East 42nd Street and East 43rd Street;
the establishment of Public Place above a lower limiting plane; and
the adjustment of grades necessitated thereby;

including authorization for any acquisition or disposition of real property related thereto, in accordance with Map No. 30244 dated October 17, 2014 and signed by the Borough President.

No. 7

CD 5, 6 N 150127 ZRM
IN THE MATTER OF an application submitted by the Department of City Planning pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, concerning Article VIII, Chapter 1 (Special Midtown District), Borough of Manhattan, Community Districts 5 and 6.

Matter in underline is new, to be added;
Matter in ~~strikeout~~ is to be deleted;
Matter with # # is defined in Section 12-10;
* * * indicates where unchanged text appears in the Zoning Resolution

Article VIII - Special Purpose Districts
Chapter 1

Special Midtown District
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SPECIAL REGULATIONS FOR THE GRAND CENTRAL SUBDISTRICT..... 81-60
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Special Bulk and Urban Design Requirements..... 81-62
Transfer of Development Rights from Landmark Sites..... 81-63
Special Permit for Grand Central Public Realm Improvement Bonus 81-64
* * *

81-00
GENERAL PURPOSES

The "Special Midtown 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:

- * * *
(m) to preserve the midblock area north of the Museum of Modern Art for its special contribution to the historic continuity,

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

Table with 2 main columns: Means for Achieving Permitted FAR Levels on a #Zoning Lot# and Maximum #Floor Area Ratio# (FAR). Sub-columns include Outside the Grand Central Subdistrict and Grand Central Subdistrict, with specific zoning codes like C5P, C6-4, C6-5, C6-6.5, C6-7T, C5-3, C6-6, C6-7, C5-2.5, C5-3, C6-6.

- function and ambience of Midtown;
(n) to protect and strengthen the economic vitality and competitiveness of the Grand Central Subdistrict by facilitating the development of exceptional and sustainable buildings within the Vanderbilt Corridor and enabling improvements to the pedestrian and mass transit circulation network;
(o)(n) to protect and enhance the role of Grand Central Terminal as a major transportation hub within the City, to expand and enhance the pedestrian and mass transit circulation network connecting Grand Central Terminal to surrounding development, to minimize pedestrian congestion and to protect the surrounding area's special character;
(p)(o) to expand the retail, entertainment and commercial character of the area around Pennsylvania Station and to enhance its role as a major transportation hub in the city;
(q)(p) to provide freedom of architectural design within limits established to assure adequate access of light and air to the street, and thus to encourage more attractive and economic building forms without the need for special development permissions or "negotiated zoning"; and
(r)(q) to promote the most desirable use of land and building development in accordance with the District Plan for Midtown and thus conserve the value of land and buildings and thereby protect the City's tax revenues.
* * *

81-03
District Plan

The regulations of this Chapter are designed to implement the #Special Midtown District# Plan.

The District Plan ~~partly consists of~~ includes the following four maps:

- Map 1 Special Midtown District and Subdistricts
Map 2 Retail and Street Wall Continuity
Map 3 Subway Station and Rail Mass Transit Facility Improvement Areas
Map 4 Special Provisions within the Vanderbilt Corridor in the Grand Central Subdistrict ~~Network of Pedestrian Circulation~~.

The maps are located in Appendix A of this Chapter and are hereby incorporated and made a part of this Resolution. They are incorporated for the purpose of specifying locations where special regulations and requirements set forth in the text of this Chapter apply.

* * *
81-20
BULK REGULATIONS

81-21
Floor Area Ratio Regulations

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

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

	---	1.0 ^{1,2}	1.0 ^{1,3}	---	1.0 ²	---	---
C. Maximum Total FAR with As-of-Right Incentives	8.0	11.0 ^{1,2,8}	13.0 ^{1,3}	14.0	16.0	12.0	15.0
D. Maximum Special Permit #Floor Area# Allowances: (District-wide Incentives), Subway station improvement (Section 74-634)	---	2.0 ^{1,7}	2.4 ¹	---	3.0	2.4	3.0
E. Maximum Total FAR with District-wide and As-of-Right Incentives	8.0	12.0	14.4	14.0	18.0	14.4	18.0
F. Maximum Special Permit #Floor Area# Allowances in Penn Center Subdistrict: Mass Transit Facility Improvement (Section 74-634)	---	2.0	---	---	3.0	---	---
G. Maximum Total FAR with As-of-Right, District-wide and Penn Center Subdistrict Incentives:	---	12.0	---	---	18.0	---	---
H. Maximum As-of-Right #Floor Area# Allowances in Theater Subdistrict: Development rights (FAR) of a "granting site" (Section 81-744)	---	10.0	12.0	14.0	15.0	---	---
Maximum amount of transferable development rights (FAR) from "granting sites" that may be utilized on a "receiving site" (Section 81-744(a))	---	2.0	2.4	2.8	3.0	---	---
Inclusionary Housing (Sections 23-90 and 81-22)	---	2.0 ⁴	---	---	---	---	---
I. Maximum Total FAR with As-of-Right #Floor Area# Allowances in Theater Subdistrict	---	12.0	14.4	16.8	18.0	---	---
J. Maximum #Floor Area# Allowances by Authorization in Eighth Avenue Corridor (Section 81-744(b))	---	2.4	---	---	---	---	---
K. Maximum Total FAR with As-of-Right and Theater Subdistrict Authorizations	---	14.4	14.4	16.8	18.0	---	---
L. Maximum Special Permit #Floor Area# Allowances in Theater Subdistrict: Rehabilitation of "listed theaters" (Section 81-745)	---	4.4	2.4	2.8	3.0	---	---
M. Maximum Total FAR with Theater Subdistrict, District-wide and As-of-Right Incentives	8.0	14.4	14.4	16.8	18.0	---	---
N. Maximum FAR of Lots Involving Landmarks: Maximum FAR of a lot containing non-bonusable landmark (Section 74-711 or as-of-right)	8.0	10.0	12.0	14.0	15.0	12.0	15.0
Development rights (FAR) of a landmark lot for transfer purposes (Section 74-79)	8.0	10.0	13.0 ⁵	14.0	16.0	12.0	15.0
Maximum amount of transferable development rights (FAR) from landmark #zoning lot# that may be utilized on:							
(a) an "adjacent lot" (Section 74-79)	1.6	2.0	2.4	No Limit	No Limit	2.4	No Limit
(b) a "receiving lot" (Section 81-634)	---	---	---	---	---	1.0	1.0
(c) a "receiving lot" (Section 81-635)	---	---	---	---	---	9.6	6.6
(d) a "receiving lot" located within the Vanderbilt Corridor (Section 81-635)	---	---	---	---	---	---	15.0
O. Maximum #Floor Area# Allowances by Special Permit for Grand Central Public Realm Improvement Bonus (Section 81-64)	---	---	---	---	---	---	15.0
Ø.P. Maximum Total FAR of a Lot with Transferred Development Rights from Landmark #Zoning Lot#, Theater Subdistrict Incentives, District-wide Incentives and As-of-Right Incentives	9.6	14.4	14.4	No Limit	No Limit	21.6	No ⁶ Limit

- 1 Not available for #zoning lots# located wholly within Theater Subdistrict Core
- 2 Not available within the Eighth Avenue Corridor
- 3 Not available within 100 feet of a #wide street# in C5-2.5 Districts
- 4 Applicable only within that portion of the Theater Subdistrict also located within the #Special Clinton District#
- 5 12.0 in portion of C6-5.5 District within the Theater Subdistrict Core
- 6 Limited to 21.6 FAR on a "receiving lot" pursuant to Section 81-635 in the Grand Central Subdistrict, and limited to 30.0 FAR on a #zoning lot# located within the Vanderbilt Corridor, pursuant to Sections 81-635 or 81-64 in the Grand Central Subdistrict
- 7 Not available on west side of Eighth Avenue within the Eighth Avenue Corridor
- 8 12.0 for #zoning lots# with full #block# frontage on Seventh Avenue and frontage on West 34th Street, pursuant to Section 81-542 (Retention of floor area bonus for plazas or other public amenities)

81-213
Special provisions for transfer of development rights from listed theaters within the Special Clinton District

81-214
Special provisions within the Vanderbilt Corridor in the Grand Central Subdistrict

For #developments# or #enlargements# on #zoning lots# located within the Vanderbilt Corridor, as shown on Map 4 (Special Provisions within the Vanderbilt Corridor in the Grand Central Subdistrict) of Appendix A of this Chapter, additional #floor area# may be permitted by the City Planning Commission pursuant to Section 81-635 (Transfer of development rights by special permit) or Section 81-64 (Special Permit for Grand Central Public Realm Improvement Bonus), or any combination thereof, up to the maximum permitted #floor area# set forth in Row N or Row O of the Table in Section 81-211 (Maximum floor area ratio for non-residential or mixed buildings), respectively. In no event shall the total #floor area ratio# of the #zoning lot# resulting from such proposed #development# or #enlargement# exceed 30.0.

81-254
Special permit for height and setback modifications

In the #Special Midtown District#, the City Planning Commission may modify the special height and setback regulations set forth in this Chapter only in accordance with the following provisions:

- Section 74-711 (Landmark preservation in all districts) as modified by the provisions of Sections 81-266 or 81-277 (Special permit for height and setback modifications)
- Section 74-79 (Transfer of Development Rights from Landmark Sites) where development rights are transferred from a landmark site to an adjacent lot in a C5-3, C6-6 or C6-7 District, as modified by Section 81-212, and the total #floor area# on the adjacent lot resulting from such transfer exceeds the basic maximum #floor area ratio# by more than 20 percent. In such cases, the granting of a special permit by the Commission for height and setback modifications shall be in accordance with the provisions of Sections 81-266 or 81-277
- Section 81-066 (Special permit modifications of Section 81-254, Section 81-40 and certain Sections of Article VII, Chapter 7)
- Section 81-635 (Transfer of development rights by special permit):
- Section 81-64 (Special Permit for Grand Central Public Realm Improvement Bonus).

81-60
SPECIAL REGULATIONS FOR THE GRAND CENTRAL SUBDISTRICT

81-61
General Provisions

In order to preserve and protect the character of the Grand Central Subdistrict, as well as to expand and enhance the Subdistrict's extensive pedestrian and mass transit circulation network, and to facilitate the development of exceptional and sustainable buildings

within the Vanderbilt Corridor, special regulations are set forth in Section 81-60 (SPECIAL REGULATIONS FOR THE GRAND CENTRAL SUBDISTRICT), inclusive, governing urban design and streetscape relationships, the transfer of development rights from landmarks, and the improvement of the ~~surface and subsurface~~ pedestrian-circulation and mass transit circulation network.

The regulations of Sections 81-60 (SPECIAL REGULATIONS FOR THE GRAND CENTRAL SUBDISTRICT) are applicable only in the Grand Central Subdistrict, the boundaries of which are shown on Map 1 (Special Midtown District and Subdistricts) in Appendix A. These regulations supplement or modify the provisions of this Chapter applying generally to the #Special Midtown District#, of which this Subdistrict is a part.

As stated set forth in Section 81-212 (Special provisions for transfer of development rights from landmark sites), transfer of development rights from landmark sites may be allowed pursuant to Section 81-63 (Transfer of Development Rights from Landmark Sites).

The provisions of Section 81-23 (Floor Area Bonus for Public Plazas) are inapplicable to any #zoning lot#, any portion of which is located within the Grand Central Subdistrict.

Where the #lot line# of a #zoning lot# coincides with the boundary of the public place located at the southerly prolongation of Vanderbilt Avenue between East 42nd Street and East 43rd Street, such #lot line# shall be considered to be a #street line# for the purposes of applying the #use#, #bulk# and urban design regulations of this Chapter.

81-611
Special Use Provisions

Within the Vanderbilt Corridor, as shown in Map 4 (Special Provisions within the Vanderbilt Corridor in the Grand Central Subdistrict) in Appendix A of this Chapter, the #development# or #enlargement# of a #building# containing a #transient hotel#, as listed in Use Group 5, or the #conversion# or change of #use# within an existing #building# to a #transient hotel#, shall only be allowed by special permit of the City Planning Commission, pursuant to Section 81-65 (Special permit for transient hotels).

81-625
Pedestrian circulation space requirements

Any #development# or #enlargement# within the Grand Central Subdistrict shall be subject to the provisions of Sections 81-45 (Pedestrian Circulation Space), 81-46 (Off-Street Relocation or Renovation of a Subway Stair) and 81-48 (Off-Street Improvement of Access to Rail Mass Transit Facility), except that:

- (a) no arcade shall be allowed within the Subdistrict; and
- (b) within the Subdistrict, a sidewalk widening may be provided only for a #building# occupying an Avenue frontage, provided that such sidewalk widening extends for the length of the full #block# front; and
- (c) within the Subdistrict, for #developments# or #enlargements# on #zoning lots# located within the Vanderbilt Corridor, as shown on Map 4 (Special Provisions within the Vanderbilt Corridor in the Grand Central Subdistrict) of Appendix A of this Chapter, up to a maximum of 3,000 square feet of on-site improvements to the public realm provided in accordance with a special permit pursuant to Section 81-635 (Transfer of development rights by special permit) or Section 81-64 (Grand Central Public Realm Improvement Bonus) may be applied toward the pedestrian circulation space requirement.

81-626
Retail continuity requirements

For #developments# or #enlargements# on #zoning lots# located within the Vanderbilt Corridor, as shown on Map 4 (Special Provisions within the Vanderbilt Corridor in the Grand Central Subdistrict) of Appendix A of this Chapter, where a #building# fronts upon a designated retail #street#, as shown on Map 2 (Retail and Street Wall Continuity), any portion of such #building's# ground floor level frontage along such designated retail #street# allocated to above or below-grade public realm improvements provided in accordance with a special permit pursuant to Section 81-635 (Transfer of development rights by special permit) or Section 81-64 (Special Permit for Grand Central Public Realm Improvement Bonus) shall be excluded from the retail continuity requirements of Section 81-42 (Retail Continuity along Designated Streets).

81-63
Transfer of Development Rights from Landmark Sites

81-635
Transfer of development rights by special permit

Within the portion of the Subdistrict bounded by East 41st Street, East 48th Street, Lexington and Madison Avenues (the Grand Central Subdistrict Core Area as shown on Map 1 in Appendix A), the City Planning Commission may permit the transfer of development rights from a “granting lot” to a “receiving lot”, and, in conjunction with such transfer, the Commission may permit modifications to #bulk# regulations, mandatory plan elements, and provisions regarding #zoning lots# divided by district boundaries, as set forth in paragraph (a) of this Section, provided that the Commission determines that the #development# or #enlargement# complies with the conditions of paragraph (b), the findings of paragraph (c), and the additional requirements of paragraph (d) of this Section.

(a) The Commission may permit:

- (a)(1) a transfer of development rights from a “granting lot” to a “receiving lot” provided that:
 - (i) for #zoning lots# located within the Vanderbilt Corridor, as shown in Map 4 (Special Provisions within the Vanderbilt Corridor in the Grand Central Subdistrict) in Appendix A of this Chapter, the resultant #floor area ratio# on the “receiving lot” does not exceed 30.0; and
 - (ii) for #zoning lots# outside the Vanderbilt Corridor, the resultant #floor area ratio# on the “receiving lot” does not exceed 21.6;
- (b)(2) modifications of the provisions of Sections 77-02 (Zoning Lots Not Existing Prior to Effective Date or Amendment of Resolution), 77-21 (General Provisions), 77-22 (Floor Area Ratio) and 77-25 (Density Requirements) for any #zoning lot#, whether or not it existed on December 15, 1961, or any applicable subsequent amendment thereto, #floor area#, #dwelling units# or #rooming units# permitted by the district regulations which allow a greater #floor area ratio# may be located within a district that allows a lesser #floor area ratio#;
- (c)(3) ~~the modification of #bulk# regulations except #floor area ratio# and height and setback regulations; however, in the case of an #enlargement# to an existing #building# utilizing the transfer of development rights from a designated landmark, the Commission may modify the provisions of Sections 81-621 (Special street wall requirements), 81-622 (Special height and setback requirements), 81-623 (Building lobby entrance requirements), 81-624 (Curb cut restrictions and loading berth requirements), 81-625 (Pedestrian circulation space requirements), and Sections 81-25 (General Provisions Relating to Height and Setback of Buildings), 81-26 (Height and Setback Regulations-Daylight Compensation) and 81-27 (Alternate Height and Setback Regulations-Daylight Evaluation) in order to accommodate existing structures and conditions; and~~
- (d)(4) ~~notwithstanding the provisions of paragraph (c) of this Section, for #zoning lots# of more than 40,000 square feet of #lot area# that occupy an entire #block#, modifications of #bulk# regulations, except #floor area ratio# regulations; and~~
- (5) for #zoning lots# located within the Vanderbilt Corridor, as shown on Map 4, modifications, whether singly or in any combination, to:
 - (i) the #street wall# regulations of Sections 81-43 (Street Wall Continuity Along Designated Streets), or 81-621 (Special street wall requirements), inclusive;
 - (ii) the height and setback regulations of Sections 81-26 (Height and Setback Regulations – Daylight Compensation), inclusive, 81-27 (Alternative Height and Setback Regulations – Daylight Evaluation), inclusive, or 81-622 (Special height and setback requirements); or
 - (iii) the mandatory district plan elements of Sections 81-42 (Retail Continuity along Designated Streets), 81-44 (Curb Cut Restrictions), 81-45 (Pedestrian Circulation Space), 81-46 (Off-Street Relocation or Renovation of a Subway Stair), 81-47 (Major Building Entrances), 81-48 (Off-Street Improvement of Access to Rail Mass Transit Facility), 81-623 (Building lobby entrance requirements), 81-624 (Curb cut restrictions and loading requirements), 81-625 (Pedestrian circulation space requirements) or 37-50 (REQUIREMENTS FOR PEDESTRIAN CIRCULATION SPACE), inclusive, except that no modifications to the required amount of pedestrian circulation space set forth in Section

37- 51 (Amount of Pedestrian Circulation Space) shall be permitted.

(b) Conditions

[INSERT CONDITIONS FROM BELOW]

(c) Findings

In order to grant a A special permit for the transfer of development rights to a “receiving lot”, the Commission shall find that shall be subject to the following findings:

- (1) ~~that~~ a program for the continuing maintenance of the landmark has been established;
- (2) for any proposed improvement required pursuant to this Section:
 - (i) ~~that~~ the improvement to the above or below-grade surface and subsurface pedestrian or mass transit circulation network provided by the #development# or #enlargement# increases public accessibility to and from Grand Central Terminal, pursuant to the following requirements;
 - (ii) ~~that~~ the streetscape, the site design and the location of #building# entrances contribute to the overall improvement of pedestrian circulation within the Subdistrict and minimize congestion on surrounding #streets#; and
 - (iii) ~~that~~ a program is established to identify solutions to problems relating to vehicular and pedestrian circulation problems and the pedestrian environment within the Subdistrict;
- (3) where appropriate, for #developments# or #enlargements# on #zoning lots# located within the Vanderbilt Corridor, as shown on Map 4, the design of the #development# or #enlargement# include provisions for public amenities including, but not limited to, publicly accessible open spaces, and subsurface pedestrian passageways leading to subway or rail mass transit facilities;
- (4) for #developments# or #enlargements# with a proposed #floor area ratio# in excess of 21.6 on #zoning lots# located within the Vanderbilt Corridor, as shown on Map 4, the #building# has met the ground floor level, #building# design and sustainable design measures set forth in the applicable conditions and findings of Section 81-641 (Additional floor area for the provision of public realm improvements);
- (5) where the modification of #bulk# regulations is proposed:
 - (i)-(ii) ~~that the any proposed modification of #bulk# regulations, regulations governing #zoning lots# divided by district boundaries or the permitted transfer of #floor area# will not unduly increase the #bulk# of any #development# or #enlargement# on the “receiving lot,” density of population or intensity of #use# on any #block# to the detriment of the occupants of #buildings# on the #block# or the surrounding area;~~
 - (ii)-(iii) ~~that, for #enlargements# to existing #buildings#, the any proposed modifications of height and setback requirements and the requirements of Section 81-62 are necessary because of the inherent constraints or conditions of the existing #building#, that the modifications are limited to the minimum needed, and that the proposal for modifications of height and setback requirements demonstrates to the satisfaction of the Commission that an integrated design is not feasible for the proposed #enlargement# which accommodates the transfer of development rights due to the conditions imposed by the existing #building# or configuration of the site; and~~
 - (iii) (iv) ~~that, for #developments# or #enlargements# on #zoning lots# of more than 40,000 square feet of #lot area# that occupy an entire #block#, any proposed modifications of #bulk# regulations are necessary because of inherent site constraints and that the modifications are limited to the minimum needed;-; or~~
- (6) for #developments# or #enlargements# on #zoning lots# located within the Vanderbilt Corridor, as shown on Map 4, any proposed modifications meet the applicable application requirements and findings set forth in Section 81-642 (Permitted modifications in conjunction with additional floor area).

The Commission may prescribe appropriate conditions and safeguards

to minimize adverse effects on the character of the surrounding area.

[MOVE UP THE FOLLOWING TWO PARAGRAPHS TO NEW PARAGRAPH (b) Conditions]

For #developments# or #enlargements# on #zoning lots# located outside of the Vanderbilt Corridor, the following shall apply. As a condition for granting a special permit pursuant to this Section, the design of the #development# or #enlargement# shall include a major improvement of the above or below-grade, surface and/or subsurface pedestrian or mass transit circulation network in the Subdistrict (as shown on Map 4 in Appendix A of this Chapter). The improvement shall increase the general accessibility and security of the network, reduce points of pedestrian congestion and improve the general network environment through connections into planned expansions of the network. The improvement may include, but is not limited to, widening, straightening or expansion of the existing pedestrian network, reconfiguration of circulation routes to provide more direct pedestrian connections between the #development# or #enlargement# and Grand Central Terminal, and provision for direct daylight access, retail in new and existing passages, and improvements to air quality, lighting, finishes and signage.

The special permit application to the Commission shall include information and justification sufficient to provide the Commission with a basis for evaluating the benefits to the general public from the proposed improvement. As part of the special permit application, the applicant shall submit schematic or concept plans of the proposed improvement to the Department of City Planning, as well as evidence of such submission to the Metropolitan Transportation Authority (MTA) and any other entities that retain control and responsibility for the area of the proposed improvement. Prior to ULURP certification of the special permit application, the MTA and any other entities that retain control and responsibility for the area of the proposed improvement shall each provide a letter to the Commission containing a conceptual approval of the improvement including a statement of any considerations regarding the construction and operation of the improvement.

(d) Additional requirements

Prior to the grant of a special permit, the applicant shall obtain approvals of plans from the MTA and any other entities that retain control and responsibility for the area of the proposed improvement, and, if appropriate, the applicant shall sign a legally enforceable instrument running with the land, setting forth the obligations of the owner and developer, their successors and assigns, to construct and maintain the improvement and shall establish a construction schedule, a program for maintenance and a schedule of hours of public operation and shall provide a performance bond for completion of the improvement.

The written declaration of restrictions and any instrument creating an easement on privately owned property shall be recorded against such private property in the Office of the Register of the City of New York (County of New York) and a certified copy of the instrument shall be submitted to the City Planning Commission.

No temporary certification of occupancy for any #floor area# of the #development# or #enlargement# on a "receiving lot" shall be granted by the Department of Buildings until all required improvements have been substantially completed as determined by the Chairperson of the City Planning Commission and the area is usable by the public. Prior to the issuance of a permanent certificate of occupancy for the #development# or #enlargement#, all improvements shall be 100 percent complete in accordance with the approved plans and such completion shall have been certified by letter from the Metropolitan Transportation Authority.

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

**81-64
Special Permit for Grand Central Public Realm Improvement Bonus**

In order to facilitate the development of exceptional and sustainable #buildings# within the Vanderbilt Corridor as well as improvements to the pedestrian and mass transit circulation network in the vicinity of Grand Central Terminal, for #developments# and #enlargements# on #zoning lots# located within the Vanderbilt Corridor, as shown in Map 4 (Special Provisions within the Vanderbilt Corridor in the Grand Central Subdistrict) in Appendix A of this Chapter, the City Planning Commission may permit:

- (a) additional #floor area# for the provision of on-site or off-site, above or below-grade improvements to the pedestrian or mass transit circulation network in the Grand Central Subdistrict, in accordance with the provisions of Section 81-641 (Additional floor area for the provision of public realm improvements); and
- (b) in conjunction with additional #floor area# granted pursuant to Section 81-641, the Commission may allow modifications to

#street wall# regulations, height and setback regulations, and mandatory district plan elements, provided such modifications are in accordance with the provisions of Section 81-642 (Permitted modifications in conjunction with additional floor area).

**81-641
Additional floor area for the provision of public realm improvements**

For #developments# and #enlargements# on #zoning lots# located within the Vanderbilt Corridor, as shown in Map 4 (Special Provisions within the Vanderbilt Corridor in the Grand Central Subdistrict) in Appendix A of this Chapter, the City Planning Commission may allow by special permit #floor area# in excess of the basic maximum #floor area ratio# established in Row A of the Table in Section 81-211 (Maximum floor area ratio for non-residential or mixed buildings), up to the maximum #floor area# set forth in Row O of such Table, in accordance with the provisions of this Section.

All applications for a special permit for additional #floor area# pursuant to this Section shall include on-site or off-site, above or below-grade improvements to the pedestrian or mass transit circulation network in the Grand Central Subdistrict, or a combination thereof. In addition, requirements pertaining to the ground floor level, #building# design, and sustainable design measures are set forth in this Section in order to ensure that any #development# or #enlargement# receiving additional #floor area# constitutes an exceptional addition to the #Special Midtown District#.

In order for the City Planning Commission to approve a special permit application for additional #floor area#, the Commission shall determine that such #development# or #enlargement# complies with the conditions and application requirements of paragraph (a), the findings of paragraph (b), and the additional requirements of paragraph (c) of this Section.

(a) Conditions and application Requirements

All applications for a special permit for additional #floor area# pursuant to this Section shall include the following:

- (1) Above or below-grade improvements to the pedestrian or mass transit circulation network

In order to ensure that the proposed #development# or #enlargement# contributes to the improvement of the pedestrian and mass transit circulation in the Grand Central Subdistrict, especially in the vicinity of Grand Central Terminal, any #development# or #enlargement# proposed under the provisions of this Section shall include above or below-grade public realm improvements.

- (i) Where a #development# or #enlargement# proposes the inclusion of above-grade public realm improvements to generate additional #floor area#, such improvements may consist of on-site or off-site improvements to the pedestrian circulation network, or a combination thereof.

On-site, above-grade public realm improvements shall consist of open or enclosed publicly-accessible spaces, of ample size, provided for public use and enjoyment. Such publicly-accessible spaces shall include amenities characteristic of #public plazas# or public atriums, as applicable, and include amenities for the comfort and convenience of the public.

Off-site, above-grade public realm improvements shall consist of major improvements to the public right-of-way that support pedestrian circulation in the areas surrounding Grand Central Terminal. Where the area of such improvements is to be established into a pedestrian plaza, such improvements shall be characteristic of best practices in plaza design, as set forth by the Department of Transportation. Where the area of such improvements is along a #street# accommodating both vehicular and pedestrian access, such improvements shall be characteristic of current best practices in #street# design, as set forth by the Department of Transportation, and include improvements to the right-of way such as: pedestrian amenities; or streetscape, sidewalk, crosswalk, and median enhancements.

- (ii) Where a #development# or #enlargement# proposes the inclusion of below-grade public realm improvements to generate additional #floor area#, such improvements shall consist of on-site or off-site enhancements to the below-grade pedestrian and mass transit circulation network. Such improvements shall be characteristic of current best practice in mass-transit network

design, and shall include improvements such as: on-site or off-site widening, straightening, expanding or otherwise enhancing the existing below-grade pedestrian circulation network; additional vertical circulation; reconfiguring circulation routes to provide more direct pedestrian connections to subway or rail mass transit facilities; or providing daylight access, retail #uses#, or enhancements to noise abatement, air quality, lighting, finishes or rider orientation in new or existing passageways.

Applications shall contain site plans and other materials of sufficient scope and detail to enable the Commission to: evaluate the benefits to the City; determine the appropriate amount of bonus #floor area# to grant; and determine whether the applicable findings set forth in paragraph (b) of this Section have been met.

Where the Metropolitan Transportation Authority (MTA) or any other City or State agency has control of the area of a proposed improvement, the applicant shall submit concept plans for the proposed improvement to such agency and the Commission. At the time of certification of the application, any such agency with control of the area of the proposed improvement shall provide a letter to the Commission containing a conceptual approval of the improvement which may include a statement of any considerations regarding the construction and operation of the improvement.

(2) Ground floor level

In order to ensure that the proposed #development# or #enlargement# contributes to the improvement of the pedestrian circulation network in the Grand Central Subdistrict, especially in the vicinity of Grand Central Terminal, any #development# or #enlargement# proposed under the provisions of this Section shall provide enhancements to the ground floor level of the #building#, including, but not limited to, sidewalk widenings, streetscape amenities or enhancements to required pedestrian circulation spaces.

Where a #development# or #enlargement# includes #street# frontage along Madison Avenue or a #narrow street# between East 43rd Street and East 47th Street, sidewalk widenings shall be provided as follows:

- (i) where a #development# or #enlargement# is on a #zoning lot# which occupies the entire #block# frontage along Madison Avenue, a sidewalk widening shall be provided along Madison Avenue, to the extent necessary, so that a minimum sidewalk width of 20 feet is achieved, including portions within and beyond the #zoning lot#. However, no sidewalk widening need exceed 10 feet, as measured perpendicular to the #street line#;
- (ii) where a #development# or #enlargement# is on a #zoning lot# which does not occupy the entire #block# frontage along Madison Avenue, a sidewalk widening shall be provided along Madison Avenue where all existing #buildings# on the #block# frontage have provided such a widening. Such required widening shall match the amount of widened sidewalk provided on adjacent #zoning lots#, provided that no sidewalk widening need exceed 10 feet, as measured perpendicular to the #street line#; or
- (iii) where a #development# or #enlargement# with frontage on a #narrow street# between East 43rd Street and East 47th Street is on a #zoning lot# with a #lot width# of 100 feet or more, as measured along the #narrow street line#, a sidewalk widening shall be provided along such #narrow street#, to the extent necessary, so that a minimum sidewalk width of 15 feet is achieved, including portions within and beyond the #zoning lot#. However, no sidewalk widening need exceed 10 feet, as measured perpendicular to the #street line#.

Applications shall contain a ground floor level site plan, and other supporting documents of sufficient scope and detail to enable the Commission to determine: the type of proposed #uses# on the ground floor level; the location of proposed #building# entrances; the size and location of

proposed circulation spaces; the manner in which such spaces will connect to the overall pedestrian circulation network and the above or below-grade public realm improvements required pursuant to this Section; and any other details necessary for the Commission to determine whether the applicable findings set forth in paragraph (b) of this Section have been met.

(3) #Building# design

In order to ensure the proposed #development# or #enlargement# contributes to its immediate surroundings, with particular emphasis on Grand Central Terminal, any #development# or #enlargement# proposed under the provisions of this Section shall demonstrate particular attention to the #building# design, including, but not limited to, the proposed #building's uses#, massing, articulation, and relationship to #buildings# in close proximity and in the Midtown Manhattan skyline.

Applications shall contain materials of sufficient scope and detail to enable the Commission to determine: the proposed #uses# within the #building#, as well as the proposed #building bulk# and architectural design of the #building#, with materials sufficient to enable the Commission to evaluate the proposed #building# in the context of adjacent #buildings# and the Midtown Manhattan skyline. Such materials shall include: a description of the proposed #uses# within the #building#; measured elevation drawings, axonometric views, and perspective views showing such proposed #building# within the Midtown Manhattan skyline; and any other materials necessary for the Commission to determine whether the applicable findings set forth in paragraph (b) of this Section have been met.

(4) Sustainable design measures

In order to foster the development of sustainable #buildings# in the Grand Central Subdistrict, any #development# or #enlargement# proposed under the provisions of this Section shall include sustainable design measures, including but not limited to improvements to the #building's# energy performance; enhanced water efficiency; utilization of sustainable or locally sourced materials; and attention to indoor environmental air quality.

Applications shall contain materials of sufficient scope and detail to enable the Commission to determine whether the applicable findings in paragraph (b) of this Section have been met. In addition, any application shall include materials demonstrating the #building's# sustainable design measures, including its anticipated energy performance, and the degree to which the such #building's# performance exceeds either the 2011 New York City Energy Conservation Code (NYCECC) or the Building Performance Rating method of the applicable version and edition of American Society of Heating, Refrigerating and Air Conditioning Engineers, Inc., Standard 90.1 (ASHRAE 90.1), as referenced within the NYCECC.

(b) Findings

The Commission shall find that:

- (1) for above-grade improvements to the pedestrian circulation network that are located:
 - (i) on-site, the proposed improvements will, to the extent practicable: consist of a prominent space of generous proportions and quality design that is inviting to the public; provide suitable amenities for the occupants; front upon a #street# or a pedestrian circulation space in close proximity to and within view of an adjoining sidewalk; provide or be surrounded by retail #uses#; be surrounded by transparent materials; provide connections to pedestrian circulation spaces in the immediate vicinity; and be designed in a manner that combines the separate elements within such space into a cohesive and harmonious site plan, resulting in a high-quality public space; or
 - (ii) off-site, the proposed improvements to the public right-of-way, to the extent practicable, will create: street and sidewalk design that support smooth circulation with comfortable places for walking and resting; opportunities for planting and improvements to pedestrian safety; and a better overall user experience of the above-grade pedestrian circulation network that supports the Grand Central Subdistrict as a high-density

business district. Where the area of such improvement is to be established into a pedestrian plaza that will undergo a public design and review process through the Department of Transportation subsequent to the approval of this special permit, the Commission may waive this finding;

- (2) for below-grade improvements to the pedestrian or mass transit circulation network, the proposed improvements, whether singly or in any combination, will provide:
 - (i) significant and generous connections from the above-grade pedestrian circulation network and surrounding #streets# to the below-grade pedestrian circulation network;
 - (ii) major improvements to public accessibility in the below-grade pedestrian circulation network between and within subway stations and other rail mass transit facilities in and around Grand Central Terminal through the provision of new connections, or the addition to or reconfigurations of existing connections; or
 - (iii) significant enhancements to the environment of subway stations and other rail mass transit facilities including daylight access, noise abatement, air quality improvement, lighting, finishes, way-finding or rider orientation, where practicable.
- (3) the design of the ground floor level of the #building#:
 - (i) contributes to a lively streetscape through a combination of retail #uses# that enliven the pedestrian experience, ample amounts of transparency and pedestrian connections that facilitate fluid movement between the #building# and adjoining public spaces. Such design shall demonstrate consideration for the location of pedestrian circulation space, #building# entrances, and the types of #uses# fronting upon the #street# or adjoining public spaces;
 - (ii) will substantially improve the accessibility of the overall pedestrian circulation network, reduce points of pedestrian congestion and, where applicable, establish more direct and generous connections to Grand Central Terminal; and
 - (iii) will be well-integrated with on-site, above or below-grade improvements required by this Section, where applicable and practicable;
- (4) the design of the proposed #building#:
 - (i) ensures light and air to the surrounding #streets# and public spaces through the use of setbacks, recesses and other forms of articulation, and the tower top produces a distinctive addition to the Midtown Manhattan skyline which is well-integrated with the remainder of the #building#;
 - (ii) demonstrates an integrated and well-designed façade, taking into account factors such as #street wall# articulation and amounts of fenestration, which create a prominent and distinctive #building# which complements the character of the surrounding area, especially Grand Central Terminal; and
 - (iii) involves a program that includes an intensity and mix of #uses# that are harmonious with the type of #uses# in the surrounding area;
- (5) the proposed #development# or #enlargement# comprehensively integrates sustainable measures into the #building# and site design that:
 - (i) are in keeping with best practices in sustainable design; and
 - (ii) will substantially reduce energy usage for the #building#, as compared to comparable #buildings#; and
- (6) in addition to the foregoing:
 - (i) the increase in #floor area# being proposed in the #development# or #enlargement# will not unduly increase the #bulk#, density of population, or intensity of #uses# to the detriment of the surrounding area;
 - (ii) the public benefit derived from the proposed above or below-grade improvements to the pedestrian or mass transit circulation network merits the

amount of additional #floor area# being granted to the proposed #development# or #enlargement# pursuant to this special permit; and

- (iii) all of the separate elements within the proposed #development# or #enlargement#, including above or below-grade improvements, the ground floor level, #building# design, and sustainable design measures, are well-integrated and will advance the applicable goals of the #Special Midtown District# described in Section 81-00 (GENERAL PURPOSES).

(c) Additional Requirements

Prior to the grant of a special permit which includes above or below-grade improvements to the pedestrian or mass transit circulation network, as required pursuant to this Section, and to the extent required by the Metropolitan Transportation Authority (MTA) or any other City or State agencies with control of the area where a proposed improvement is to be located, the applicant shall execute an agreement, setting forth the obligations of the owner, its successors and assigns, to: establish a process for design development and a preliminary construction schedule for the proposed improvement; construct the proposed improvement; where applicable, establish a program for maintenance; and, where applicable, establish a schedule of hours of public access for the proposed improvement. Where the MTA, or any other City or State agencies with control of the area of a proposed improvement deems necessary, such executed agreement shall set forth obligations of the applicant to provide a performance bond or other security for completion of the improvement in a form acceptable to the MTA or any other such agencies.

Where the proposed #development# or #enlargement# proposes an off-site improvement located in an area to be acquired by a City or State agency, the applicant may propose a phasing plan to sequence the construction of such off-site improvement. To determine if such phasing plan is reasonable, the Commission may consult with the City or State agency that intends to acquire the area of the proposed improvement.

Prior to obtaining a foundation or building permit from the Department of Buildings, a written declaration of restrictions, in a form acceptable to the Chairperson of the City Planning Commission, setting forth the obligations of owner to construct, and, where applicable, maintain and provide public access to public improvements provided pursuant to this Section, shall be recorded against such property in the Office of the Register of the City of New York (County of New York). Proof of recordation of the declaration of restrictions shall be submitted to the Department of City Planning, in a form acceptable to the Department.

Except where a phasing plan is approved by the City Planning Commission, no temporary certificate of occupancy shall be granted by the Department of Buildings for the portion of the #building# utilizing bonus #floor area# granted pursuant to the provisions of Section 81-64 (Special Permit for Grand Central Public Realm Improvement Bonus) until the required improvements have been substantially completed, as determined by the Chairperson of the City Planning Commission, acting in consultation with the MTA, or any other City or State agencies with control of the area where a proposed improvement is to be located, where applicable, and such improvements are usable by the public. Such portion of the #building# utilizing bonus #floor area# shall be designated by the Commission in drawings included in the declaration of restrictions filed pursuant to this paragraph (c).

No permanent certificate of occupancy shall be granted by the Department of Buildings for the portion of the #building# utilizing bonus #floor area# until all improvements have been completed in accordance with the approved plans, as determined by the Chairperson, acting in consultation with the MTA, or any other City or State agencies with control of the area where a proposed improvement is to be located, where applicable.

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

81-642 Permitted modifications in conjunction with additional floor area

In conjunction with the grant of a special permit pursuant to Section 81-641 (Additional floor area for the provision of public realm improvements), the City Planning Commission may permit modifications to #street walls#, height and setback regulations, and mandatory plan elements, as set forth in paragraph (a) of this Section, provided that the Commission determines that the application requirements set forth in paragraph (b) and the findings set forth in paragraph (c) of this Section are met.

- (a) The Commission may modify the following, whether singly or in

any combination:

- (1) the #street wall# regulations of Sections 81-43 (Street Wall Continuity Along Designated Streets), or 81-621 (Special street wall requirements), inclusive;
- (2) the height and setback regulations of Sections 81-26 (Height and Setback Regulations - Daylight Compensation), inclusive, 81-27 (Alternative Height and Setback Regulations - Daylight Evaluation), inclusive, or 81-622 (Special height and setback requirements); or
- (3) the mandatory district plan elements of Sections 81-42 (Retail Continuity along Designated Streets), 81-44 (Curb Cut Restrictions), 81-45 (Pedestrian Circulation Space), 81-46 (Off-Street Relocation or Renovation of a Subway Stair), 81-47 (Major Building Entrances), 81-48 (Off-Street Improvement of Access to Rail Mass Transit Facility), 81-623 (Building lobby entrance requirements), 81-624 (Curb cut restrictions and loading requirements), 81-625 (Pedestrian circulation space requirements) or 37-50 (REQUIREMENTS FOR PEDESTRIAN CIRCULATION SPACE), inclusive, except that no modifications to the required amount of pedestrian circulation space set forth in Section 37- 51 (Amount of Pedestrian Circulation Space) shall be permitted.

(b) Application requirements

Applications for a special permit for modifications pursuant to this Section shall contain materials, of sufficient scope and detail, to enable the Commission to determine the extent of the proposed modifications. In addition, where modifications to #street wall# or height and setback regulations are proposed, any application shall contain materials, at a minimum:

- (i) drawings, including but not limited to plan views and axonometric views, that illustrate how the proposed #building# will not comply with the #street wall# regulations of Section 81-43 (Street Wall Continuity Along Designated Streets), or as such provisions are modified pursuant to Section 81-621 (Special street wall requirements), as applicable, and that illustrate how the proposed #building# will not comply with the height and setback regulations of Sections 81-26 (Height and Setback Regulations - Daylight Compensation) or 81-27 (Alternate Height and Setback Regulations - Daylight Evaluation), or as such provisions are modified pursuant to Section 81-622 (Special height and setback requirements), as applicable;
- (ii) where applicable, formulas showing the degree to which such proposed #building# will not comply with the length and height rules of Section 81-26, or as such provisions are modified pursuant to Section 81-622; and
- (iii) where applicable, #daylight evaluation charts# and the resulting daylight evaluation score showing the degree to which such proposed #building# will not comply with the provisions of Section 81-27 or as such provisions are modified pursuant to Section 81-622.

(c) Findings

The Commission shall find that such proposed modifications:

- (1) to the mandatory district plan elements will result in a better site plan for the proposed #development# or #enlargement# which is harmonious with the mandatory district plan element strategy of the #Special Midtown District#, as set forth in Section 81-41 (General Provisions); and
- (2) to the #street wall# or height and setback regulations will result in an improved distribution of #bulk# on the #zoning lot# which is harmonious with the height and setback goals of the #Special Midtown District# set forth in Section 81-251 (Purpose of height and setback regulations).

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

**81-65
Special permit for transient hotels**

Within the Vanderbilt Corridor, as shown in Map 4 (Special Provisions within the Vanderbilt Corridor in the Grand Central Subdistrict) in Appendix A of this Chapter, the City Planning Commission may permit the #development# or #enlargement# of a #building# containing a #transient hotel#, as listed in Use Group 5, or may permit the #conversion# or change of #use# within an existing #building# to a #transient hotel#, provided the Commission finds that the proposed #transient hotel# will:

- (a) be appropriate to the needs of businesses in the vicinity of Grand Central Terminal; and
- (b) provide on-site amenities and services that will support the area's role as an office district. Such business-oriented amenities and services shall be proportionate to the scale of #transient hotel# being proposed, and shall include, but shall not be limited to, conference and meeting facilities, telecommunication services, and transportation services.

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

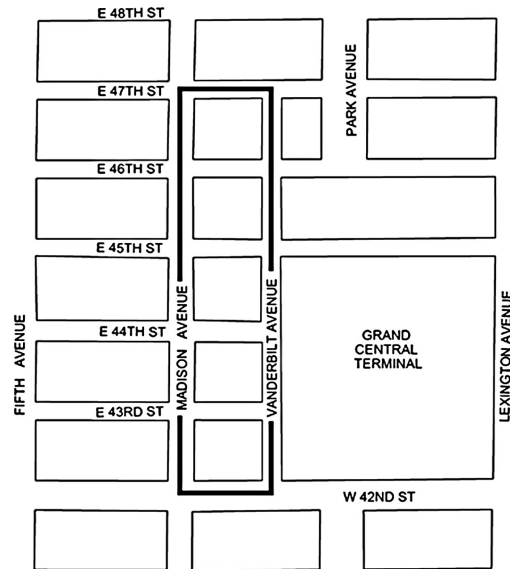
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**Appendix A
Midtown District Plan Maps**

* * *

Map 4: Special Provisions within the Vanderbilt Corridor in the Grand Central Subdistrict Network of Pedestrian Circulation

[DELETE EXISTING MAP, REPLACE WITH THIS]



MIDTOWN DISTRICT PLAN

MAP 4 - Special Provisions within the Vanderbilt Corridor in the Grand Central Subdistrict

Boundary of special provisions pertaining to the Vanderbilt Corridor

**BOROUGH OF MANHATTAN
Nos. 8, 9, 10, 11 & 12
ONE VANDERBILT AVENUE**

No. 8

CDs 5 & 6

C 150128 ZSM

IN THE MATTER OF an application submitted by Green 317 Madison LLC and Green 110 East 42nd LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 81-635* of the Zoning Resolution to allow the transfer of 114,050.25 square feet of floor area (2.63 FAR) from property located at 110 East 42nd Street (Block 1296, Lots 1001-1007) that is occupied by a landmark building (Bowery Savings Bank Building) to property bounded by 42nd Street, Madison Avenue, 43rd Street, and Vanderbilt Avenue** (Block 1277, Lots 20, 27, 46, and 52) to facilitate the development of a commercial building, in a C5-3 District, within the Special Midtown District (Grand Central Subdistrict).

*Note: A zoning text amendment is proposed to modify Section 81-635 under a concurrent related application (N 150127 ZRM).

**Note: Vanderbilt Avenue between 42nd Street and 43rd Street is proposed to be demapped and designated as a public place under a concurrent related application (C 140440 MMM) for a change to the city map.

Plans for this proposal are on file with the City Planning Commission and may be seen in Room 3N, 22 Reade Street, New York, NY 10007.

No. 9

CDs 5 & 6

C 150129 ZSM

IN THE MATTER OF an application submitted by Green 317 Madison LLC and Green 110 East 42nd LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 81-641* of the Zoning Resolution to allow an increase in floor area in excess of the basic maximum floor area ratio

established in Row A of the Table in Section 81-211* (Maximum floor area ratio for non-residential or mixed buildings) up to a maximum floor area as set forth in Row O of such Table, to facilitate the development of a commercial building on property bounded by 42nd Street, Madison Avenue, 43rd Street, and Vanderbilt Avenue** (Block 1277, Lots 20, 27, 46, and 52), in a C5-3 District, within the Special Midtown District (Grand Central Subdistrict).

*Note: A zoning text amendment is proposed to modify Section 81-211 and to create a new Section 81-641 under a concurrent related application (N 150127 ZRM).

**Note: Vanderbilt Avenue between 42nd Street and 43rd Street is proposed to be demapped and designated as a public place under a concurrent related application (C 140440 MMM) for a change to the city map.

Plans for this proposal are on file with the City Planning Commission and may be seen in Room 3N, 22 Reade Street, New York, NY 10007.

No. 10

CD 5 & 6

C 150130 ZSM

IN THE MATTER OF an application submitted by Green 317 Madison LLC and Green 110 East 42nd LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 81-642* of the Zoning Resolution to modify, in conjunction with the special permit pursuant to Section 81-641* (Additional floor area for the provisional of public realm improvements):

1. the street wall requirements of Sections 81-43 (Street Wall Continuity along Designated Streets) and 81-621 (Special street wall requirements);
2. the height and setback requirements of Sections 81-26 (Height and Setback Regulations - Daylight Compensation), 81-27 (Alternative Height and Setback Regulations - Daylight Evaluation), and 81-622 (Special height and setback requirements); and
3. the mandatory district plan elements of Sections 81-42 (Retail Continuity along Designated Streets), 81-45 (Pedestrian Circulation Space) and the requirements of Section 37-50 (REQUIREMENTS FOR PEDESTRIAN CIRCULATION SPACE), 81-47 (Major Building Entrances), 81-623 (Building lobby entrance requirements), and 81-624 (Curb cut restrictions and loading requirements);

to facilitate the development of a commercial building on property bounded by 42nd Street, Madison Avenue, 43rd Street, and Vanderbilt Avenue** (Block 1277, Lots 20, 27, 46, and 52), in a C5-3 District, within the Special Midtown District (Grand Central Subdistrict).

*Note: A zoning text amendment is proposed to modify Section 81-211 and to create new Sections 81-641 and 81-642 under a concurrent related application (N 150127 ZRM).

**Note: Vanderbilt Avenue between 42nd Street and 43rd Street is proposed to be demapped and designated as a public place under a concurrent related application (C 140440 MMM) for a change to the city map.

Plans for this proposal are on file with the City Planning Commission and may be seen in Room 3N, 22 Reade Street, New York, NY 10007.

No. 11

CD 5 & 6

C 150130(A) ZSM

IN THE MATTER OF an application submitted by Green 317 Madison LLC and Green 110 East 42nd LLC pursuant to Sections 197-c and 201 of the New York City Charter and proposed for modification pursuant to Section 2-06(c)(1) of the Uniform Land Use Review Procedures for the grant of a special permit pursuant to Section 81-642* of the Zoning Resolution to modify, in conjunction with the special permit pursuant to Section 81-641* (Additional floor area for the provisional of public realm improvements):

1. the street wall requirements of Sections 81-43 (Street Wall Continuity along Designated Streets) and 81-621 (Special street wall requirements);
2. the height and setback requirements of Sections 81-26 (Height and Setback Regulations - Daylight Compensation), 81-27 (Alternative Height and Setback Regulations - Daylight Evaluation), and 81-622 (Special height and setback requirements); and
3. the mandatory district plan elements of Sections 81-42 (Retail Continuity along Designated Streets), 81-45 (Pedestrian Circulation Space) and the requirements of Section 37-50 (REQUIREMENTS FOR PEDESTRIAN CIRCULATION SPACE), 81-47 (Major Building Entrances), 81-623 (Building lobby entrance requirements), and 81-624 (Curb cut restrictions and loading requirements);

to facilitate the development of a commercial building on property bounded by 42nd Street, Madison Avenue, 43rd Street, and Vanderbilt Avenue** (Block 1277, Lots 20, 27, 46, and 52), in a C5-3 District,

within the Special Midtown District (Grand Central Subdistrict).

*Note: A zoning text amendment is proposed to modify Section 81-211 and to create new Sections 81-641 and 81-642 under a concurrent related application (N 150127 ZRM).

**Note: Vanderbilt Avenue between 42nd Street and 43rd Street is proposed to be demapped and designated as a public place under a concurrent related application (C 140440 MMM) for a change to the city map.

Plans for this proposal are on file with the City Planning Commission and may be seen in Room 3N, 22 Reade Street, New York, NY 10007.

NOTICE

On Wednesday, February 4, 2015, at 9:00 A.M., in the National Museum of the American Indian at the historic Alexander Hamilton U.S. Custom House located at One Bowling Green, in Lower Manhattan, a public hearing is being held by the City Planning Commission in conjunction with the above ULURP hearing to receive comments related to a Draft Environmental Impact Statement (DEIS) concerning applications by the New York City Department of City Planning (DCP) and a private applicant, Green 317 Madison LLC (317 Madison). DCP is proposing a zoning text amendment and a City Map amendment affecting five blocks along the west side of Vanderbilt Avenue between East 42nd and East 47th Streets (Vanderbilt Corridor) and the portion of Vanderbilt Avenue between East 42nd and East 43rd Streets. 317 Madison owns the portion of a block in the proposed Vanderbilt Corridor bounded by East 42nd and East 43rd Streets and Madison and Vanderbilt Avenues (One Vanderbilt site) and is applying for special permits pursuant to the proposed zoning text amendment. The special permits would allow for the transfer of development rights from a landmark building; grant a floor area bonus in connection with certain public realm improvements; and, modify certain bulk regulations and required district plan elements. DCP is proposing the Vanderbilt Corridor text amendment in order to address the number of development sites along Vanderbilt Avenue that offer the opportunity to provide modern commercial space in the immediate vicinity of Grand Central Terminal in the near term, to create a mechanism for linking new commercial development to significant infrastructure improvements in the overall Grand Central Terminal area, and to provide greater options for the transfer of unused landmark development rights. The proposed actions would allow 317 Madison to construct an approximately 1.8 million-gross-square-foot (gsf) 30.0 FAR building containing a mix of uses including office, trading floors, retail, restaurant, transit access, a transit hall at ground level, and rooftop amenity space. Written comments on the DEIS are requested and would be received and considered by the Lead Agency until Tuesday, February 17, 2015.

This hearing is being held pursuant to the State Environmental Quality Review Act (SEQRA) and City Environmental Quality Review (CEQR), CEQR No. 14DCP188M.

YVETTE V. GRUEL, Calendar Officer
City Planning Commission
22 Reade Street, Room 2E, New York, NY 10007
Telephone (212) 720-3370

j22-f4

COMMUNITY BOARDS

■ PUBLIC HEARINGS

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

BOROUGH OF QUEENS

COMMUNITY BOARD NO. 11 - Monday, February 2, 2015 at 7:30 P.M., M.S. 158, 46-35 Oceania Avenue, Bayside, NY

BSA# 418-50-BZ

An application has been submitted to the NYC Board of Standards and Appeals to modify the previously granted variance creating additional parking spaces and the erection of a clubhouse on the Windsor Oaks Tenant's Corporation, located in Bayside, Queens.

BSA# 268-14-BZ

An application has been submitted to the NYC Board of Standards and Appeals to permit the enlargement of the existing eating and drinking establishment which lies within an R1-2 zoning district located at 231-06/10 Northern Boulevard, Queens.

☛ j27-f2

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

BOROUGH OF BROOKLYN

COMMUNITY BOARD NO. 16 - Tuesday, January 27, 2015 at 7:00 P.M., 444 Thomas S. Boyland Street, Brooklyn, NY

#C 150179HAK

Pacific Street Apartments

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development (HPD), UDAAP designation, project approval for the disposition of such property, to facilitate development of (3) four-story residential buildings with a total of approximately 20-units of residential housing.

j21-27

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

BOROUGH OF BROOKLYN

COMMUNITY BOARD NO. 05 - Wednesday, January 28, 2015 at 6:30 P.M., Public School 214, 2944 Pitkin Avenue, Brooklyn, NY

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development (HPD), UDAAP designation, project approval and disposition of city-owned property; to facilitate the development of a 4-story residential building with approximately 10-units of residential housing and four parking spaces.

j22-28

HOUSING AUTHORITY

MEETING

The next Board Meeting of the New York City Housing Authority is scheduled for Wednesday, January 28, 2015 at 10:00 A.M. in the Board Room on the 12th Floor of 250 Broadway, New York, NY (unless otherwise noted). Copies of the Calendar are available on NYCHA's Website or can be picked up at the Office of the Corporate Secretary at 250 Broadway, 12th Floor, New York, NY, no earlier than 24 hours before the upcoming Board Meeting. Copies of the Minutes are also available on NYCHA's Website or can be picked up at the Office of the Corporate Secretary no earlier than 3:00 P.M. on the Thursday after the Board Meeting.

Any changes to the schedule will be posted here and on NYCHA's Website at <http://www.nyc.gov/html/nycha/html/about/boardmeeting-schedule.shtml> to the extent practicable at a reasonable time before the meeting.

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

Any person requiring a reasonable accommodation in order to participate in the Board Meeting, should contact the Office of the Corporate Secretary at (212) 306-6088 no later than five business days before the Board Meeting. For additional information, please visit NYCHA's Website or contact (212) 306-6088.

j14-28

LANDMARKS PRESERVATION COMMISSION

PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN that pursuant to the provisions of Title 25, chapter 3 of the Administrative Code of the City of New York (Sections 25-303, 25-307, 25-308, 25-309, 25-313, 25-318, 25-320) on Tuesday, **February 3, 2015 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. 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.

39-90 44th Street - Sunnyside Gardens Historic District
16-6450 - Block 182, Lot 23, Zoned R4

Community District 4, Queens

CERTIFICATE OF APPROPRIATENESS

A rowhouse designed by Clarence Stein and Henry Wright and built in 1926. Application is to legalize alterations to facade and windows without Landmarks Preservation Commission permits.

116 Noble Street - Greenpoint Historic District

16-3148 - Block 2569, Lot 20, Zoned R6B

Community District 1, Brooklyn

CERTIFICATE OF APPROPRIATENESS

An altered frame building originally designed by C.H. Reynolds and built in 1833. Application is to legalize the replacement of a stoop and areaway alterations without a Landmarks Preservation Commission permit.

111 Columbia Heights - Brooklyn Heights Historic District

16-4893 - Block 224, Lot 3, Zoned R6

Community District 2, Brooklyn

CERTIFICATE OF APPROPRIATENESS

A Greek Revival style rowhouse built c. 1837-40. Application is to repaint windows, construct a rear yard addition and a rooftop bulkhead, and excavate the rear yard.

10 Jay Street - DUMBO Historic District

16-5902 - Block 1, Lot 50, Zoned M1-4/R8AM3-1

Community District 2, Brooklyn

CERTIFICATE OF APPROPRIATENESS

An altered American Round Arch style factory building designed by George M. Newhall Engineering Co. and built in 1897-98. Application is to alter the north elevation, demolish rooftop bulkheads, construct rooftop additions, alter ground floor openings, install storefront infill, and modify loading docks and stairs.

57 Jay Street - DUMBO Historic District

16-4535 - Block 41, Lot 7, Zoned M1-4/R8A

Community District 2, Brooklyn

CERTIFICATE OF APPROPRIATENESS

An American Round Arch style factory building designed by Benjamin Finkensieper and built in 1896. Application is to install a fire escape, construct a barrier free access ramp, and install a window.

178 Court Street - Cobble Hill Historic District

16-3310 - Block 297, Lot 31, Zoned C-2

Community District 6, Brooklyn

CERTIFICATE OF APPROPRIATENESS

A vacant lot. Application is to construct a new building.

349 Smith Street - Carroll Gardens Historic District

15-6365 - Block 450, Lot 8, Zoned R6B

Community District 6, Brooklyn

CERTIFICATE OF APPROPRIATENESS

An Italianate style rowhouse with commercial ground floor built in 1871-72. Application is to modify storefront infill and replace a door installed without Landmarks Preservation Commission permits.

863 St. Marks Avenue - Crown Heights North Historic District

16-2298 - Block 1222, Lot 67, Zoned R6

Community District 8, Brooklyn

CERTIFICATE OF APPROPRIATENESS

A residential building built in 2006. Application is to alter the facade and construct rooftop and rear yard additions.

459 West Broadway - SoHo-Cast Iron Historic District

16-2733 - Block 515, Lot 4, Zoned M1-5A

Community District 2, Manhattan

CERTIFICATE OF APPROPRIATENESS

A store building designed by John H. Whitenach and built in 1888-89. Application is to construct rooftop additions.

53 Wooster Street - SoHo-Cast Iron Historic District

16-3850 - Block 475, Lot 17, Zoned M1-5B

Community District 2, Manhattan

CERTIFICATE OF APPROPRIATENESS

A dwelling constructed c. 1825 and altered in 1870.

Application is to construct a rooftop addition and alter the rear facade.

16 West 12th Street - Greenwich Village Historic District

16-6407 - Block 575, Lot 44, Zoned R6

Community District 2, Manhattan

CERTIFICATE OF APPROPRIATENESS

A townhouse built in 1845-46 and altered in the early 20th century. Application is to reconstruct and alter the front facade.

90-96 Barrow Street - Greenwich Village Historic District

16-6443 - Block 605, Lot 40-49, Zoned R6

Community District 2, Manhattan

CERTIFICATE OF APPROPRIATENESS

Four houses constructed in 1827. Application is to demolish an existing garage, construct a new garage, install decks at the rear facades, excavate the rear yards and construct a garden wall and pergola.

107 Greenwich Avenue - Greenwich Village Historic District

15-8808 - Block 615, Lot 79, Zoned C1-6

Community District 2, Manhattan

CERTIFICATE OF APPROPRIATENESS

A Greek Revival style house built in 1842 and altered in the early 20th century. Application is to construct rooftop and rear yard additions.

137 7th Avenue South - Greenwich Village Historic District

16-5163 - Block 11, Lot 21, Zoned C 2-6
Community District 2, Manhattan

CERTIFICATE OF APPROPRIATENESS

A commercial building designed by Charles A. Platt Partners and built in 1989. Application is to alter the storefront and install signage.

100 Greenwich Avenue - Greenwich Village Historic District

16-1290 - Block 617, Lot 31, Zoned C1-6
Community District 2, Manhattan

CERTIFICATE OF APPROPRIATENESS

A Greek Revival style rowhouse built in 1836-37. Application is to construct a rooftop addition.

412 West 14th Street - Gansevoort Market Historic District

16-6254 - Block 646, Lot 7501, Zoned M1-5
Community District 2, Manhattan

CERTIFICATE OF APPROPRIATENESS

A vernacular style warehouse built by the Thomas Starrett Co. in 1900-01 and altered by Steven Kratchman in 2004. Application is to install new storefront infill, lighting, signage, and a canopy, and the construction of a stair bulkhead.

7 East 19th Street - Ladies' Mile Historic District

16 -5478 - Block 848, Lot 7, Zoned M1-5B
Community District 4, Manhattan

CERTIFICATE OF APPROPRIATENESS

A neo-Grec style store building designed by Thomas R. Jackson and built in 1885-86. Application is to re-create missing masonry features on the front facade and install storefront infill.

7 East 19th Street - Ladies' Mile Historic District

16 -6356 - Block 848, Lot 7, Zoned M1-5B
Community District 4, Manhattan

MODIFICATION OF USE

A neo-Grec style store building designed by Thomas R. Jackson and built in 1885-86. Application is to request that the Landmarks Preservation Commission issue a report to City Planning Commission relating to an application for an Authorization Pursuant to Section 15-20(6) of the Zoning Resolution to permit conversion of commercial space to residential.

281 Park Avenue South - Church Missions House/ Protestant Welfare Agencies - Individual Landmark

16-6208 - Block 877, Lot 89, Zoned C6-4A
Community District 5, Manhattan

CERTIFICATE OF APPROPRIATENESS

A Flemish Revival style institutional building designed by Robert W. Gibson and Edward J.N. Stent and built in 1892-94. Application is to replace ground floor infill and install a barrier free access ramp.

34 West 17th Street - Ladies' Mile Historic District

16-801 - Block 818, Lot 70, Zoned C6-4A
Community District 5, Manhattan

CERTIFICATE OF APPROPRIATENESS

A neo-Renaissance style store and loft building, designed by Samuel Sass and built in 1907-1908. Application is to modify masonry openings and install balconies.

437 West 147th Street - Hamilton Heights/Sugar Hill Historic District

16-4899 - Block 2062, Lot 20, Zoned R6A
Community District 9, Manhattan

CERTIFICATE OF APPROPRIATENESS

A Renaissance/Romanesque Revival style rowhouse designed by F.S. Schlesinger and built in 1892-1893. Application is to modify masonry openings, replace infill, and install a rear deck.

187 Lenox Avenue - Mount Morris Park Historic District

16-5781 - Block 1904, Lot 31, Zoned R7-2/C1-4
Community District 10, Manhattan

CERTIFICATE OF APPROPRIATENESS

A Queen Anne style rowhouse built in 1886-87 with later alterations. Application is to install a commercial storefront and alter the areaway.

j21-f3

TRANSPORTATION

■ PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN, pursuant to law, that the following proposed revocable consents, have been scheduled for a public hearing by the New York City Department of Transportation. The hearing will be held at 55 Water Street, 9th Floor, Room 945 commencing at 2:00 P.M.

on Wednesday, February 4, 2015. Interested parties can obtain copies of proposed agreements or request sign-language interpreters (with at least seven days prior notice) at 55 Water Street, 9th Floor SW, New York, NY 10041, or by calling (212) 839-6550.

#1 IN THE MATTER OF a proposed revocable consent authorizing 195 Broadway Property, LLC to construct, maintain and use a ramp on the north sidewalk of Dey Street, west of Broadway, in the Borough of Manhattan. The proposed revocable consent is for a term of ten years from the date of Approval by the Mayor to June 30, 2025 and provides among other terms and conditions for compensation payable to the City according to the following schedule:

From the Approval Date to June 30, 2025 - \$25/per annum.

the maintenance of a security deposit in the sum of \$3,000 and the insurance shall be in the amount of Two Million Dollars (\$2,000,000) per occurrence, and Two Million Dollars (\$2,000,000) aggregate.

#2 IN THE MATTER OF a proposed revocable consent authorizing 2727 Knapp Street Storage, LLC to construct, maintain and use a force main, together with a manhole, under and along east sidewalk of Knapp Street, south of Voorhies Avenue, in the Borough of Brooklyn. The proposed revocable consent is for a term of ten years from the date of Approval by the Mayor to June 30, 2025 and provides among other terms and conditions for compensation payable to the City according to the following schedule:

From the date of approval by the Mayor to June 30, 2015 - \$2,462/annum

- For the period July 1, 2015 to June 30, 2016 - \$2,529
- For the period July 1, 2016 to June 30, 2017 - \$2,596
- For the period July 1, 2017 to June 30, 2018 - \$2,663
- For the period July 1, 2018 to June 30, 2019 - \$2,730
- For the period July 1, 2019 to June 30, 2020 - \$2,797
- For the period July 1, 2020 to June 30, 2021 - \$2,864
- For the period July 1, 2021 to June 30, 2022 - \$2,931
- For the period July 1, 2022 to June 30, 2023 - \$2,998
- For the period July 1, 2023 to June 30, 2024 - \$3,065
- For the period July 1, 2024 to June 30, 2025 - \$3,132

the maintenance of a security deposit in the sum of \$10,000 and the insurance shall be in the amount of Two Million Dollars (\$2,000,000) per occurrence, and Two Million Dollars (\$2,000,000) aggregate

#3 IN THE MATTER OF a proposed revocable consent authorizing Bluespace, LLC to construct, maintain and use a fenced-in area, together with steps, on the south sidewalk of West 12th Street, west of Greenwich Street, in the Borough of Manhattan. The proposed revocable consent is for a term of ten years from the date of Approval by the Mayor to June 30, 2025 and provides among other terms and conditions for compensation payable to the City according to the following schedule:

From the Approval Date to June 30, 2025 - \$25/per annum.

the maintenance of a security deposit in the sum of \$5,000 and the insurance shall be the amount of Two Million Dollars (2,000,000) per occurrence, and Two Million Dollars (\$2,000,000) aggregate.

#4 IN THE MATTER OF a proposed revocable consent authorizing Chelsea Dynasty, LLC to construct, maintain and use a ramp on the south sidewalk of West 23rd Street, west of Seventh Avenue, in the Borough of Manhattan. The proposed revocable consent is for a term of 10 years from the date of Approval by the Mayor to June 30, 2025 and provides among other terms and conditions for compensation payable to the City according to the following schedule:

From the Approval Date to June 30, 2025 - \$25/per annum.

the maintenance of a security deposit in the sum of \$3,000 and the insurance shall be the amount of Two Million Dollars (\$2,000,000) per occurrence, and Two Million Dollars (\$2,000,000) aggregate.

#5 IN THE MATTER OF a proposed revocable consent authorizing The Buckley School in the City of New York to construct, maintain and use a ramp, steps and planted area on the south sidewalk of East 73rd Street, east of Park Avenue, in the Borough of Manhattan. The proposed revocable consent is for a term of 10 years from the date of Approval by the Mayor to June 30, 2025 and provides among other terms and conditions for compensation payable to the City according to the following schedule:

From the date of Approval by the Mayor to June 30, 2015 - \$2,342/annum

- For the period July 1, 2015 to June 30, 2016 - \$2,405
- For the period July 1, 2016 to June 30, 2017 - \$2,468
- For the period July 1, 2017 to June 30, 2018 - \$2,531
- For the period July 1, 2018 to June 30, 2019 - \$2,594
- For the period July 1, 2019 to June 30, 2020 - \$2,657
- For the period July 1, 2020 to June 30, 2021 - \$2,720
- For the period July 1, 2021 to June 30, 2022 - \$2,783
- For the period July 1, 2022 to June 30, 2023 - \$2,846
- For the period July 1, 2023 to June 30, 2024 - \$2,909
- For the period July 1, 2024 to June 30, 2025 - \$2,972

the maintenance of a security deposit in the sum of \$5,000 and the

insurance shall be the amount of Two Million Dollars (\$2,000,000) per occurrence, and Two Million Dollars (\$2,000,000) aggregate.

j14-f4

PROPERTY DISPOSITION

CITYWIDE ADMINISTRATIVE SERVICES

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 listed property is in the custody, of the Property Clerk Division without claimants. Recovered, lost, abandoned property, obtained from prisoners, emotionally disturbed, intoxicated and deceased persons; and property obtained from persons incapable of caring for themselves.

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.

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

"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

ADMINISTRATION FOR CHILDREN'S SERVICES

■ INTENT TO AWARD

Human Services/Client Services

SPECIALIZED PREVENTIVE - SPECIAL MEDICAL SERVICES
- Renewal - Due 2-9-15 at 4:00 P.M.

PIN# 06811P0030001R001 - SPECIALIZED PREVENTIVE - SPECIAL MEDICAL SERVICES,
PIN# 06811P0030002R002 - SPECIALIZED PREVENTIVE - SPECIAL MEDICAL SERVICES,
PIN# 06811P0030003R001 - SPECIALIZED PREVENTIVE - SPECIAL MEDICAL SERVICES,
PIN# 06811P0030004R001 - SPECIALIZED PREVENTIVE - SPECIAL MEDICAL SERVICES

The Administration for Children Services intends to enter into negotiated renewal negotiations for the purchase of Specialized Preventive - Special Medical Services for the vendors listed below. The terms of the renewals are from 07/01/15 to 06/30/20. Any information concerning the providers' performances as well as any other factors relevant to the renewals may be expressed by contacting Rafael Asusta, Child Welfare Services Unit, 150 William Street, 9th Floor, New York, NY 10038 or by calling (212) 341-3511 between the hours of 10:00 A.M. and 4:00 P.M. business days.

Contractor/Address	EPIN #
Cardinal McCloskey School and Home for Children Inc. 115 East Stevens Avenue, Lower Level 5 Valhalla, NY 10595	06811P0030001R001
New Alternatives for Children Inc. 37 West 26th Street New York, NY 10010	06811P0030002R002
SCO Family of Services 1 Alexander Place Glen Cove NY 11542	06811P0030003R001
St. Vincent's Inc. 66 Boerum Place Brooklyn, NY 11201	06811P0030004R001

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.

Administration for Children's Services, 150 William Street, New York, NY 10038. Mani Jadunauth (212) 676-7522; maninauth.jadunauth@dca.state.ny.us

◀ j27

CITYWIDE ADMINISTRATIVE SERVICES

OFFICE OF CITYWIDE PROCUREMENT

■ AWARD

Goods

OIL, LUBRICATING, AUTOMOTIVE, RE-REFINED - Competitive Sealed Bids - PIN# 8571400268 - AMT: \$444,812.50 - TO: BI-LO Industries Inc., 145 Brook Avenue, Deer Park, NY 11729.

◀ j27

■ SOLICITATION

Goods

DIGITAL MAIL SYSTEM - Competitive Sealed Bids - PIN# 8571500263 - Due 3-6-15 at 10:30 A.M.

A copy of the bid can be downloaded from the City Record Online site at <http://a856-internet.nyc.gov/nycvendronline/home.asp>. Enrollment is free. Vendors may also request the bid by contacting Vendor Relations via email at dcaidmssbids@dca.nyc.gov, by telephone at 212-386-0044 or by fax at 212-669-7585.

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 North, New York, NY 10007. Rafael Soto (212) 386-0459; Fax: (212) 313-3495; rsoto@dca.nyc.gov

◀ j27

■ VENDOR LIST

Goods

EQUIPMENT FOR DEPARTMENT OF SANITATION

In accordance with PPB Rules, Section 2.05(c)(3), an acceptable brands list will be established for the following equipment for the Department of Sanitation:

- A. Collection Truck Bodies
- B. Collection Truck Cab Chassis
- C. Major Component Parts (Engine, Transmission, etc.)

Applications for consideration of equipment products for inclusion on the acceptable brands list are available from: Mr. Edward Andersen, Procurement Analyst, Department of Citywide Administrative Services, Office of Citywide Procurement, 1 Centre Street, 18th Floor, New York, NY 10007. (212) 669-8509

j2-d31

COMPTROLLER

ASSET MANAGEMENT

■ SOLICITATION

Services (other than human services)

BROKER SERVICES FOR THE SALE OF PRIVATE EQUITY PARTNERSHIPS - Negotiated Acquisition - PIN# 015 15816300BQ - Due 2-6-15 at 4:00 P.M.

The Office of the New York City Comptroller seeks expressions of interest from prospective Broker Dealers for the provision of services in connection with the sale of private equity partnerships. Responding firms must demonstrate experience and expertise in all matters related to secondary market private equity advisory, including managing an end-to-end sale and/or buy mandate of private equity LP interests. All responding firms must meet the highest standards of professional competence and ethics. The selected Broker Dealer will serve in a fiduciary capacity to the Comptroller and the New York City Retirement Systems ("Systems").

The services to be provided shall include, but are not limited to, the following:

- Advise on secondary strategy and process for identifying the optimal asset/portfolio(s) for sale/acquisition, transaction structure, and potential acquirers/sellers of secondary limited partnership interests;
- Provide in-depth analysis on asset/portfolio valuation and reserve pricing;
- Collect and prepare due diligence materials;
- Identify potential buyers/sellers;
- Manage prospective buyer/seller diligence and material requests;
- Facilitate responses to additional requests for information from interested parties;
- Gather indicative pricing from select buyers/sellers and review existing proposals;
- Provide detailed investment recommendations to staff on the suggested transaction;
- Negotiate terms with interested parties;
- Oversight of legal structuring and purchase documentation process; and
- Coordinate general partner consent/transfer process and transaction closing.

Only Broker Dealers that meet the following minimum requirements will be considered:

- The firm and/or its principals must have a minimum of five (5) years of experience, as of December 31, 2014, in providing private equity secondary advisory/broker services to institutional clients;
- The firm and/or its principals must have previously executed private equity secondary transactions in excess of \$2 billion in each of the last two years as of December 31, 2014;
- The firm and/or principals must have experience selling/buying private equity buyout, venture, growth, real estate and fund-of-funds partnerships in the secondary market; and
- The Firm must be an SEC-registered Broker Dealer.

In light of the fact that the Comptroller's Office needs to move expeditiously in order to retain a Broker Dealer in a timely matter so as to take advantage of current favorable market conditions, a negotiated acquisition procurement method will be used to select the Broker Dealer. It is estimated that the contract will start on or about March 1, 2015 and end on February 28, 2017. The contract may contain an option to renew not to exceed an additional four years.

Vendors may express interest by sending a summary of their qualifications demonstrating that the minimum requirements are met.

Vendors must also provide the following:

- A firm and team overview
- A detailed breakdown of sell-side and buy-side advisory mandates (individually and in total) by dollar amount for each of the last three calendar years
- A case study/overview of the top five (5) closed sell-side mandates in 2014
- A secondary market overview both historically and a 2015 outlook
- A reference list of at least three clients (LPs) to whom you have provided broker services in the last year for the sale of private equity partnerships; include the name, title, contact number, and a brief description of the services you provided
- A fee proposal

There is a time-sensitive situation where a vendor must be retained quickly because a compelling need for services that cannot be timely met through competitive sealed proposals.

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

Comptroller, 1 Centre Street, Room 650, New York, NY 10007. Evelyn Dresler (212) 669-8235; edresle@comptroller.nyc.gov

j21-27

DESIGN AND CONSTRUCTION

AGENCY CHIEF CONTRACTING OFFICE

SOLICITATION

Construction/Construction Services

SE-851-RESIDENT ENGINEERING INSPECTION SERVICES FOR INSTALLATION OF HIGH LEVEL SEWER SEPARATION, STORM, SANITARY AND COMBINED SEWERS AND WATER MAIN WORK IN FRESH CREEK BASIN AREA PHASE 1A, BOROUGH OF BROOKLYN - Competitive Sealed Proposals - Judgment required in evaluating proposals - PIN# 8502015SE0017P - Due 2-26-15 at 4:00 P.M.

SE-851, Resident Engineering Inspection Services for the Installation of High Level Sewer Separation, Storm, Sanitary and Combined Sewers and Water Main Work in Fresh Creek Basin Area-Phase 1A, Borough of Brooklyn. All qualified and interested firms are advised to download the Request for Proposals at: <http://ddcftp.nyc.gov/rfpweb/> from January 28, 2015 or contact the person listed for this RFP. The contract resulting from this Request for Proposal will be subjected to Local Law 1 of 2013, Minority Owned and Women Owned Business Enterprise (M/WBE) program.

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, 4th Floor, Long Island City, NY 11101. Nadira Kayharry (718) 391-2240; Fax: (718) 391-1807; nansaran@ddc.nyc.gov

j27

CONTRACTS

SOLICITATION

Construction/Construction Services

PLANYC ENERGY AUDIT RETROFIT AT BROOKLYN PUBLIC LIBRARY - Competitive Sealed Bids - PIN# 85015B0065 - Due 3-10-15 at 2:00 P.M.

PROJECT NO.: E12-0023/DDC PIN: 8502015LB0003C. Bid Document Deposit-\$35.00 per set-Company Check or Money Order only-No cash accepted-Late bids will not be accepted. There will be an Optional Pre-bid Walk-thru on February 18, 2015 at 10:00 A.M. at the Brooklyn Public Library located at 2 Eastern Parkway, Brooklyn, NY 11238. Special Experience Requirements. Bid documents are available at: <http://www.nyc.gov/buildnyc>

This contract is subject to the Project Labor Agreement ("PLA") entered into between the City and the Building and Construction Trades Council of Greater New York ("BCTC") affiliated Local Unions. For further information, see Volume 2 of the Bid Documents.

VENDOR SOURCE ID: 87869

This procurement is subject to Minority-Owned and Women-Owned Business Enterprises (MWBE) participation goals as required by Local Law 1 of 2013.

All respondents will be required to submit an M/WBE Participation Plan with their response. For the MWBE goals, please visit our website at www.nyc.gov/buildnyc see "Bid Opportunities". For a list of companies certified by the NYC Department of Small Business Services, please visit www.nyc.gov/buycertified. To find out how to become certified, visit www.nyc.gov/getcertified or call the DSBS certification helpline at (212) 513-6311.

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, First Floor, Long Island City, NY 11101. Emmanuel Charles (718) 391-2200; Fax: (718) 391-2615; charlesem@ddc.nyc.gov

j27

FINANCE

INTENT TO AWARD

Services (other than human services)

INSTALLATION OF COAXIAL AND LOW VOLTAGE CABLE

- Negotiated Acquisition - PIN# 83607B0003CNVN001 - Due 2-13-15 at 10:00 A.M.

This is a Negotiated Acquisition Extension of an existing contract. This is not a solicitation.

This is a one-year extension of existing services.

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.

Finance, 1 Centre Street, Room 1040, New York, NY 10007. Adenike Bamgboye (212) 602-7006; Fax: (212) 669-4294; bamgboyea@finance.nyc.gov

j27-f2

HEALTH AND HOSPITALS CORPORATION

The New York City Health and Hospitals Corporation is regularly soliciting bids for supplies and equipment at its Central Purchasing Offices, 346 Broadway, New York City, Room 516, for its Hospitals and Diagnostic and Treatment Centers. All interested parties are welcome to review the bids that are posted in Room 516 weekdays between 9:00 A.M. and 4:30 P.M. For information regarding bids and the bidding process, please call (212) 442-4018.

j2-d31

PARKS AND RECREATION

VENDOR LIST

Construction/Construction 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 construction 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 on-line at: <http://a856-internet.nyc.gov/nycvendonline/home.aspx> 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. Charlette Hamamgian (718) 760-6789; Fax: (718) 760-6781; charlette.hamamgian@parks.nyc.gov

j2-d31

CAPITAL PROJECTS

■ INTENT TO AWARD

Construction Related Services

OPERATION, MAINTENANCE AND ENVIRONMENTAL MONITORING SERVICES - Negotiated Acquisition - Available only from a single source - PIN#84613X0003 - Due 2-11-15 at 4:30 P.M.

Department of Parks and Recreation, Capital Project Division, intends to enter into a Negotiated Acquisition with Stratis Contracting Corp., for Operation, Maintenance and Environmental Monitoring at Pelham Bay Landfill in the Bronx.

Any firms that would like to express their interest in providing services for similar projects in the future may do so. All expressions of interest must be in writing to the address listed below.

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. Grace Fields-Mitchell (718) 760-6687; Fax: (718) 760-6885; grace.fields-mitchell@parks.nyc.gov

j23-29

INSTALLATION OF A STEEL FENCE - Government to Government - PIN# 8462015T0003 - Due 2-2-15 at 4:30 P.M.

The City of New York Parks and Recreation, Capital Projects Division, intends to enter into a Government to Government Agreement with National Railroad Passenger Corporation ("Amtrak"), located at 60 Massachusetts Avenue N.E., Washington DC 20002. This Agreement is made solely for the purpose of transferring City Funds for the installation of a steel fence along and/or adjacent to the property line of Ft. Washington Park and the railroad.

Any firms that would like to express their interest in providing services of similar projects in the future may do so. All expressions of interest must be done in writing to the address listed below. You may join the City Bidders list by filling out the "NYC-FMS vendor enrollment Application" available on-line at "NYC.gov/selltonyc" and in hard copy by calling the Vendor Enrollment Center (212) 857-1680.

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. Grace Fields-Mitchell (718) 760-6687; Fax: (718) 760-6885; grace.fields-mitchell@parks.nyc.gov

j22-28

CONTRACTS

■ SOLICITATION

Construction / Construction Services

RECONSTRUCTION OF THE COMFORT STATIONS AND FACILITIES - Competitive Sealed Bids - PIN# 84615B0068 - Due 3-10-15 at 10:30 A.M.

At Various Parks and Recreation Locations, Citywide, Contract #: CNYG-515M

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

Bidders are hereby advised that this contract is subject to the Project Labor Agreement ("PLA") Covering Specified Renovation and Rehabilitation of City Owned Buildings and Structures entered into between the City and the Building and Construction Trades Council of Greater New York ("BCTC") affiliated local unions. Please refer to the bid documents for further information.

A Pre-bid meeting is scheduled for Tuesday, February 17, 2015, at 11:30 A.M. at Corlears Hook Park at Cherry Street and Jackson Street, in Manhattan.

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.

● **RECONSTRUCTION OF DETERIORATED STRUCTURAL SYSTEMS** - Competitive Sealed Bids - PIN# 84615B0067 - Due 2-26-15 at 10:30 A.M.

For Various Parks and Recreation Pool Facilities, Citywide, Contract #: CNYG-1515M

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

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, Room 64, Flushing Meadows Corona Park, Flushing, NY 11368. Michael Shipman (718) 760-6705; michael.shipman@parks.nyc.gov

• j27

RECONSTRUCTION OF RECREATION CENTERS AND NATURE CENTERS - Competitive Sealed Bids - PIN# 84615B0063 - Due 2-26-15 at 10:30 A.M.

At Various Parks Recreation Facilities, Citywide, Contract #: CNYG-1215M

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

Bidders are hereby advised that this contract is subject to the Project Labor Agreement ("PLA") Covering Specified Renovation and Rehabilitation of City Owned Buildings and Structures entered into between the City and the Building and Construction Trades Council of Greater New York ("BCTC") affiliated local unions. Please refer to the bid documents for further information.

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, Room 64, Flushing Meadows Corona Park, Flushing, NY 11368. Michael Shipman (718) 760-6705; michael.shipman@parks.nyc.gov

j27

REVENUE

SOLICITATION

Services (other than human services)

OPERATION OF A FREE CONCERT SERIES AND A MAXIMUM OF SIX (6) KIOSKS AT ORCHARD BEACH AT PELHAM BAY PARK, THE BRONX - Competitive Sealed Proposals - Judgment required in evaluating proposals - PIN#X39-CON-O-2014 - Due 2-18-15 at 3:00 P.M.

In accordance with Section 1-13 of the Concession Rules of the City of New York, the New York City Department of Parks and Recreation ("Parks") is issuing, as of the date of this notice, a request for proposals (RFP) for the operation of a free concert series and a maximum of six (6) kiosks at Orchard Beach at Pelham Bay Park, The Bronx.

There will be a recommended proposer meeting on Thursday, January 29th, 2015 at 12:00 P.M. We will be meeting in Room 407 of the Arsenal, which is located at 830 5th Avenue, in Central Park, Manhattan. If you are considering responding to this RFP, please make every effort to attend this recommended site visit. All proposals submitted in response to this RFP must be submitted no later than Wednesday, February 18th, 2015 at 3:00 P.M.

Hard copies of the RFP can be obtained, at no cost, commencing on Wednesday, January 14th, 2015 through Wednesday, February 18th, 2015 between the hours of 9:00 A.M. and 5:00 P.M., excluding weekends and holidays, at the Revenue Division of the New York City Department of Parks and Recreation, which is located at 830 Fifth Avenue, Room 407, New York, NY 10065.

The RFP is also available for download, commencing on Wednesday, January 14th, 2015 through Wednesday, February 18th, 2015, on the Parks' website. To download the RFP, visit www.nyc.gov/parks/businessopportunities, click on the link for "Concessions Opportunities at Parks" and, after logging in, click on the "download" link that appears adjacent to the RFP's description.

For more information or to request to receive a copy of the RFP by mail, prospective proposers may contact Santiago Zindel, Project Manager, at (212) 360-3407 or at santiago.zindel@parks.nyc.gov.

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

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

Parks and Recreation, The Arsenal, Central Park, 830 Fifth Avenue, Room 407, New York, NY 10065. Santiago Zindel (212) 360-3407; Fax: (212) 360-3434; santiago.zindel@parks.nyc.gov

j14-28

PROBATION

CONTRACT PROCUREMENT

AWARD

Human Services/Client Services

NEXT STEPS: A TRANSFORMATIVE MENTORING INTERVENTION - Competitive Sealed Proposals/Pre-Qualified List - PIN# 78115I0001006 - AMT: \$190,000.00 - TO: YPIS of Staten Island d/b/a New York Center for Interpersonal Development, 130 Stuyvesant Place, 5th Floor, Staten Island, NY 10301.

The contractor has been selected by means of the HHS Accelerator Method, pursuant to Section 3-16 of the Procurement Policy Board Rules.

j27

TRANSPORTATION

AWARD

Construction / Construction Services

INSTALL REMOVE OR RELOCATE EQUIPMENT AND ELECTRICAL WORK ON ROADS, PARKS AND PUBLIC PLACES, CITYWIDE - Competitive Sealed Bids - PIN# 84114MBTR790 - AMT: \$7,010,086.00 - TO: Hellman Electric Corp., 855 Brush Avenue, Bronx, NY 10465.

j27

FERRIES

AWARD

Construction Related Services

MAINTENANCE AND SERVICE ON ALL DOORS AT THE FERRY TERMINALS, ST. GEORGE - Competitive Sealed Bids - PIN# 84114SISI769 - AMT: \$898,750.00 - TO: Architectural Entrance Systems Inc., 145 Hook Creek Blvd, Valley Stream, NY 11581.

j27

FRANCHISES

SOLICITATION

Goods and Services

MANAGEMENT AND OPERATION OF A FOOD AND BEVERAGE AND/OR RETAIL SUBCONCESSION AT ASTOR PLACE IN MANHATTAN - Request for Proposals - PIN# 84115MNAD889 - Due 4-14-15 at 5:00 P.M.

The Village Alliance District Management Association, Inc., which operates the Village Alliance Business Improvement District (a New York not-for-profit 501(c) 3 corporation), is seeking proposals from qualified businesses by this Request for Proposals to manage and operate a moveable (non-mobile) structure for food and beverage and/or other retail subconcession. The location of the Subconcession will be Manhattan's Astor Place Plaza, located at the vicinity of Lafayette Street, 4th Avenue between 8th and 9th Streets. The Subconcessionaire will be responsible for installing the moveable (non-mobile) structure as well as arranging utility service. Interested Proposers can submit Proposals for one or more of the two Subconcession areas; however, a single Proposer shall not be awarded more than one Subconcession area.

A mandatory pre-bid conference will be held on the morning of Thursday, February 26, 2015. Time and location will be available to those who RSVP. To reserve a spot for the pre-bid conference, contact Daniella LaRocco via email at daniella.larocco@villagealliance.org or by phone at 212-777-2173 no later than 5:00 P.M. on February 13th.

A copy of the RFP is available on the Village Alliance website at http://villagealliance.org/blog/2015/01/26/KioskRFP/. For more information or to request a copy of the RFP by mail, please contact the Village Alliance at 212-777-2173.

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.

Transportation, 8 East 8th Street, New York, NY 10003. Daniella LaRocco (212) 777-2173; daniella.larocco@villagealliance.org

j26-f6

SPECIAL MATERIALS

CITY PLANNING

NOTICE

REVISED NEGATIVE DECLARATION

Supersedes Negative Declaration Issued on September 2, 2014 Also Supersedes the Revised Negative Declaration Issued on

December 17, 2014¹**Project Identification**

CEQR No. 15DCP037M
 ULURP Nos. 150101ZMM and
 N150102ZRM
 SEQRA Classification: Type I

Lead Agency

City Planning Commission
 22 Reade Street
 New York, NY 10007
 Contact: Robert Dobruskin
 (212) 720-3423

West 15th Street/Special West Chelsea District Expansion

The applicant, the New York City Department of City Planning is proposing a zoning map amendment and zoning text amendment to the NYC Zoning Resolution (ZR) to expand the Special West Chelsea District to include a portion of a block bounded by West 14th and West 15th Streets, and Ninth and Tenth Avenues in the West Chelsea neighborhood in Manhattan, Community District 4. The proposed Special West Chelsea District extension (the "Project Area") is bounded by West 14th and West 15th streets, and Ninth and Tenth Avenues (Block 712, Lots 1, 6, 11, 36, 38, 40, 42, 46, and 51 and part of Lots 26, 27, and 29). In addition, the proposal includes text amendments related to street wall regulations, rear yard provisions, maximum building heights, and unenclosed sidewalk cafés that would apply to the 17 blocks within the Special West Chelsea District and proposed extension area, generally bounded by West 14th Street to the south, West 30th Street to the north, Eleventh Avenue to the east, and Tenth Avenue to the west. The Proposed Action is intended to reinforce the context and scale of the Special West Chelsea District and implement height and setback controls on West 15th Street that are consistent with envelope regulations governing adjacent blocks, and would have no effect on the amount of development that could take place in the Project Area or the overall district.

The Proposed Action includes the following:

Zoning Map Amendment

- To extend the Special West Chelsea District to the block that is directly south of the district, bounded by West 14th and West 15th Streets, and Ninth and Tenth Avenues, excluding the segment of the block beyond 325 feet east of Tenth Avenue and south of the block centerline (the "Project Area"). It should be noted that with the proposed incorporation of the Project Area into the Special West Chelsea District, the underlying zoning district designation, M1-5, will remain.

Zoning Text Amendments

- To Appendix A of Article IX, Chapter 8 to expand the Special West Chelsea District map to include the Project Area, as described above;
- To Appendix B of Article IX, Chapter 8 to expand the High Line Transfer Corridor Location map to include the Project Area as described above;
- To ZR Section 98-423, Street Wall Location, Minimum and Maximum Base Heights and Maximum Building Heights, to:
 - Strengthen street wall requirements applicable to corner lots located outside of a Special West Chelsea District subarea and containing narrow street frontages, by requiring that beyond 50 feet of an intersection along a wide street, buildings at applicable lots contain street walls that extend along the street line for at least 70% of their zoning lot's narrow street frontage for up to at least the minimum base height required; and
 - To correct the maximum building height permitted in Subarea C for zoning lots with Tenth Avenue frontage from 145' to 125';
- To Section 98-41, Special Rear Yard Regulations, to clarify that where rear yard equivalents are required, they shall be provided at the mid-block;
- To ZR Section 14-44, Special Zoning Districts Where Certain Sidewalk Cafes Are Permitted, to allow sidewalk cafes on wide streets, along portions of Ninth Avenue, Tenth Avenue, Eleventh Avenue, and West 23rd Street.

While the Proposed Action would not increase the amount of allowable floor area, a range of development alternatives could occur as a result of the proposal. Therefore, for conservative analysis purposes, two reasonable worst case development scenarios ("RWCDs 1" and "RWCDs 2") have been identified. For environmental assessment purposes, projected development was identified as being likely to occur on two sites pursuant to the Proposed Action, "Development Site 1" (Block 712, Lots 36 and 38) and "Development Site 2" (Block 712, Lots 1 and 6).

Under RWCDs 1, Development Site 1 (Block 712, Lot 36 and 38) would be developed with a commercial building consisting of 83,450 gross square feet (gsf) with a base height of 50 feet and an overall height of 252 feet in the future without the Proposed Action (the "no-action scenario"). In future with the Proposed Action (the "with-

action scenario") the proposed 83,450 gsf commercial building would reach a height of 135 feet. As the overall effect of the Proposed Action is a modification in the permitted height and bulk, there is no net increment between the no-action and with-action scenarios under RWCDs 1.

RWCDs 2 differs from RWCDs 1 in that it considers an additional development site (Block 712, Lot 1 and 6) and assumes that certain administrative actions would be sought, resulting in a difference of bulk configuration on both sites. Under RWCDs 2 for Development Site 1 (Block 712, Lot 36 and 38), it is assumed that 22,479 sf of floor area would be transferred from an under-built building adjacent to the south (Block 712, Lot 29). Development Site 1 would be improved with a 297-foot, 105,929 gsf commercial building in the no-action scenario. In the with-action scenario, Development Site 1 would be developed with a 105,929 gsf commercial building, with a reduced overall height of 135 feet. Development Site 2 (Block 712, Lot 1 and 6) consists of an existing commercial 111' foot-tall, 241,567 gsf building containing office and light manufacturing uses, and a single story 16,558 gsf retail building. Under RWCDs 2, it is assumed that an administrative certification from the Department of City Planning pursuant to ZR Section 43-121 (Expansion of Existing Manufacturing Buildings) would be sought to expand the floor area available to Development Site 2 by 30,724 gsf. In the no-action scenario, the western portion (Lot 1) of the existing building at Development Site 2 would be enlarged with a 34-foot tall, 30,724 expansion, for a total building height of 145 feet and a total gross square footage of 272,291 gsf. In the with-action scenario, the 30,724 sf addition would be in the form of a 24-foot enlargement, for a total building height of 135 feet. As with RWCDs 1, no net square footage increment between the no-action and with-action scenarios under RWCDs 2 would result; the overall effect of the Proposed Action is a change in the height and bulk of the development.

The analysis year for the Proposed Action is 2024.

◀ j27

NEGATIVE DECLARATION**Project Identification**

CEQR No. 15DCP012M
 ULURP No. 150213ZSM
 SEQRA Classification: Type I

Lead Agency

City Planning Commission
 22 Reade Street
 New York, NY 10007
 Contact: Robert Dobruskin
 (212) 720-3423

Name, Description and Location of Proposal:**20 East 71st Street**

The Applicant, Tower Management Holdings, LLC, is seeking a Special Permit pursuant to Section §74-711 of the New York City Zoning Resolution (ZR). In connection with the proposed Special Permit, the applicant is requesting waivers of the provisions of ZR Section 23-851 requiring a minimum inner court dimension of 30 feet; ZR Section 23-851 requiring a minimum inner court area of 1,200 square feet; and ZR Section 23-86 requiring a minimum distance of 30 feet to the lot line for legal windows (the "proposed actions"). The proposed actions would facilitate a proposal by the Applicant to renovate and convert a 28,800 gross square foot (gsf), former commercial building at 20 East 71st Street to its original use as a single-family residence. The project site (Block 1385, Lot 57) is located on the southern side of East 71st Street between 5th Avenue and Madison Avenue, in a C5-1 zoning district in the Upper East Side neighborhood of Manhattan, Community District 8. The project site is also located within the Special Madison Avenue Preservation District. The vacant building at project site serves as a contributing building to the Upper East Side Historic District. Absent the proposed actions (the "no-action scenario"), it is expected that the project site would remain in its current vacant condition.

The proposed project is expected to be completed in 2016.

Statement of No Significant Effect

The Environmental Assessment and Review Division of the Department of City Planning, on behalf of the City Planning Commission, has completed its technical review of the Environmental Assessment Statement, dated January 14, 2015 prepared in connection with the ULURP Application (No. 150213ZSM). The City Planning Commission has determined that the proposed action will have no significant effect on the quality of the environment.

Supporting Statement

The above determination is based on an environmental assessment which finds that:

1. The project site is located within a Upper East Side Historic District and the Special Madison Avenue Preservation District. As such, the Landmarks Preservation Commission (LPC) was consulted to determine measures appropriate for protecting the significant historic architectural features and building fabric during construction and to develop a continuing maintenance and repair program. The proposed project requires a Certificate of Appropriateness and a

1 This Revised Negative Declaration addresses a City Council modification to the proposed text amendment, as described in the supporting statement of this document.

Certificate of No Effect, and Modification of Use which were issued by the Landmarks Preservation Commission on November 3, 2014. A Restrictive Declaration to be executed against the property to regulate the continued maintenance of the historic building.

2. No other significant effects on the environment which would require an Environmental Impact Statement are foreseeable.

This Negative Declaration has been prepared in accordance with Article 8 of the Environmental Conservation Law 6NYCRR part 617.

◀ j27

NEGATIVE DECLARATION

Project Identification
CEQR No. 10DCP048M
ULURP No. N090311ZRM
SEQRA Classification: Type I

Lead Agency
City Planning Commission
22 Reade Street
New York, NY 10007
Contact: Robert Dobruskin
(212) 720-3423

Name, Description and Location of Proposal:

510-512 W23rd St Text Amendment

The applicant, 22-23 Corp. c/o Park-It Management, requests a zoning text amendment pursuant to (ZR) Section 98-33(b) "Transfer of Development Rights from the High Line Transfer Corridor (HLTC)." The proposed action would allow sites that (a) are located within the Special West Chelsea (WCh) District HLTC, and are situated outside of a WCh Subarea, (b) are zoned C6-2A or C6-3A, and (c) have transferable floor area ("granting sites") to transfer their maximum allowable unused residential or commercial floor area, whichever is greater, to "receiving sites." Eligible receiving sites are sites located in C6-2, C6-3, or C6-4 zoning districts in WCh Subareas "A" through "E," "G" and "I." The proposed text amendment would permit the granting sites' full allowable unused residential floor area to be transferred to receiving sites within the Special West Chelsea District; per the current regulations, only allowable commercial floor area may be transferred from granting sites within the Special West Chelsea HLTC. The affected area is generally bounded by W. 24th Street to the north, W. 22nd Street to the south, 11th Avenue to the west and 10th Avenue to the east, in the Special West Chelsea District of Manhattan, Community District 4.

In order to assess the impacts associated with the proposed action, a Reasonable Worst Case Development Scenario (RWCDs) was established. Two "granting sites" (Block 694, p/o Lot 40, "granting site 1" and Block 695, Lot 28 "granting site 2") and two receiving sites (Block 696, Lot 35 "receiving site 1" and Block 691, Lot 50 "receiving site 2") were identified. Granting site 1 is currently occupied with New York City Fire Department Ambulance EMS parking station and vehicular storage; granting site 2 is a vacant lot. Receiving site 1 is currently occupied with a 23,760 gross square feet (gsf) 5-story public parking garage; receiving site 2 is currently occupied with a 1-story gallery.

As a result of the proposed action, it was anticipated that granting site 1 would transfer a maximum of 8,668 gsf of unused floor area to receiving site 1. It was assumed that new development on receiving site 1 would consist of a 37,125 gsf mixed-use building containing 38 dwelling units (32,175 gsf of residential uses) and 4,950 sf of ground floor retail. Additionally, for conservative analysis purposes, it was anticipated that granting site 2 could potentially transfer a maximum of 4,175 gsf of unused floor area to receiving site 2. It was assumed that new development on receiving site 2 would consist of a 27,600 gsf mixed-use building containing 27 dwelling units (23,000 gsf of residential uses) and 4,600 sf of ground floor retail. The analysis year for the proposed action is 2017.

Absent the proposed action, it is anticipated that the uses on the two granting sites would remain as in their existing conditions. It is also anticipated that, absent the proposed action, the property at receiving site 1 would be converted to a mixed-use building containing 22 residential units (18,810 gsf of residential uses) and 4,950 gsf of ground floor retail uses and that receiving site 2 would be redeveloped with a mixed-use building containing 22 residential units (18,400 gsf of residential uses) and 4,600 gsf of ground floor retail.

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REVISED NEGATIVE DECLARATION

Supersedes the Negative Declaration Issued on August 18, 2014¹

1 This revised Negative Declaration reflects a new applicant, 102 Greene Owner LLC, and also clarifies the occupancy of the second and third stories of the existing building, as described in the supporting statement.

Project Identification
CEQR No. 14DCP199M
ULURP No. 140353ZSM
SEQRA Classification: Type I

Lead Agency
City Planning Commission
22 Reade Street
New York, NY 10007
Contact: Robert Dobruskin
(212) 720-3423

Name, Description and Location of Proposal

102 Greene Street

The applicant, 102 Greene Owner LLC, is seeking a Special Permit pursuant to the New York City Zoning Resolution (ZR) Section 74-711(a) and (b) to modify the bulk and use regulations applicable to a mixed-use building in a M1-5A district. The project site, which is developed with a 3-story mixed use building containing approximately 5,030 gsf of commercial retail space uses and two Use Group 2 residential units, is located at 102 Greene Street (Block 499, Lot 6) within the SoHo Cast Iron Historic District in Manhattan, Community District 2. The proposed action would legalize the two existing UG 2 residential uses at the project site and facilitate a proposal by the applicant to enlarge the existing 3-story building with an additional two stories plus a penthouse. The new enlargement would be occupied with Use Group 2 residential uses.

The project site is located within a M1-5A zoning district which allows manufacturing and commercial uses up to 5.0 FAR with limitations on ground floor retail uses; Use Group 2 residential uses are not permitted. The proposed special permit would allow for the legalization of the site's existing residential uses and for the residential conversion of the building's upper stories. In total, the proposed development would consist of a 16,330 gross square foot (gsf) five story plus penthouse building, comprising approximately 3,899 gsf of commercial uses and approximately 12,431 gsf of residential uses (5 dwelling units). The proposed project is expected to be completed in 2016.

The proposed action includes an (E) designation (E-349) applicable to the project site (Block 499, Lot 6). The (E) designation would preclude significant adverse impacts related to air quality and noise.

The (E) designation text related to air quality is as follows:

Any new residential and/or commercial development on the above-referenced property must use natural gas for HVAC systems and ensure that the heating, ventilation, and air conditioning stack is located at 105.5 feet in height and at least 21.26 feet from the lot line facing Prince Street to avoid any potential significant adverse air quality impacts.

With the assignment of the (E) designation on the project site, no significant adverse impacts related to air quality would result from the proposed action.

The (E) designation related to noise is as follows:

In order to ensure an acceptable interior noise environment, future residential/commercial uses must provide a closed-window condition with a minimum of 31dB(A) window/wall attenuation on all building's facades in order to maintain an interior noise level of 45 dB(A). In order to maintain a closed-window condition, an alternate means of ventilation must also be provided. Alternate means of ventilation includes, but is not limited to, central air conditioning or air conditioning sleeves containing air conditioners.

With the assignment of the (E) designation on the project site, no significant adverse impacts related to noise would result from the proposed action.

Statement of No Significant Effect:

The Environmental Assessment and Review Division of the Department of City Planning, on behalf of the City Planning Commission, has completed its technical review of the Environmental Assessment Statement, dated August 15, 2014, and the Revised Environmental Assessment Statement dated January 12, 2015, prepared in connection with the ULURP Application (No. 140353ZSM). The City Planning Commission has determined that the proposed action will have no significant effect on the quality of the environment.

Supporting Statement:

The above determination is based on a revised environmental assessment which finds that:

1. This project site was subject to a previous application brought before City Planning Commission, ULURP Application (No. 080260ZSM) and CEQR Application (No. 08DCP039M) to facilitate the expansion of the existing building. The project was issued a Negative Declaration January 4, 2010. The application was subsequently withdrawn and the expansion did not take place at that time.
2. The proposed action is being applied for in conjunction with a City Landmark Preservation Commission (LPC) Approval, which includes the exterior rehabilitation of the building's facade. The

Project was issued an LPC Certificate of Appropriateness dated November 19th, 2013 and a Modification of Use dated November 19th, 2013. The applicant agrees to enter into an LPC Restrictive Declaration to provide for the continuing maintenance of the historic building.

3. The (E) designations for air quality and noise would ensure that the proposed action would not result in significant adverse impacts.
4. In the Fall of 2014, following the certification of the above reference project, the project site changed ownership from BLDG Greene Street LLC to 102 Greene Owner LLC. Accordingly, the applicant for the proposed action is 102 Greene Owner LLC, and the Revised Environmental Assessment Statement has been updated to reflect this change. Additionally, the occupancy of the building at the project site has been clarified; while the Certificate of Occupancy in connection the building at the project site identifies JLWQA use, the property is presently occupied by Use Group 2 residential uses. As described in the Revised Environmental Assessment Statement, these clarifications would not result in any new significant adverse impacts.
5. No other significant adverse effects on the environment which would require an Environmental Impact Statement are foreseeable.

This Revised Negative Declaration has been prepared in accordance with Article 8 of the Environmental Conservation Law 6NYCRR part 617.

◀ j27

many other immigration-related legal services. HRA's Office of Legal Services Initiatives is seeking qualified service providers to implement the IOI Program.

The primary goals of the IOI program RFP include providing legal services to low-income immigrants related to gaining and maintaining immigration status and moving along the path towards citizenship, such that low-income immigrants may benefit from increased stability and better access economic empowerment opportunities, strengthen immigrant families and communities, address poverty and inequality through facilitating immigrant access to justice, including legal assistance for low-wage immigrant workers, support immigrant workers' right and ensure equal workplace standards for all workers, build and strengthen partnerships between community immigrant service providers and legal services agencies while increasing the knowledge and use of IOI programs.

The concept paper has been posted on the Agency's website at www.nyc.gov/hra/contracts.

j26-30

HUMAN RESOURCES ADMINISTRATION

■ NOTICE

Notice of Concept Paper

In advance of the release of the RFP, HRA is issuing a concept paper which outlines the program model of the Immigrant Opportunity Initiatives (IOI) program Request for Proposals (RFP). The IOI Program have existed for several years, but starting in Fiscal Year 2015, the City of New York (City) moved the IOI program from the City Council discretionary funding budget of the Department of Youth and Community Development (DYCD) to the baseline budget of the Human Resources Administration (HRA). The Immigrant Opportunity Initiatives (IOI) program provides legal services to non-citizens to assist with applications for citizenship, permanent residence, and

MAYOR'S OFFICE OF CONTRACT SERVICES

■ NOTICE

Notice of Intent to Issue New Solicitation(s) Not Included in FY 2015 Annual Contracting Plan and Schedule

NOTICE IS HEREBY GIVEN that the Mayor will be issuing the following solicitation(s) not included in the FY 2015 Annual Contracting Plan and Schedule that is published pursuant to New York City Charter § 312(a):

Agency: Small Business Services

Description of services sought: Professional Services - Construction Mentorship Program

Start date of the proposed contract: 05/20/2015

End date of the proposed contract: 05/19/2016

Method of solicitation the agency intends to utilize: Negotiated Acquisition

Personnel in substantially similar titles within agency: None

Headcount of personnel in substantially similar titles within agency: 0

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CHANGES IN PERSONNEL

DEPT OF ENVIRONMENT PROTECTION FOR PERIOD ENDING 01/02/15						
TITLE						
NAME	NUM	SALARY	ACTION	PROV	EFF DATE	
RYAN	ROSEANN	13611	\$63740.0000	INCREASE	YES	12/14/14
SEARLS	LENA D	12158	\$41354.0000	APPOINTED	NO	12/17/14
SHEPHERD	ANDREW T	90748	\$27833.0000	RESIGNED	YES	12/08/14
SZE	HELENA X	12626	\$52162.0000	APPOINTED	NO	12/16/14
THOMAS	CARLTON O	34620	\$59075.0000	INCREASE	NO	11/18/12
TOOMEY III	THOMAS F	06253	\$65258.0000	RESIGNED	YES	12/18/14

DEPT OF ENVIRONMENT PROTECTION FOR PERIOD ENDING 01/02/15						
TITLE						
NAME	NUM	SALARY	ACTION	PROV	EFF DATE	
TORRES	RUDOLPHO	90756	\$296.5600	DISMISSED	NO	12/08/14
VARGHESE	PADIPPUR M	34620	\$52366.0000	INCREASE	YES	06/22/14
WANDRELL	THOMAS J	12202	\$39143.0000	RESIGNED	NO	09/02/14
WILLIAMS	BARBARA J	10124	\$49973.0000	RETIRED	NO	12/15/14
WONG JR	DENHOLM E	31220	\$68072.0000	INCREASE	YES	12/21/14
WONG JR	DENHOLM E	20113	\$49690.0000	APPOINTED	NO	12/21/14

DEPARTMENT OF SANITATION FOR PERIOD ENDING 01/02/15						
TITLE						
NAME	NUM	SALARY	ACTION	PROV	EFF DATE	
BARTLETT	SHANINA D	90647	\$28648.0000	APPOINTED	YES	12/14/14
BERRY JR	JOHN W	90647	\$28648.0000	INCREASE	YES	12/21/14
CALDERON VELASQ	RICARDO A	92510	\$31.3700	APPOINTED	YES	12/21/14
COLLAZO	OMAR	90647	\$28648.0000	APPOINTED	YES	12/14/14
DECHENAUX	NICHOLAS B	91915	\$322.0700	APPOINTED	YES	12/14/14
DINGLE	BRITTANY V	90647	\$28648.0000	APPOINTED	YES	12/14/14
DOLDRON	NAEMAH Z	12158	\$35960.0000	APPOINTED	NO	12/21/14
FILOSA	BENEDETT	92510	\$292.0800	RETIRED	NO	12/22/14
GONZALEZ	ERIC	90647	\$28648.0000	APPOINTED	YES	12/14/14
HIDALGO	LEANDRO M	90698	\$209.1200	APPOINTED	YES	12/21/14
HILAIRE	GERARD J	53036	\$64.3700	RESIGNED	YES	12/18/14
HUANG	JING MEI	10209	\$10.5500	RESIGNED	YES	12/21/14

JEAN-LOUIS	MARIE L	10015	\$145000.0000	APPOINTED	YES	12/14/14
KALLMAN	HOLLY A	22426	\$68000.0000	APPOINTED	NO	12/21/14
LAU	KA P	10025	\$89100.0000	INCREASE	YES	12/21/14
LUCENTI	JOHN V	70150	\$74646.0000	PROMOTED	NO	12/07/14
MATTINA	STEPHEN F	92508	\$35927.0000	APPOINTED	YES	12/21/14
MCGAY	EDWARD J	91644	\$393.6800	RESIGNED	YES	12/15/14
O'CONNELL	KEVIN J	92510	\$292.0800	RETIRED	NO	12/16/14
OWENS	MONTFORD D	70112	\$69339.0000	RESIGNED	NO	12/23/14
PALANCIA	JOSEPH B	91915	\$322.0700	APPOINTED	YES	12/14/14
PARENTE	JONATHAN J	31105	\$36577.0000	APPOINTED	YES	12/21/14
PIERRE	SMITH	92510	\$31.3700	APPOINTED	YES	12/16/14
POUSSAINT	NICQUAWN L	12200	\$29061.0000	APPOINTED	NO	12/14/14
RIZZO	VINCENT S	91915	\$322.0700	APPOINTED	YES	12/14/14
RYCHLENSKI	STEPHEN P	71681	\$29217.0000	RESIGNED	NO	12/16/14
STEFFEN	LOURDES M	50910	\$85394.0000	RESIGNED	YES	12/21/14
TAGLIAVIA	ANDREA G	10209	\$9.6000	RESIGNED	YES	12/14/14
VASQUEZ	FRANKIE R	92510	\$31.3700	APPOINTED	YES	12/21/14
WASHINGTON	TIMOTHY R	91915	\$322.0700	APPOINTED	YES	12/14/14
WILKS-BATTLE	PATRICIA	56058	\$58500.0000	APPOINTED	YES	12/21/14

DEPARTMENT OF FINANCE FOR PERIOD ENDING 01/02/15						
TITLE						
NAME	NUM	SALARY	ACTION	PROV	EFF DATE	
ADDISON-WEATHER	AMITHY N	10124	\$57619.0000	APPOINTED	YES	12/14/14
BAYROSS	PATTI H	10124	\$75630.0000	APPOINTED	NO	02/16/14
BERG	DOMINIC P	10124	\$75630.0000	APPOINTED	NO	02/16/14
BLAKE	DIANE	0667A	\$39.4700	RESIGNED	YES	12/15/14
CORKER	KIMBERLY	1002C	\$65755.0000	PROMOTED	NO	12/07/14
DE LA CRUZ	MARIA V	0667A	\$39.4700	RESIGNED	YES	11/28/14
FIELDS	ZENOLA	1002C	\$53373.0000	PROMOTED	NO	12/07/14
FONG-CHUNG	MICHELLE	40523	\$45000.0000	APPOINTED	NO	12/14/14
GLASS	BEATRICE	10251	\$33751.0000	DECEASED	YES	12/18/14
GRANDE	ELLA	13632	\$100180.0000	RETIRED	NO	12/13/14
HARVEY	ROSANNE M	0667A	\$39.4700	RESIGNED	YES	10/26/14
HAYLES	BERNICE E	10124	\$45978.0000	APPOINTED	NO	07/06/14
JAMES	CHRISTOP J	10124	\$45978.0000	APPOINTED	NO	07/06/14

Table with 7 columns: NAME, NUM, SALARY, ACTION, PROV, EFF DATE. Includes rows for KEE, KOKRAS, KRISHNAN, LE, MARVILLE, MAYA, RODGERS, RUDASHEVSKAYA, SANTANA, SCHEMAN-STELLA, SHEAR, SMITH, STOKES.

DEPARTMENT OF TRANSPORTATION
FOR PERIOD ENDING 01/02/15

Table with 7 columns: NAME, NUM, SALARY, ACTION, PROV, EFF DATE. Includes rows for AIMETTI, AITCHESON, ALI, ALICEA, AMPOFO, AUTZ, BAKER, BANKS, BAPTIST, BELANCOURT, BENITES, BUCHANAN, BURDESS, BURNS, CATOE.

DEPARTMENT OF TRANSPORTATION
FOR PERIOD ENDING 01/02/15

Table with 7 columns: NAME, NUM, SALARY, ACTION, PROV, EFF DATE. Includes rows for CATOE, CLARKE, CLEMENT, COBB, CORTON, COUNCIL, COX, D'AGOSTINO, ELGALLAD, ENCINAS, FERRARO, FOSTER, FOSTER, FRYE-ALLEN, GALLAGHER, GALLAGHER, GANDOLFO, GEORGE, GERHARD, GIBBONS, GRANT, GREENWOOD, GRYM, GRYM, GUTHRIE, GUTMAN, HARRIS, HERRINGTON, HRONES, HUANG, JOHN, JOSEPH, KAMAL, KELLY, KNOX, LAMCZAK, LOPEZ, MARCOVICI, MCSWEEN, MENDOZA, MIDGETTE, MIKHAIL, MUSIALIK, NARAINA, NARVAEZ, NATOFSKY, PERRY, PERRY, POWELL, RAHMAN, REYES-PESANTE.

DEPARTMENT OF TRANSPORTATION
FOR PERIOD ENDING 01/02/15

Table with 7 columns: NAME, NUM, SALARY, ACTION, PROV, EFF DATE. Includes rows for SEWELL, SIANO, TOUMANIDIS, TRUONG.

Table with 7 columns: NAME, NUM, SALARY, ACTION, PROV, EFF DATE. Includes rows for ULLO JR, ULLO JR, VARGHESE, WILLIAMS, WILLIAMS, WORKMAN, WORKMAN.

DEPT OF PARKS & RECREATION
FOR PERIOD ENDING 01/02/15

Table with 7 columns: NAME, NUM, SALARY, ACTION, PROV, EFF DATE. Includes rows for ADLER, ALBERT, ALSTON, ARMSTRONG, ASHLEY, BALDERAS, BANKS, BECK, BELGRAVE, BIRKE, BROWN, BYC, CAMA, CASH, CAVALLI, CHEN, CHONG, CONNER, CONNORS, DAN, DELEON, DIAZ, DOOKWAH, DURANT, EDWARDS, EKONOMAKOS, FERNANDEZ, FLOWERS, FONG, FORMAN.

DEPT OF PARKS & RECREATION
FOR PERIOD ENDING 01/02/15

Table with 7 columns: NAME, NUM, SALARY, ACTION, PROV, EFF DATE. Includes rows for FREEMAN, FRIEDMAN, GELMAN, GILCHRIST, GOLDEN, GONZALES, GOTTSALK, GREEN, GREGG, HAWK, HENDLEY, HORTON, JAMES, JOHNSON, JOSEPH, JOURNEY, KING, LEE, MCGAY, MCILWAIN, MCKOY-RAMOS, MILLER, MOJICA-ACOSTA, NELSON, NEWSOME, ORTIZ, ORTIZ, OWENS, PAUL, PAYNE, PAYNE, PHILLIPS, PISANO, REYES, RICE, RIVERA, ROCHE, RODKEY, SCOTT, SEEBLEY, SHAW, SIMONS, SMITH, SMITH, SOWELL, STARKS, STEINBERG, STEWART, THOMPSON, THORP, TORRES.

DEPT OF PARKS & RECREATION
FOR PERIOD ENDING 01/02/15

Table with columns: NAME, NUM, SALARY, ACTION, PROV, EFF DATE. Rows include TORRES NICOLE, TORRES OBDULIA, UGALDE JESSICA, VEGA CELSO, WALKER ALYSSA.

DEPT. OF DESIGN & CONSTRUCTION
FOR PERIOD ENDING 01/02/15

Table with columns: NAME, NUM, SALARY, ACTION, PROV, EFF DATE. Rows include ANTON EDUARD, ANAD NAGI, BENJAMIN DIANA, BENYAMINOV EMMA, BOKHARI SYED, BRAFMAN ALEXANDE, CARDENAS DAVID, CHOI MOON, CLARE BROOKE, CLARK CHRISTIN, COLE CARLYLE, CORNISH DARLENE, CUDDIHY ERIN, DE LEON ELEAZAR, DEMETRIUS NAOMI, DESIMONE LAWRENCE, DHADUK PRIYA, DHRU MEHUL, EDELMAN NIKOLAY, GEORGEKUTTY ALEX, GERLACH JONATHAN, GURIGUIS PHEBY, HAQUE MD, HAVA KHUSHRU, HIGGINS ALEXANDE, HOLMBERG JARROD, HOSSAIN MD, ISLAM MD, JAROMI SHAHRAM, JEAN-LOUIS MARIE, JORGENSEN JENNIFER, KANG JEFF, KHANEJA MITTAR, KOKOSZKA MICHAEL, KOLTUN ROMA, LABUD JESICKA.

DEPT. OF DESIGN & CONSTRUCTION
FOR PERIOD ENDING 01/02/15

Table with columns: NAME, NUM, SALARY, ACTION, PROV, EFF DATE. Rows include LISHNEVSKI MARIANA, LO GRACE, LUGO WILLIAM, MALUSA STEPHEN, MALUSA STEPHEN, MARTE GUSTAVO, MCTIGUE SEAN, MEDRANO CARLA, MICHAEL STEVEN, MILANOVA TATIANA, MILATOS ANTONIOS, MISTRY BHIKHU, O'REILLY MARLENE, ORNEKTEKIN GIZEM, PATEL ATIT, PATEL KRUPESH, PENA FREDIS, POTROS MIKHAIL, RAYMAN NADIA, RIVERS NISHON, SHARPE FRANK, SHPIGINUR MIKHAIL, THAMPI SHERIEN, USMANI NADIA, VAUGHAN MICHAEL, WILLIAMS ABEO, WONG LUCY-LAI, WONG WALKMAN, WONG WALKMAN, ZARDIASHVILI ANNA.

DEPT OF INFO TECH & TELECOMM
FOR PERIOD ENDING 01/02/15

Table with columns: NAME, NUM, SALARY, ACTION, PROV, EFF DATE. Rows include BERMAN DAVID, CABE TANESSA, CASTRO LUIS, CHIN DONALD, DOSEAU FRITZNER, FENZA FRANK, KAFERLEIN ANDREW, MEINERS WILLIAM, MERRITT JEFF, NGUYEN JONATHAN, OLIVERI GUY.

DEPT OF INFO TECH & TELECOMM
FOR PERIOD ENDING 01/02/15

Table with columns: NAME, NUM, SALARY, ACTION, PROV, EFF DATE. Rows include PEREZ CARLOS, PERRY SYHESSIA, PERRY SYHESSIA, ROSENTHAL CHAD, SERVILLE ROXANNE, SHANNON KEVIN, SUNDARESH CHANDRAS.

DEPT OF RECORDS & INFO SERVICE
FOR PERIOD ENDING 01/02/15

Table with columns: NAME, NUM, SALARY, ACTION, PROV, EFF DATE. Row includes REICHENBACH JILL.

CONSUMER AFFAIRS
FOR PERIOD ENDING 01/02/15

Table with columns: NAME, NUM, SALARY, ACTION, PROV, EFF DATE. Rows include ALI AMY, JOHN RAUGHNDE, MATEO MARGARET, VERA KATHERIN, WELTON LAUREL.

DEPT OF CITYWIDE ADMIN SVCS
FOR PERIOD ENDING 01/02/15

Table with columns: NAME, NUM, SALARY, ACTION, PROV, EFF DATE. Rows include BARRIOS HAROLD, BELLONE ALFONSO, BLACKMAN BERNICE, BOYLE JOHN, BRASSE SHIREEN, BRATHWAITE LUCY, BROWN LORRAINE, CARDENAS DAVID, CHAKRIN MICHAEL, CHOW KWOK, COHEN SUSAN, COLON HARRIS, DHRU MEHUL, DOLDRON NAEEMAH, ELHAKAM IMAN, ELHAKAM IMAN, HANSON CATHERIN, IBRAHIM MARIA, JACKSON CLODEAN, JOSEPH GLENN, KAMBOJ KALEEM, LALLOO PARBATTI, LOLI JOHN, MITCHELL PAUL, NEWKIRK TAMMY, NUNEZ MAILLEN, OLIVERI GUY, PAN MAN, PYZOWSKI ERIC, REYES ARELY, ROBERTS JESSIE, RODRIGUEZ RAMONA, WALLACE JR ARRIE, YAP IAN, ZADLO ERIN.

DISTRICT ATTORNEY-MANHATTAN
FOR PERIOD ENDING 01/02/15

Table with columns: NAME, NUM, SALARY, ACTION, PROV, EFF DATE. Rows include FARBER EMILY, KAPLAN MELISSA, PEREZ RAFAEL, RUBIN ALLIE, VALENTIN KRISTAL, ZAMBRANO VICTOR.

BRONX DISTRICT ATTORNEY
FOR PERIOD ENDING 01/02/15

Table with columns: NAME, NUM, SALARY, ACTION, PROV, EFF DATE. Rows include BADILO ANNA, DRANTCH TODD, FRIEDLAND MEGAN, JAMES BUSHARAH, LAWRENCE LUIS, SADD SUSAN, VAN REGENMORTER EVAN.

DISTRICT ATTORNEY KINGS COUNTY
FOR PERIOD ENDING 01/02/15

Table with columns: NAME, NUM, SALARY, ACTION, PROV, EFF DATE. Rows include BAEZ CARMEN, BARTLEY JACQUELI, BRANCH MALIEK, CACACE FORTUNAT.

READER'S GUIDE

The City Record (CR) is published each business day and includes notices of proposed New York City procurement actions, contract awards, and other procurement-related information. Solicitation notices for most procurements valued at or above \$100,000 for information technology and for construction and construction related services, above \$50,000 for other services, and above \$25,000 for other goods are published for at least one day. Other types of procurements, such as sole source, require notice in The City Record for five consecutive days. Unless otherwise specified, the agencies and offices listed are open for business Monday through Friday from 9:00 A.M. to 5:00 P.M., except on legal holidays.

NOTICE TO ALL NEW YORK CITY CONTRACTORS

The New York State Constitution ensures that all laborers, workers or mechanics employed by a contractor or subcontractor doing public work are to be paid the same wage rate that prevails in the trade where the public work is being done. Additionally, New York State Labor Law §§ 220 and 230 provide that a contractor or subcontractor doing public work in construction or building service must pay its employees no less than the prevailing wage. Section 6-109 (the Living Wage Law) of the New York City Administrative Code also provides for a "living wage", as well as prevailing wage, to be paid to workers employed by City contractors in certain occupations. The Comptroller of the City of New York is mandated to enforce prevailing wage. Contact the NYC Comptroller's Office at www.comptroller.nyc.gov, and click on Prevailing Wage Schedules to view rates.

CONSTRUCTION/CONSTRUCTION SERVICES OR CONSTRUCTION-RELATED SERVICES

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.

VENDOR ENROLLMENT APPLICATION

New York City procures approximately \$17 billion worth of goods, services, construction and construction-related services every year. The NYC Procurement Policy Board Rules require that agencies primarily solicit from established mailing lists called bidder/proposer lists. Registration for these lists is free of charge. To register for these lists, prospective suppliers should fill out and submit the NYC-FMS Vendor Enrollment application, which can be found online at www.nyc.gov/selltonyc. To request a paper copy of the application, or if you are uncertain whether you have already submitted an application, call the Vendor Enrollment Center at (212) 857-1680.

SELLING TO GOVERNMENT TRAINING WORKSHOP

New and experienced vendors are encouraged to register for a free training course on how to do business with New York City. "Selling to Government" workshops are conducted by the Department of Small Business Services at 110 William Street, New York, NY 10038. Sessions are convened on the second Tuesday of each month from 10:00 A.M. to 12:00 P.M. For more information, and to register, call (212) 618-8845 or visit www.nyc.gov/html/sbs/nycbiz and click on Summary of Services, followed by Selling to Government.

PRE-QUALIFIED LISTS

New York City procurement policy permits agencies to develop and solicit from pre-qualified lists of vendors, under prescribed circumstances. When an agency decides to develop a pre-qualified list, criteria for pre-qualification must be clearly explained in the solicitation and notice of the opportunity to pre-qualify for that solicitation must be published in at least five issues of the CR. Information and qualification questionnaires for inclusion on such lists may be obtained directly from the Agency Chief Contracting Officer at each agency (see Vendor Information Manual). A completed qualification questionnaire may be submitted to an Agency Chief Contracting Officer at any time, unless otherwise indicated, and action (approval or denial) shall be taken by the agency within 90 days from the date of submission. Any denial or revocation of pre-qualified status can be appealed to the Office of Administrative Trials and Hearings (OATH). Section 3-10 of the Procurement Policy Board Rules describes the criteria for the general use of pre-qualified lists. For information regarding specific pre-qualified lists, please visit www.nyc.gov/selltonyc.

NON-MAYORAL ENTITIES

The following agencies are not subject to Procurement Policy Board Rules and do not follow all of the above procedures: City University, Department of Education, Metropolitan Transportation Authority, Health & Hospitals Corporation, and the Housing Authority. Suppliers interested in applying for inclusion on bidders lists for Non-Mayoral entities should contact these

entities directly at the addresses given in the Vendor Information Manual.

PUBLIC ACCESS CENTER

The Public Access Center is available to suppliers and the public as a central source for supplier-related information through on-line computer access. The Center is located at 253 Broadway, 9th floor, in lower Manhattan, and is open Monday through Friday from 9:30 A.M. to 5:00 P.M., except on legal holidays. For more information, contact the Mayor's Office of Contract Services at (212) 341-0933 or visit www.nyc.gov/mocs.

ATTENTION: NEW YORK CITY MINORITY AND WOMEN-OWNED BUSINESS ENTERPRISES

Join the growing number of Minority and Women-Owned Business Enterprises (M/WBEs) that are competing for New York City's business. In order to become certified for the program, your company must substantiate that it: (1) is at least fifty-one percent (51%) owned, operated and controlled by a minority or woman and (2) is either located in New York City or has a significant tie to New York City's business community. To obtain a copy of the certification application and to learn more about this program, contact the Department of Small Business Services at (212) 513-6311 or visit www.nyc.gov/sbs and click on M/WBE Certification and Access.

PROMPT PAYMENT

It is the policy of the City of New York to pay its bills promptly. The Procurement Policy Board Rules generally require that the City pay its bills within 30 days after the receipt of a proper invoice. The City pays interest on all late invoices. However, there are certain types of payments that are not eligible for interest; these are listed in Section 4-06 of the Procurement Policy Board Rules. The Comptroller and OMB determine the interest rate on late payments twice a year: in January and in July.

PROCUREMENT POLICY BOARD RULES

The Rules may also be accessed on the City's website at www.nyc.gov/selltonyc

COMMON ABBREVIATIONS USED IN THE CR

The CR contains many abbreviations. Listed below are simple explanations of some of the most common ones appearing in the CR:

ACCO	Agency Chief Contracting Officer
AMT	Amount of Contract
CSB	Competitive Sealed Bid including multi-step
CSP	Competitive Sealed Proposal including multi-step
CR	The City Record newspaper
DP	Demonstration Project
DUE	Bid/Proposal due date; bid opening date
EM	Emergency Procurement
FCRC	Franchise and Concession Review Committee
IFB	Invitation to Bid
IG	Intergovernmental Purchasing
LBE	Locally Based Business Enterprise
M/WBE	Minority/Women's Business Enterprise
NA	Negotiated Acquisition
OLB	Award to Other Than Lowest Responsive Bidder/Proposer
PIN	Procurement Identification Number
PPB	Procurement Policy Board
PQL	Pre-qualified Vendors List
RFEI	Request for Expressions of Interest
RFI	Request for Information
RFP	Request for Proposals
RFQ	Request for Qualifications
SS	Sole Source Procurement
ST/FED	Subject to State and/or Federal requirements

KEY TO METHODS OF SOURCE SELECTION

The Procurement Policy Board (PPB) of the City of New York has by rule defined the appropriate methods of source selection for City procurement and reasons justifying their use. The CR procurement notices of many agencies include an abbreviated reference to the source selection method utilized. The following is a list of those methods and the abbreviations used:

CSB	Competitive Sealed Bidding including multi-step Special Case Solicitations/Summary of Circumstances:
CSP	Competitive Sealed Proposal including multi-step
CP/1	Specifications not sufficiently definite
CP/2	Judgement required in best interest of City
CP/3	Testing required to evaluate
CB/PQ/4	CSB or CSP from Pre-qualified Vendor List/ Advance qualification screening needed
CP/PQ/4	Demonstration Project
DP	Sole Source Procurement/only one source
RS	Procurement from a Required Source/ST/FED
NA	Negotiated Acquisition
NA/8	For ongoing construction project only: Compelling programmatic needs
NA/9	New contractor needed for changed/additional work
NA/10	Change in scope, essential to solicit one or limited number of contractors
NA/11	Immediate successor contractor required due to termination/default

For Legal services only:

NA/12	Specialized legal devices needed; CSP not advantageous
WA	Solicitation Based on Waiver/Summary of Circumstances (Client Services/CSB or CSP only)
WA1	Preventing loss of sudden outside funding
WA2	Existing contractor unavailable/immediate need
WA3	Unsuccessful efforts to contract/need continues
IG	Intergovernmental Purchasing (award only)
IG/F	Federal
IG/S	State
IG/O	Other
EM	Emergency Procurement (award only): An unforeseen danger to:
EM/A	Life
EM/B	Safety
EM/C	Property
EM/D	A necessary service
AC	Accelerated Procurement/markets with significant short-term price fluctuations
SCE	Service Contract Extension/insufficient time; necessary service; fair price Award to Other Than Lowest Responsible & Responsive Bidder or Proposer/Reason (award only) anti-apartheid preference
OLB/a	local vendor preference
OLB/b	recycled preference
OLB/c	other: (specify)
OLB/d	

HOW TO READ CR PROCUREMENT NOTICES

Procurement notices in the CR are arranged by alphabetically listed Agencies, and within Agency, by Division if any. The notices for each Agency (or Division) are further divided into three subsections: Solicitations, Awards, and Lists & Miscellaneous notices. Each of these subsections separately lists notices pertaining to Goods, Services, or Construction.

Notices of Public Hearings on Contract Awards appear at the end of the Procurement Section.

At the end of each Agency (or Division) listing is a paragraph giving the specific address to contact to secure, examine and/or to submit bid or proposal documents, forms, plans, specifications, and other information, as well as where bids will be publicly opened and read. This address should be used for the purpose specified unless a different one is given in the individual notice. In that event, the directions in the individual notice should be followed.

The following is a SAMPLE notice and an explanation of the notice format used by the CR.

SAMPLE NOTICE

POLICE

DEPARTMENT OF YOUTH SERVICES

■ SOLICITATIONS

Services (Other Than Human Services)

BUS SERVICES FOR CITY YOUTH PROGRAM
-Competitive Sealed Bids- PIN# 056020000293 -
DUE 04-21-03 AT 11:00 A.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.

*NYPD, Contract Administration Unit,
51 Chambers Street, Room 310, New York, NY 10007.
Manuel Cruz (646) 610-5225.*

◀m27-30

ITEM	EXPLANATION
POLICE DEPARTMENT	Name of contracting agency
DEPARTMENT OF YOUTH SERVICES	Name of contracting division
■ SOLICITATIONS	Type of Procurement action
<i>Services (Other Than Human Services)</i>	Category of procurement
BUS SERVICES FOR CITY YOUTH PROGRAM	Short Title
CSB	Method of source selection
PIN #056020000293	Procurement identification number
DUE 04-21-03 AT 11:00 A.M.	Bid submission due 4-21-03 by 11:00 A.M.; bid opening date/time is the same.
Use the following address unless otherwise specified or submit bid/proposal documents; etc.	Paragraph at the end of Agency Division listing providing Agency
◀	Indicates New Ad
m27-30	Date that notice appears in The City Record