



# THE CITY RECORD

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## THE CITY RECORD

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## PUBLIC HEARINGS AND MEETINGS

See Also: Procurement; Agency Rules

### BROOKLYN BOROUGH PRESIDENT

#### ■ PUBLIC HEARINGS

#### UNIFORM LAND USE REVIEW PROCEDURE

NOTICE IS HEREBY GIVEN that, pursuant to Sections 82 and 197-C of the New York City Charter, the Brooklyn Borough President will hold a public hearing on the following matters in the Borough President's Court Room, Brooklyn Borough Hall, 209 Joralemon Street, Brooklyn, New York 11201, commencing at 5:30 P.M. on Wednesday January 16, 2013.

#### CALENDAR ITEM 1

**BAM SOUTH ZONING TEXT AND MAP AMENDMENT; SPECIAL PERMIT COMMUNITY DISTRICT 2**  
**130116 ZMK; 130117 ZRK; 130118 ZSK**

In the matter of applications submitted by 22 Lafayette LLC and NYC Economic Development Corporation pursuant to Sections 197-c and 201 of the New York City Charter for the following land use actions: (a) an amendment to the Zoning Map to rezone the development site from a C6-1 District to a C6-2 District; (b) an amendment of the Zoning Resolution to create a new section (Section 101-81) to establish a special permit request; and, (c) a special permit to increase the permitted floor area ratio from 6.5 to 7.0 through providing Cultural Use and to allow for modifications of: height and setback; minimum street wall height; and, signage regulations. These actions will facilitate a proposed 32-story mixed use development on property located at 113 Flatbush Avenue with approximately 402 residential units, 50,000 square feet of cultural space including a 15,000 square foot library, movie theaters, and studio rehearsal space, 21,500 square feet retail space, 225 public parking spaces, 201 bicycle parking spaces and 16,000 square feet of publicly accessible open space along Lafayette Avenue.

#### CALENDAR ITEM 2

**THOMAS DESTEFANO CHILD CARE CENTER PROPERTY ACQUISITION/LEASE RENEWAL COMMUNITY DISTRICT 3**  
**130018 PQK**

In the matter of applications submitted by the Administration for Children's Services and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter for the acquisition of property located at 656 Willoughby Avenue for continued use as a child care center.

Note: To request a sign language interpreter, or to request TTD services, call Mr. Kevin Parris at (718) 802-3856 at least five business days before the day of the hearing.

j10-16

### 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 matters in the Council Committee Room, 250 Broadway, 16th Floor, New York City, New York 10007, commencing at 11:00 A.M. on Thursday, January 17, 2013:**

#### DURST WEST 57TH STREET

**MANHATTAN CB - 4 C 120396 ZMM**  
Application submitted by Durst Development L.L.C. pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 8c, changing from an M1-5 District to a C6-2 District property bounded by West 58th Street, a line 125 feet westerly of Eleventh Avenue, a line midway between West 58th Street and West 57th Street, and a line 125 feet easterly of Twelfth Avenue, as shown on a diagram (for illustrative purposes only) dated July 11, 2012 and subject to the conditions of CEQR Declaration E-286.

#### DURST WEST 57TH STREET

**MANHATTAN CB - 4 C 120397 ZSM**  
Application submitted by Durst Development L.L.C., pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to the following Sections of the Zoning Resolution:

- Section 74-743(a)(1) - to allow the distribution of total allowable floor area under the applicable district regulations without regard for zoning district lines; and
- Section 74-743(a)(2) - to allow the location of buildings without regard for the front wall height and initial setback requirements of Section 33-432, the tower requirements of Section 33-451, and the distance between building requirements of Section 23-711;

in connection with a proposed mixed-use development, on property bounded by West 58th Street, Eleventh Avenue, West 57th Street, and Twelfth Avenue (Block 1105, Lots 1, 5, 14, 19, 29, 36, and 43), within a Large-Scale General Development, in C4-7 and C6-2 Districts, within the Special Clinton District (Other Areas (Northern Subarea C1)).

#### DURST WEST 57TH STREET

**MANHATTAN CB - 4 C 120398 ZSM**  
Application submitted by Durst Development L.L.C. pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 13-561 of the Zoning Resolution to allow an enclosed attended accessory parking garage with a maximum capacity of 285 spaces on portions of the ground floor and mezzanine level of a proposed mixed-use building on the westerly portion of property bounded by West 58th Street, Eleventh Avenue, West 57th Street, and Twelfth Avenue (Block 1105, Lots 1, 5, 14, 19, 29, 36, and 43), within a Large-Scale General Development, in

C4-7 and C6-2 Districts, within the Special Clinton District (Other Areas (Northern Subarea C1)).

j11-17

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 in the Council Committee Room, 16th Floor, 250 Broadway, New York City, New York 10007, commencing at 9:30 A.M. on Tuesday, January 15, 2013.**

**The Subcommittee on Landmarks, Public Siting and Maritime Uses will hold a public hearing on the following matter in the Council Committee Room, 16th Floor, 250 Broadway, New York City, New York 10007, commencing at 11:00 A.M. on Tuesday, January 15, 2013:**

#### East Village/Lower East Side Historic District

**MANHATTAN CB - 3 20135179 HKM (N 130097 HKM)**  
Designation (List No. 460/LP-2491) by the Landmarks Preservation Commission pursuant to Section 3020 of the New York City Charter regarding the landmark designation of the East Village/Lower East Side Historic District.

The East Village/Lower East Side Historic District Boundaries: **Area I** of the East Village/Lower East Side Historic District consists of the property bounded by a line beginning at the northeast corner of Second Avenue and East 2nd Street, extending westerly across Second Avenue and continuing westerly along the northern curbline of East 2nd Street to its intersection with a line extending southerly from the western side wall of 26 East 2nd Street, northerly along the western side wall of 26 East 2nd Street, easterly along the northern property line of 26 East 2nd Street and a portion of the northern property line of 28 East 2nd Street, northerly along a portion of the western property line of 28 East 2nd Street, easterly along a portion of the northern property line of 28 East 2nd Street and the northern property lines of 30 to 36 East 2nd Street to the western curbline of Second Avenue, northerly along the western curbline of Second Avenue to its intersection with a line extending easterly from the southern property line of 43 Second Avenue, westerly along the southern property line of 43 Second Avenue, northerly along the western property lines of 43 to 45-47 Second Avenue, westerly along a portion of the southern property line of 30 East 3rd Street to the northern curbline of East 3rd Street, westerly along the southern curbline of East 3rd Street to its intersection with a line extending southerly from the western property line of 7 East 3rd Street, northerly along the western property line of 7 East 3rd Street, westerly along the southern property line of 56 East 4th Street and a portion of the southern property line of 54 East 4th Street, northerly along a portion of the western property line of 54 East 7th Street, westerly along a portion of the southern property line of 54 East 7th Street, northerly along a portion of the western property line of 54 East 7th Street to the northern curbline of East 4th Street, easterly along the northern curbline of East 4th Street to its intersection with a line extending southerly from the western property line of 57 East 4th Street, northerly along the western property line of 57 East 4th Street, westerly along a portion of the southern property line of 210-214 East 5th Street, northerly along the western property line of 210-214 East 5th Street to the northern curbline of East 5th Street, westerly along the northern curbline of East 5th Street to its intersection with a line extending southerly from the western property line of 207 East 5th Street, northerly along the western property line of 207 East 5th Street, easterly along the northern property lines of 207 to 223 East 5th Street and a portion of the northern property line of 225 East 5th Street, northerly along the western property line of 226 East 6th Street to the southern curbline of East 6th Street, easterly along the southern curbline of East 6th Street to its intersection with a line extending southerly from the western property line of 103 Second Avenue (aka 239 East 6th Street), northerly along the western property lines of 103 Second Avenue (aka 239 East 6th Street) and 105 Second Avenue and a portion of the western property line of 107-113 Second Avenue, easterly along a portion of the northern property line of 107-113 Second Avenue, northerly along a portion of the western property line of 107-113 Second

Avenue and the western property line of 46 East 7th Street to the northern curblineline of East 7th Street, westerly along the northern property line of East 7th Street to its intersection with a line extending southerly from the western property line of 11 East 7th Street, northerly along the western property line of 11 East 7th Street, easterly along the northern property lines of 11 to 39 East 7th Street and a portion of the northern property line of 41-43 East 7th Street, northerly along western property line of 125 Second Avenue, easterly along a portion of the northern property line of 125 Second Avenue, northerly along the western property lines of 127 Second Avenue to 131 Second Avenue (aka 36 St. Mark's Place) to the southern curblineline of St. Mark's Place, easterly along the southern curblineline of St. Mark's Place, southerly along the western curblineline of Second Avenue to the southwest corner of Second Avenue and East 7th Street, easterly along the southern curblineline of East 7th Street to its intersection with a line extending southerly from the western property line of 49 East 7th Street, northerly along the western property line of 49 East 7th Street, easterly along the northern property line of 49 East 7th Street, northerly along a portion of the western property line of 51 East 7th Street, easterly along the northern property lines of 51 to 65 East 7th Street, southerly along a portion of the eastern property line of 65 East 7th Street, easterly along the northern property lines of 67 to 69 East 7th Street, northerly along a portion of the western property line of 71 East 7th Street, easterly along the northern property lines of 71 to 73-75 East 7th Street, southerly along a portion of the eastern property line of 73-75 East 7th Street, easterly along the northern property line of 77 East 7th Street, northerly along a portion of the western property line of 79 East 7th Street, easterly along the northern property lines of 79 to 85 East 7th Street, southerly along the eastern property line of 85 East 7th Street to the northern curblineline of East 7th Street, westerly along the northern curblineline of East 7th Street to its intersection with a line extending northerly from the eastern property line of 84 East 7th Street, southerly along the eastern property line of 84 East 7th Street, westerly along the southern property line of 84 East 7th Street, southerly along a portion of the eastern property line of 82 East 7th Street and the eastern property line of 341 East 6th Street, continuing across East 6th Street and along the eastern property line of 340 East 6th Street, westerly along the southern property lines of 340 to 306-308 East 6th Street, southerly along the eastern property line of 92-94 Second Avenue, westerly along a portion of the southern property line of 92-94 Second Avenue, southerly along the eastern property line of 88-90 Second Avenue (aka 301 East 5th Street) to the southern curblineline of East 5th Street, easterly along the southern curblineline of East 5th Street to its intersection with a line extending northerly from the eastern property line of 86 Second Avenue (aka 300 East 5th Street), southerly along the eastern property lines of 86 Second Avenue (aka 300 East 5th Street) to 72 Second Avenue (aka 91 East 4th Street) to the northern curblineline of East 4th Street, westerly along the northern curblineline of East 4th Street to its intersection with a line extending northerly from the eastern property line of 68-70 Second Avenue (aka 86 East 4th Street), southerly along the eastern property lines of 68-70 Second Avenue (aka 86 East 4th Street) to 64 Second Avenue, easterly along a portion of the northern property line of 60-62 Second Avenue, southerly along the eastern property line of 60-62 Second Avenue, easterly along a portion of the northern property line of 51-55 East 3rd Street, northerly along a portion of the western property line of 51-55 East 3rd Street, easterly along a portion of the northern property line of 51-55 East 3rd Street and the northern property line of 57 East 3rd Street, southerly along the eastern property line of 57 East 3rd Street to the southern curblineline of East 3rd Street, easterly along said curblineline to a point on a line extending northerly from the eastern property line of 64 East 3rd Street, southerly along the eastern property line of 64 East 3rd Street, easterly along a portion of the northern property line of 52-74 East 2nd Street, southerly along the eastern property line of 52-74 East 2nd Street, westerly along a portion of the southern property line of 52-74 East 2nd Street, southerly along the eastern property line of 80 East 2nd Street to the northern curblineline of East 2nd Street, westerly along said curblineline to a point on a line extending northerly from the eastern property line of 77 East 2nd Street, southerly along said line and the eastern property line of 77 East 2nd Street, westerly along the southern property lines of 77 and 75 East 2nd Street, southerly along a portion of the eastern property line of 67-69 East 2nd Street, westerly along the southern property lines of 67-69 and 59-63 East 2nd Street, northerly along a portion of the western property line of 59-63 East 2nd Street, westerly along the southern property line of 47-55 East 2nd Street, southerly along a portion of the eastern property line of 43-45 East 2nd Street (aka 32-34 Second Avenue), westerly along the southern property line of 43-45 East 2nd Street to the eastern curblineline of Second Avenue, northerly along said curblineline, easterly along the southern curblineline of East 2nd Street to a point on a line extending southerly from the western property line of 52-74 East 2nd Street, northerly along said line and the western property line of 52-74 East 2nd Street, westerly along the southern property lines of 54-56 and 50-52 East 3rd Street, northerly along a portion of the western property line of 50-52 East 3rd Street, westerly along the southern property lines of 48 through 40-42 East 2nd Street (aka 50-52 Second Avenue) to the eastern curblineline of Second Avenue, and southerly along said curblineline to the point or place of beginning.

**Area II** of the East Village/Lower East Side Historic District consists of the property bounded by a line beginning at the northeast corner of First Avenue and East 7th Street, extending northerly along the eastern curblineline of First Avenue to its intersection with a line extending westerly from the northern property line of 122 First Avenue, easterly along the northern property line 122 First Avenue, northerly along a portion of the western property line of 95 East 7th Street, easterly along the northern property lines of 95 to 109 East 7th Street, southerly along a portion of the eastern property line of 109 East 7th Street, easterly along the northern property line of 111-115 East 7th Street, southerly along a

portion of the eastern property line of 117-119 East 7th Street, easterly the northern property lines of 117-119 to 129 East 7th Street, southerly along the eastern property line of 129 East 7th Street to the northern curblineline of East 7th Street, westerly along the northern curblineline of East 7th Street to its intersection with a line extending northerly from the eastern property line of 122 East 7th Street, southerly along the eastern property line of 122 East 7th Street, easterly along the northern property lines of 439 to 441 East 6th Street and 101 Avenue A to the western curblineline of Avenue A, southerly along the western curblineline of Avenue A to the northern curblineline of East 6th Street, westerly along the northern curblineline of East 6th Street to its intersection with a line extending southerly from the western property line of 405 East 6th Street, northerly along said property line, easterly along the northern property line of 405 East 6th Street, northerly along the western property line of 94 East 7th Street and across East 7th Street to its northern curblineline, and westerly along the northern curblineline of East 7th Street to the point of the beginning.

**The Subcommittee on Planning, Dispositions and Concessions will hold a public hearing in the Council Committee Room, 16th Floor, 250 Broadway, New York City, New York 10007, commencing at 1:00 P.M. on Tuesday, January 15, 2013.**

j9-15

## CITYWIDE ADMINISTRATIVE SERVICES

### ■ PUBLIC HEARINGS

**NOTICE IS HEREBY GIVEN THAT A REAL PROPERTY ACQUISITIONS AND DISPOSITIONS PUBLIC HEARING**, in accordance with Section 824 of the New York City Charter, will be held at 10:00 A.M. on January 23, 2013 in the 2nd floor conference room, 22 Reade Street, in Manhattan in the matter of a proposed lease for The City of New York, as Tenant, of approximately an additional 10,000 rentable square feet of space on the 6th floor in a building located at 9 Bond Street, (Block 160, Lot 7) in the Borough of Brooklyn, for the Office of Administrative Trials and Hearings for use as an office.

The proposed lease amendment of an additional 10,000 rentable square feet of space shall be for a period commencing upon the earlier of Tenant's occupancy of the Expansion Space or from Substantial Completion of the approved Tenant Scope of Work through December 31, 2031, at an annual base rent of \$285,000.00 (\$28.50 per square foot) payable from the third month after the Expansion Space Commencement Date through December 18, 2016; \$319,200.00 (\$31.92 per square foot) annually for the period from December 19, 2016 through December 18, 2021; \$357,500.00 (\$35.75 per square foot) annually for the period from December 19, 2021 through December 18, 2026; and \$400,400.00 (\$40.04 per square foot) annually for the period from December 19, 2026 through December 31, 2031, payable in equal monthly installments at the end of each month.

Tenant shall have the right to renew the lease of the Expansion Space for five (5) years, upon one (1) year's prior written notice.

The Tenant shall have the right to terminate the lease of the Expansion Space at any time after the tenth (10th) anniversary of the Commencement Date of the existing lease upon one hundred eighty (180) days' prior written notice. Tenant's termination right shall be subject to Tenant's payment of the unamortized portion of Landlord's contribution towards Tenant Work and brokerage commission.

The Landlord shall perform alterations and improvements, as per approved Landlord's Base Building Scope of Work and Tenant's Scope of Work attached to the lease.

The total Tenant Work Cost shall not exceed One Million Five Hundred Thirty-Seven Thousand Eight Hundred Dollars (\$1,537,800.00). The Landlord shall pay the first Two Hundred Twenty-Two Thousand Seven Hundred Dollars (\$222,700.00) of this sum ("Landlord's Contribution") and the Tenant shall reimburse Landlord for the balance up to One Million Five Hundred Thirty-Seven Thousand Eight Hundred (\$1,537,800.00), namely One Million Three hundred Fifteen Thousand One Hundred Dollars (\$1,315,100.00) ("Tenant's Contribution").

Further information, including public inspection of the proposed lease may be obtained at One Centre Street, Room 2000 North, New York, N.Y. 10007. To schedule an inspection, please contact Chris Fleming at (212) 386-0315.

Individuals requesting Sign Language Interpreters should contact the Mayor's Office of Contracts, Public Hearings Unit, 253 Broadway, Room 915, New York, N.Y. 10007, (212) 788-7490, no later than FIVE (5) BUSINESS DAYS PRIOR TO THE PUBLIC HEARING.

TDD users should call VERIZON relay services.

j11

## 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 Spector Hall, 22 Reade Street, New York, NY, on Wednesday, January 23, 2013 at 10:00 A.M.**

### BOROUGH OF MANHATTAN No. 1 53 GREENE STREET

**CD 2 C 120325 ZSM  
IN THE MATTER OF** an application submitted by 53

Greene Associates, 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 the use regulations of:

1. Section 42-00 - to allow residential use (Use Group 2 uses) in portions of the ground floor and cellar, and on the 2nd – 6th floor and penthouse; and
2. Section 42-14(D)(2)(b) - to allow retail use (Use Group 6 uses) on portions of the ground floor and cellar;

of an existing 6-story building and proposed penthouse, on property located at 53 Greene Street (Block 475, Lot 48), in an M1-5B District, within the SoHo-Cast Iron 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. 2

**MANHATTAN CORE PARKING TEXT AMENDMENT CD 1-8 N 130105 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 I, Chapter 3 (Comprehensive Off-Street Parking Regulations in Community Districts 1, 2, 3, 4, 5, 6, 7 and 8 in the Borough of Manhattan and Portions of Community Districts 1 and 2 in the Borough of Queens), and various other Sections, modifying the regulations governing off-street parking and loading in Manhattan.

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 I: General Provisions

\* \* \*

### Chapter 3 Comprehensive Off-Street Parking and Loading Regulations in the Manhattan Core

~~Comprehensive Off-Street Parking Regulations in Community Districts 1, 2, 3, 4, 5, 6, 7 and 8 in the Borough of Manhattan and a Portion of Community Districts 1 and 2 in the Borough of Queens~~

### 13-00 GENERAL PURPOSES

(Sections 13-00 through 13-562 are to be deleted and re-written as new text, as follows. Long Island City regulations to be moved to Article I, Chapter 6)

The provisions of this Chapter establish special comprehensive regulations for off-street parking in the #Manhattan Core#, as defined in Section 12-10 (DEFINITIONS). These regulations reflect best practices to address sustainability goals, while accommodating the parking needs of residents and businesses in a more rational manner.

### 13-01 General Provisions

Except as modified by the express provisions of this Chapter, the regulations of the underlying zoning districts or special purpose districts shall remain in effect.

### 13-02 Definitions

#### Access zone

For the purposes of this Chapter, an "access zone" shall refer to the portion of an #accessory# off-street parking facility, #public parking garage# or an automobile rental establishment, occupied by:

- (a) vehicular ramps between parking levels, or between a parking level and a vehicular entrance or exit, provided that such ramps are not used as parking spaces or associated maneuvering space;
- (b) vehicular elevators;
- (c) required reservoir spaces;
- (d) portions of required accessible pedestrian egress routes, including any associated ramps or elevators; or
- (e) bicycle parking spaces.

#### Automated parking facility

For the purposes of this Chapter, an "automated parking facility" shall refer to an #accessory# off-street parking facility or #public parking garage# where vehicular storage and retrieval within such facility is accomplished entirely through a mechanical conveyance system. A parking facility with parking lift systems that require an attendant to maneuver a vehicle that is to be parked shall not be considered an #automated parking facility#.

#### Parking zone

For the purposes of this Chapter, a "parking zone" shall refer to the portion of an #accessory# off-street parking facility, #public parking garage# or an automobile rental establishment, occupied by permitted off-street parking spaces and associated maneuvering space, and any other

portion of such parking facility not included in the #access zone#. In attended parking facilities with parking lift systems, the #parking zone# shall also include the lifted tray a vehicle is stored upon.

### 13-03 Maps

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

Map 1 – Locations where #public parking lots# are not permitted in the Midtown #Manhattan Core#

Map 2 – Locations where #public parking lots# are not permitted in the Downtown #Manhattan Core#

### 13-04 Applicability

#### 13-041 Applicability of parking regulations within the Manhattan Core

The provisions of this Chapter shall apply to #accessory# off-street parking facilities, #public parking lots#, #public parking garages# and automobile rental establishments, as listed in Use Group 8, in the #Manhattan Core#, as follows:

- (a) for #accessory# off-street parking facilities, #public parking garages# and #public parking lots# constructed prior to (date of adoption), the number of parking spaces required or permitted shall be as set forth in Section 13-07 (Existing Buildings and Off-Street Parking Facilities in the Manhattan Core).
- (b) for #accessory# off-street parking facilities, automobile rental establishments and #public parking lots developed# or #enlarged# after (date of adoption), the as-of-right number of parking spaces permitted in a parking facility shall be as set forth in Section 13-10 (PERMITTED OFF-STREET PARKING IN THE MANHATTAN CORE).

Special rules shall apply to all such #accessory# off-street parking spaces, automobile rental establishments and #public parking lots#, as set forth in Section 13-20 (SPECIAL RULES FOR MANHATTAN CORE PARKING FACILITIES).

- (c) Any increase in the number of off-street parking spaces in an #accessory# off-street parking facility or #public parking lot# resulting in a capacity not otherwise allowed under the applicable regulations of Section 13-10; or a new #public parking lot# in a location not permitted by Section 13-14 (Permitted Parking for Public Parking Lots), shall only be permitted by the City Planning Commission pursuant to the applicable special permit in Section 13-46 (Special Permits for Additional Parking Spaces).
- (d) #Public parking garages developed# or #enlarged# after (date of adoption) shall not be permitted as-of-right. Any #development# or #enlargement# of such #public parking garages# shall only be permitted in C1-5, C1-6, C1-7, C1-8, C1-9, C2, C4, C5, C6, C8, M1, M2 or M3 Districts by the City Planning Commission pursuant to the applicable special permit in Section 13-46. Commercial vehicles may occupy spaces in permitted #public parking garages# in accordance with the provisions of Section 13-16 (Permitted Parking for Car Sharing Vehicles and Commercial Vehicles).

#### 13-042 Applicability of special permits within the Manhattan Core

The following special permits shall not be applicable within the #Manhattan Core#:

- (a) Section 73-48 (Exceptions to Maximum Size of Accessory Group Parking Facilities);
- (b) Section 74-52 (Parking Garages or Public Parking Lots in High Density Central Areas), except as set forth in Section 13-06 (Previously Approved Special Permits and Authorizations); and
- (c) Section 74-53 (Accessory Group Parking Facilities for Uses in Large-Scale Residential Developments or Large-Scale Community Facility Developments or Large-Scale General Developments).

#### 13-043 Applicability of loading regulations within the Manhattan Core

The provisions of Section 13-30 (OFF-STREET LOADING REGULATIONS IN THE MANHATTAN CORE), inclusive, shall apply to all #accessory# off-street loading berths provided in #developments# and #enlargements# within the #Manhattan Core# after (date of adoption).

### 13-05 Exceptions

The provisions of this Chapter shall not apply to Roosevelt Island, in Community District 8 in the Borough of Manhattan. In the #Hudson Yards parking regulations applicability area#, as defined in Section 93-81, the provisions of this Chapter shall apply as specified in Section 93-80 (OFF-STREET PARKING REGULATIONS).

Additional modifications to the provisions of this Chapter are found in the following Special Purpose Districts:

- (a) the #Special Midtown District#, as set forth in Section 81-30 (OFF-STREET PARKING AND OFF-STREET LOADING REGULATIONS), inclusive, Section 81-44 (Curb Cut Restrictions) and paragraph (c) of Section 81-84 (Mandatory Regulations and Prohibitions);
- (b) the #Special Lincoln Square District#, as set forth in Section 82-50 (OFF-STREET PARKING AND OFF-STREET LOADING REGULATIONS);
- (c) the #Special Battery Park City District#, as set forth in Section 84-14 (Parking Regulations and Curb Cuts), inclusive;
- (d) the #Special United Nations Development District#, as set forth in Section 85-03 (Modifications of Use Regulations);
- (e) the #Special Lower Manhattan District#, as set forth in Section 91-50 (OFF-STREET PARKING, LOADING AND CURB CUT REGULATIONS), inclusive;
- (f) the #Special Park Improvement District#, as set forth in Section 92-05 (Maximum Number of Accessory Off-Street Parking Spaces);
- (g) the #Special Transit Land Use District#, as set forth in Section 95-09 (Special Regulations for Accessory Off-Street Parking and Curb Cuts);
- (h) the #Special Clinton District#, as set forth in Section 96-111 (Off-Street Parking Regulations);
- (i) the #Special Madison Avenue Preservation District#, as set forth in Section 99-06 (Off-Street Parking Regulations); and
- (j) the #Special Little Italy District#, as set forth in Sections 109-16 (Parking Regulations); 109-351 (Parking regulations), 109-352 (Curb cut regulations) and 109-521 (Modification of accessory off-street parking facilities).

#### 13-06 Previously Filed or Approved Special Permits or Authorizations

If, before (date of adoption), an application for an authorization or special permit relating to parking regulations in the #Manhattan Core# has been certified or referred by the City Planning Commission or has been filed with the Board of Standards and Appeals, such application may continue pursuant to the regulations in effect at the time such authorization or special permit was certified or referred by the Commission or filed with the Board. Such authorizations or special permits, if granted by the Commission or Board, may be started or continued, in accordance with the terms thereof, or as such terms may be subsequently modified, pursuant to the regulations in effect at the time such authorization or special permits were certified or referred by the Commission or filed with the Board.

Any authorization or special permit relating to parking regulations in the #Manhattan Core# granted by the City Planning Commission or Board of Standards and Appeals prior to (date of adoption) may be started or continued, in accordance with the terms thereof, or as such terms may be subsequently modified, pursuant to the regulations in effect at the time such authorization or special permit was granted.

All such authorizations or special permits shall be subject to the provisions of Sections 11-42 (Lapse of Authorization of Special Permit Granted by the City Planning Commission) and 11-43 (Renewal of Authorization or Special Permit).

Notwithstanding the foregoing, any subsequent modifications to such authorizations or special permits that involve an increase in the number of off-street parking spaces provided shall only be as permitted by the applicable special permit provisions of Section 13-46 (Special Permits for Additional Parking Spaces).

#### 13-07 Existing Buildings and Off-Street Parking Facilities

The provisions of this Section shall apply to existing required or permitted #accessory# off-street parking spaces, #public parking lots# and #public parking garages# established prior to (date of adoption) in the #Manhattan Core#, as applicable, and to existing #buildings developed# without the provision of parking.

Existing required or permitted #accessory# off-street parking spaces, #public parking lots# and #public parking garages# established prior to (date of adoption) shall continue to be subject to the applicable zoning district regulations in effect prior to (date of adoption), except that:

- (a) any reduction or elimination of existing #accessory# off-street parking spaces that were required under the applicable provisions in effect prior to April 29, 1982, or for public or publicly-assisted housing under the applicable provisions in effect prior to (date of adoption), shall be allowed only by authorization of the City Planning Commission pursuant to Section 13-443 (Reduction of the number of required existing parking spaces);
- (b) #enlargements#, #extensions# or any increase in the number of off-street parking spaces within such off-street parking facilities shall be allowed by the City Planning Commission as follows:
- (1) where the proposed increase in off-street

parking spaces occurs in a #building developed# without the provision of parking, the Commission may authorize up to 15 off-street parking spaces pursuant to the provisions of Section 13-442 (Limited increase in parking spaces for existing buildings without parking);

- (2) where the proposed increase occurs in an existing off-street parking facility, and such proposed increase:
- (i) does not exceed the number of parking spaces that would be permitted on the #zoning lot# if such #zoning lot# were vacant and #developed# with a new #building# pursuant to the applicable regulations of Section 13-10 (PERMITTED OFF-STREET PARKING IN THE MANHATTAN CORE), the Commission may permit such an increase pursuant to the provisions of Section 13-45 (Special Permit for Limited Increase of Parking Spaces in Existing Buildings or Parking Facilities); or
- (ii) results in a capacity not otherwise allowed under the applicable regulations of Section 13-10, the Commission may permit such an increase, pursuant to the applicable provisions of Section 13-46 (Special Permits for Additional Parking Spaces);

(c) #conversions# shall be permitted to retain all spaces in existing parking facilities. Additional #accessory# off-street parking spaces shall be permitted by the City Planning Commission pursuant to the applicable special permit provisions of Section 13-46.

(d) an #accessory# off-street parking facility in possession of a license issued by the Department of Consumer Affairs pursuant to Section 20-321 of the New York City Administrative Code to maintain, operate or conduct a garage or parking lot (as defined therein) prior to January 1, 2012 may make #accessory# parking spaces available for public use in accordance with the provisions of Section 13-21 (Public Use and Off-Site Parking), provided that a copy of such license is filed with the Department of Buildings. However, any increase in the number of spaces in such a facility shall only be permitted in accordance with the applicable provisions of paragraph (b) of this Section.

#### 13-10 PERMITTED OFF-STREET PARKING IN THE MANHATTAN CORE

As-of-right off-street parking spaces located within #accessory# off-street parking facilities, automobile rental establishments and #public parking lots# in the #Manhattan Core# shall be permitted as set forth in this Section, inclusive.

#### 13-101 Calculating parking spaces in automated parking facilities

For the purpose of calculating parking spaces in #automated parking facilities#, each tray upon which a vehicle is stored shall constitute one off-street parking space. However, auxiliary parking trays may be exempted from constituting a parking space where the Commissioner of Buildings determines that such auxiliary parking trays are necessary to store and retrieve vehicles for the efficient operation of such #automated parking facility#.

#### 13-11 Permitted Parking for Residences

#Accessory# off-street parking spaces are permitted for #residences# in #developments# or #enlargements#, as follows:

- (a) for Community Districts 1, 2, 3, 4, 5, and 6, #accessory# off-street parking spaces may be provided for not more than 20 percent of the total number of new #dwelling units# contained in the #development# or #enlargement#, or 200 spaces, whichever is less.
- (b) for Community Districts 7 and 8, #accessory# off-street parking spaces may be provided for not more than 35 percent of the total number of new #dwelling units# contained in the #development# or #enlargement#, or 200 spaces, whichever is less.

#### 13-12 Permitted Parking for Non-Residential Uses

#Accessory# off-street parking spaces are permitted for non-residential uses# in #developments# or #enlargements#, as follows:

- (a) #Transient hotels#
- For #transient hotel developments# or #enlargements#, a maximum of 225 #accessory# off-street parking spaces shall be permitted. In no event may the number of parking spaces exceed 15 percent of the number of new #transient hotel# rooms.
- (b) Hospitals

For hospital #developments# or #enlargements#, a maximum of 100 #accessory# off-street parking spaces are permitted.

(c) Retail #uses#

For #developments# or #enlargements# comprising #commercial uses# listed in Use Groups 6A, 6C, or 10A, the maximum number of #accessory# off-street parking spaces permitted shall not exceed one space per 4,000 square feet of #floor area#, or 10 spaces, whichever is less.

(d) Other #commercial#, #community facility# and #manufacturing uses#

For #developments# or #enlargements# comprising #community facility uses# other than hospitals, #commercial uses# other than those listed in paragraphs (a) and (c) of this Section, and #manufacturing uses#, the maximum number of #accessory# off-street parking spaces permitted shall not exceed one space per 4,000 square feet of such #community facility#, #commercial# or #manufacturing floor area#, or 100 spaces, whichever is less.

**13-13 Permitted Parking for Zoning Lots with Multiple Uses**

Where a #development# or #enlargement# contains a combination of #uses# for which parking regulations are set forth in Sections 13-11 (Permitted Parking for Residences), and 13-12 (Permitted Parking for Non-Residential Uses), the number of #accessory# off-street parking spaces for all such #uses# shall not exceed the number of spaces permitted for each #use# in accordance with the provisions of such Sections. However, in no event shall the maximum number exceed 225 #accessory# off-street parking spaces.

**13-14 Permitted Parking in Public Parking Lots**

#Public parking lots#, with a maximum capacity of 150 spaces, are permitted in C2, C4, C6, C8, M1-5, M1-6, M2 and M3 Districts, except that:

- (a) no #public parking lots# shall be permitted:
  - (1) within the area designated on Map 1 (Locations where #public parking lots# are not permitted in the Midtown #Manhattan Core#) in Appendix A of this Chapter;
  - (2) within the area designated on Map 2 (Locations where #public parking lots# are not permitted in the Downtown #Manhattan Core#) in Appendix A of this Chapter; and
  - (3) within the Preservation Area of the #Special Clinton District, as shown on the map in Appendix A of Article IX, Chapter 6; and
- (b) for M1-5 Districts and M1-6 Districts, #public parking lots# shall only be permitted in the following locations:
  - (1) in M1-5 and M1-6 Districts north of 42nd Street and west of 10th Avenue;
  - (2) in the M1-5 Districts west of Ninth Avenue between 17th Street and 30th Street; and
  - (3) in the M1-5 District south of Canal Street.

In such districts, the City Planning Commission may permit a #public parking lot# in a location not allowed by this Section pursuant to the applicable special permit in Section 13-46 (Special Permits for Additional Parking Spaces). Any such proposed #public parking lots# located in the Preservation Area of the #Special Clinton District# shall also be subject to the additional findings set forth in Section 96-111 (Off-street parking regulations).

**13-15 Permitted Parking for Automobile Rental Establishments**  
Automobile rental establishments, as listed in Use Group 8, are permitted, provided that:

- (a) in C2 Districts, the number of automobiles that may be stored in such establishments shall not exceed 150 spaces;
- (b) in C4, C6, and C8, the number of automobiles that may be stored in such establishments shall not exceed 225 spaces; and
- (c) in M1, M2, and M3 Districts, the number of automobiles that may be stored in such establishments shall not exceed 300 spaces.

**13-16 Permitted Parking for Car Sharing Vehicles and Commercial Vehicles**

#Car sharing vehicles# and commercial vehicle parking for motor vehicles not exceeding a length of 20 feet shall be permitted within #accessory# off-street parking facilities, #public parking garages# and #public parking lots#, as follows:

- (a) #Accessory# off-street parking facilities  
  
#Car sharing vehicles# may occupy parking spaces in an #accessory# off-street parking facility,

provided that such #car sharing vehicles# shall not exceed 20 percent of all parking spaces in such facility, or five spaces, whichever is greater.

(b) #Public parking garages# and #public parking lots#

- (1) In C1-5, C1-6, C1-7, C1-8, C1-9, C2 and C4 Districts, vehicles stored by automobile rental establishments and #car sharing vehicles# shall be permitted, provided such vehicles do not exceed, in total, 40 percent of the total number of parking spaces permitted within the #public parking garage# or #public parking lot#.
- (2) In C5, C6, C8, M1, M2 and M3 Districts, vehicles stored by automobile rental establishments and #car sharing vehicles# shall be permitted, provided such vehicles do not exceed, in total, 40 percent of the total number of parking spaces permitted within the #public parking garage# or #public parking lot#. In addition, commercial vehicle parking for motor vehicles not exceeding a length of 20 feet shall be permitted, provided that the total amount of parking spaces occupied by commercial vehicles, including any #car sharing vehicles# and automobile rental establishment vehicles, shall not exceed, in total, 50 percent of the total number of parking spaces permitted within the #public parking garage# or #public parking lot#.

**13-20 SPECIAL RULES FOR MANHATTAN CORE PARKING FACILITIES**

All #accessory# off-street parking facilities, automobile rental establishments, and #public parking lots developed#, #enlarged# or #extended# in the #Manhattan Core# after (date of adoption) shall comply with the applicable provisions of this Section, inclusive.

**13-21 Public Use and Off-Site Parking**

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

No #accessory# off-street parking spaces shall be located on a #zoning lot# other than the same #zoning lot# as the #use# to which they are #accessory#.

**13-22 Enclosure and Screening Requirements**

- (a) #Accessory# off-street parking facilities  
  
All #accessory# off-street parking spaces shall be located within a #completely enclosed building#, with the exception of parking spaces #accessory# to a hospital, as listed in Use Group 4, and as provided in Section 13-46 (Special Permits for Additional Parking Spaces). In addition, such parking facilities shall comply with the following provisions:

- (1) Screening  
  
Any portion of an #accessory# off-street parking facility, except for entrances and exits, that is located above #curb level# shall be located behind permitted #commercial#, #community facility# or #residential floor area# so that no portion of such facility is visible from adjacent public sidewalks or #publicly accessible open areas#. Such #floor area# shall have a minimum dimension of 30 feet, as measured perpendicular to the #street wall# of the #building#.

Alternatively, for parking facilities or portions thereof, fronting upon a #narrow street# within a #Residence District#, off-street parking facilities may be screened by a densely-planted buffer strip, with a depth of at least 10 feet.

- (2) Transparency  
  
Portions of ground floor #commercial# and #community facility uses# screening the parking facility shall comply with the transparency provisions of Section 132-32 (Ground Floor Level Transparency Requirements). However, where the #base flood elevation# is higher than the level of the #building's# adjoining sidewalk, such transparency requirement shall be measured from a height of one foot above the height of the #base flood elevation#, instead of the level of the adjoining sidewalk.

- (b) Automobile rental establishments  
  
All off-street parking within an automobile rental establishment shall be located within a #completely enclosed building# and shall comply with the screening provisions of paragraph (a) of this Section. #Accessory# office space and customer waiting areas associated with such establishments shall constitute #commercial floor area# for the purposes of such screening requirement.

- (c) #Public parking lots# and certain permitted #accessory# parking lots  
  
#Public parking lots# and open parking spaces #accessory# to a hospital shall provide screening in accordance with the provisions of 37-921 (Perimeter landscaping).

**13-23 Floor Area**

The definition of #floor area# in Section 12-10 shall be modified as follows for purposes of this Chapter:

- (a) Attended parking facilities with parking lift systems  
  
For portions of an attended parking facility with parking lift systems, individual lifted trays upon which a vehicle is stored which, in operation, rise to a height in excess of 23 feet, as measured above #curb level#, shall be considered #floor area# in an amount of 153 square feet, or the size of such lifted tray, whichever is greater.
- (b) #Automated parking facilities#  
  
Floor space used for off-street parking spaces in an #accessory automated parking facility# up to a height of 40 feet above #curb level# shall be exempt from the definition of #floor area# upon certification of the Chairperson of the City Planning Commission, pursuant to the provisions of Section 13-432 (Floor area exemption for automated parking facilities).  
  
For portions of an #automated parking facility#, each tray upon which a vehicle is stored at a height in excess of 40 feet in parking facilities certified pursuant to 13-432, or 23 feet in all other #automated parking facilities#, shall be considered #floor area# in an amount of 153 square feet, or the size of such lifted tray, whichever is greater.

**13-24 Curb Cut Restrictions**

In addition to the provisions of this Section, inclusive, additional restrictions on curb cuts in the #Manhattan Core# are found in the following Special Purpose Districts:

- (a) the #Special Midtown District#, as set forth in Section 81-44 (Curb Cut Restrictions);
- (b) the #Special Lincoln Square District#, as set forth in paragraph (b) of Section 82-50 (OFF-STREET PARKING AND OFF-STREET LOADING REGULATIONS);
- (c) the #Special Battery Park City District#, as set forth in Section 84-144 (Location of curb cuts);
- (d) the #Special Lower Manhattan District#, as set forth in Section 91-52 (Curb Cut Regulations);
- (e) the #Special Park Improvement District#, as set forth in Section 92-05 (Maximum Number of Accessory Off-Street Parking Spaces);
- (f) the #Special Transit Land Use District#, as set forth in Section 95-09 (Special Regulations for Accessory Off-Street Parking and Curb Cuts);
- (g) the #Special Clinton District#, as set forth in paragraph (f) of Section 96-21 (Special Regulations for 42nd Street Perimeter Area);
- (h) the #Special Madison Avenue Preservation District#, as set forth in Section 99-06 (Off-street Parking Regulations); and
- (i) the #Special Little Italy District#, as set forth in Section 109-352 (Curb cut regulations).

**13-241 Location of curb cuts**

For #accessory# off-street parking facilities, automobile rental establishments and #public parking lots#, curb cuts are required for entry and exit to such parking facilities. Such curb cuts:

- (a) shall not be permitted within 50 feet of the intersection of any two #street lines#, except where the Commissioner of Buildings certifies that such location is not hazardous to traffic safety, is not likely to create traffic congestion and will not unduly inhibit surface traffic or pedestrian flow. The Commissioner of Buildings may refer such matter to the Department of Transportation, or its successor, for a report;
- (b) shall not be located within two and one-half feet of any #side lot line# of the #zoning lot#, or prolongation thereof;
- (c) for #accessory# off-street parking facilities and automobile rental establishments, shall not be located on a #wide street#, except where authorized pursuant to Section 13-441 (Curb cuts); and
- (d) for #public parking lots#, shall not be permitted on the following #wide streets#, except where authorized pursuant to Section 13-441 (Curb cuts):
  - (1) Fifth Avenue;
  - (2) Avenue of the Americas, from 23rd Street to 32nd Street;

- (3) Seventh Avenue, from 23rd Street to 32nd Street;
- (4) 14th Street, from Seventh Avenue to Fourth Avenue;
- (5) Delancey Street, from Clinton Street to the west side of Orchard Street;
- (6) Church Street, from Park Place to Worth Street;
- (7) Worth Street, from Centre Street to Church Street; and
- (8) Canal Street, from the Bowery to West Broadway.

**13-242****Maximum width of curb cuts**

- (a) #Accessory# off-street parking facilities

For curb cuts accessing off-street parking spaces #accessory# to #residences# in the #Manhattan Core#, the provisions of Sections 25-631 (Location of curb cuts in certain districts), and 36-532 (Location and width of curb cuts accessing residential parking spaces in certain districts) shall apply, as applicable.

In addition, the maximum width of a curb cut shall be 22 feet for curb cuts accessing off-street parking spaces #accessory# to #residences# in R9 or R10 Districts, C1 and C2 Districts mapped within R9 and R10 Districts, and in all other #Commercial Districts# where, as set forth in the tables in Section 34-112 or 35-23, as applicable, the equivalent #Residential District# is R9 or R10. This maximum curb cut width of 22 feet shall also apply to curb cuts accessing off-street parking spaces #accessory# to #commercial# or #community facility uses#, and to curb cuts accessing off-street parking facilities with parking spaces #accessory# to a mix of #uses#.

- (b) Automobile rental establishments

For curb cuts accessing automobile rental establishments, the maximum width of a curb cut shall be 22 feet.

- (c) #Public parking lots#

For curb cuts accessing #public parking lots#, the curb cut provisions of paragraph (c) of Section 36-58 (Parking Lot Maneuverability and Curb Cut Regulations) shall apply.

**13-25****Reservoir Spaces**

For the purpose of determining required reservoir spaces, fractions equal to or greater than one-half resulting from the calculations in this Section shall be considered to be one reservoir space.

- (a) Attended parking facilities

For attended #accessory# off-street parking facilities or #public parking lots# with more than 25 off-street parking spaces, off-street reservoir space at the vehicular entrance shall be provided to accommodate:

- (1) five percent of the total number of parking spaces provided in parking facilities with more than 25 parking spaces and up to 50 parking spaces;
- (2) ten percent of the total number of parking spaces provided in parking facilities with more than 50 parking spaces and up to 100 parking spaces;
- (3) ten parking spaces in parking facilities with more than 100 off-street parking spaces and up to 200 parking spaces; and
- (4) five percent of the total number of parking spaces provided in parking facilities with more than 200 off-street parking spaces. However such number of reservoir spaces need not exceed 50.

- (b) #Automated parking facilities#

For #automated parking facilities#, off-street reservoir space at the vehicle entrance shall be provided at the rate set forth in paragraph (a) of this Section.

Each individual parking location where a driver is permitted to leave a vehicle for transfer to a mechanized automobile storage and retrieval unit shall constitute one reservoir space. Additional reservoir spaces may be located where drivers queue to access such locations for vehicle transfer. In addition, the number of reservoir spaces required pursuant to this Section may be reduced where the Commissioner of Buildings determines that the operational characteristics of such #automated parking facility# warrant such a reduction.

- (c) Automobile rental establishments

For automobile rental establishments, off-street reservoir space at the vehicle entrance shall be

provided at the rate set forth in paragraph (a) of this Section.

- (d) Self-parking facilities

For self-parking #accessory# off-street parking facilities and #public parking lots# where entering vehicles are required to stop before a mechanically-operated barrier before entering such parking facility, such barrier shall be placed a minimum of 20 feet beyond the #street line#.

**13-26****Pedestrian Safety and Access**

For all #accessory# off-street parking facilities, the following safety features shall be provided at all vehicular exit points:

- (a) a 'stop' sign which shall be clearly visible to drivers. Such signage shall comply with the standards set forth in the Manual of Uniform Traffic Control Devices (MUTCD) issued by the Federal Highway Administration (FHWA) for a conventional single lane road; and
- (b) a speed bump, which shall be located within the exit lane of the parking facility. Such speed bump shall:
  - (1) span the width of the vehicular travel lane;
  - (2) have a minimum height of two inches, as measured from the adjoining grade of the exit lane, and shall have a maximum depth of twelve inches; and
  - (3) shall be located a minimum of four feet beyond the #street line#, as measured perpendicular to the #street line#.

**13-27****Minimum and Maximum Size of Parking Facilities**

For all #accessory# off-street parking facilities and automobile rental establishments, the minimum and maximum size requirements for the #parking zone# for such parking facilities shall be set forth in this Section. The #access zone# of such parking facilities shall not have a minimum or maximum gross surface area.

For the purpose of calculating surface area in attended parking facilities with parking lift systems, the lifted tray upon which a vehicle is stored shall constitute surface area.

- (a) Attended parking facilities

The minimum gross surface area, in square feet, of the #parking zone# of an attended #accessory# off-street parking facility shall be 180 times the number of off-street parking spaces provided. However, for portions of an attended parking facility with parking lift systems, such minimum surface area requirement for any elevated spaces may be reduced to 153 times the number of elevated spaces able to be provided on lifted trays.

The maximum gross surface area, in square feet, of such parking facility shall not exceed 200 times the number of off-street parking spaces provided.

- (b) #Automated parking facilities#

No minimum or maximum surface area requirement shall be required in off-street parking facilities that the Commissioner of Buildings determines to be #automated parking facilities#.

- (c) Automobile rental establishments

The maximum gross surface area, in square feet, of the #parking zone# of an automobile rental establishment, shall be established at the rate set forth in paragraph (a) of this Section.

- (d) Self-park facilities

The gross surface area, in square feet, of the #parking zone# of a self-parking #accessory# off-street parking facility shall be a minimum of 300 times the number of off-street parking spaces provided, and a maximum of 350 times the number of off-street parking spaces provided. However, an area of less than 300 square feet, but in no event less than 200 square feet, may be considered as one space, where the layout and design of the parking area are adequate to permit convenient access and maneuvering in accordance with regulations promulgated by the Commissioner of Buildings. Such minimum and maximum #parking zone# requirements of this Section may be modified by the Chairperson of the City Planning Commission pursuant to the certification set forth in Section 13-431 (Reduction of minimum facility size).

**13-30****OFF-STREET LOADING REGULATIONS IN THE MANHATTAN CORE**

All #accessory# off-street loading facilities #developed# or #enlarged# in the #Manhattan Core# after (date of adoption) shall comply with the applicable provisions of this Section, inclusive.

In addition to the provisions of this Section, additional restrictions on loading berths in the #Manhattan Core# are found in the following Special Purpose Districts:

- (a) the #Special Midtown District#, as set forth in

Sections 81-312 (Prohibitions of off-street parking or off-street loading facilities, 81-44 (Curb Cut Restrictions) and 81-84 (Mandatory Regulations and Prohibitions);

- (b) the #Special Lincoln Square District#, as set forth in Section 82-50 (OFF-STREET PARKING AND OFF-STREET LOADING REGULATIONS);

- (c) the #Special Battery Park City District#, as set forth in Sections 84-143 and 84-342 (Off-street loading); and

- (d) the #Special Lower Manhattan District#, as set forth in Section 91-52 (Curb Cut Regulations) and 91-53 (Waiver of Requirements for Accessory Off-Street Loading Berths)

**13-31****Modification of Minimum Size of Loading Berth**

For all permitted or required #accessory# loading berths, the minimum length requirements for hospitals and related facilities or prisons; hotels, offices or court houses; #commercial uses#; and wholesale, #manufacturing# or storage #uses#, set forth in Sections 36-681 (Size of required berths) and 44-581 (Size of required loading berths), shall be 37 feet.

**13-32****Floor Area Exemption**

In addition to the #floor area# exemption for #accessory# off-street loading berths set forth in Section 12-10 (DEFINITIONS), for #buildings# with a total #floor area# in excess of 100,000 square feet, up to 300 square feet of floor space may be exempted from the definition of #floor area# where such #buildings# allocate a permanent space for dumpster storage, and such storage space has a minimum dimension of 12 feet by 25 feet. Such dumpster storage space shall be adjacent to a #building's# loading berth.

**13-33****Modification of Provisions for a Zoning Lot with Uses Subject to Different Loading Requirements**

The provisions of Sections 36-63 and 44-53 (Special Provisions for a Single Zoning Lot with Uses Subject to Different Loading Requirements) shall not apply.

**13-34****Location of Access to the Street**

In addition to the provisions of Sections 25-75, 36-682 and 44-582 (Location of Access to the Street), no entrance or exit to an #accessory# off-street loading berth shall be located on a #street# with a roadbed width of less than 20 feet, as measured curb to curb.

**13-35****Modification of Loading Berth Requirements**

The provisions of Sections 25-75 (Location of Access to the Street), 36-65 and 44-55 (Waiver of Requirements for All Zoning Lots Where Access Would Be Forbidden) shall be modified to allow the Commissioner of Buildings to reduce or waive the applicable loading berth requirements, provided that:

- (a) the #zoning lot# only has frontage upon a #street#, or portion thereof, where curb cuts or entrances and exits to #accessory# off-street loading berths are not permitted;
- (b) the #zoning lot# has frontage along a #street# where curb cuts accessing a loading berth are otherwise permitted, but there is no access to such #zoning lot# from the #street# due to the presence of:
  - (1) a #building# existing on (date of adoption) containing #residences#;
  - (2) a #non-residential building# existing on (date of adoption) that is three or more #stories# in height; or
  - (3) a #building# designated as a landmark or considered a contributing #building# in an Historic District designated by the Landmarks Preservation Commission; or
- (c) there are subsurface conditions, ventilation requirements from below-grade infrastructure or other site planning constraints that would make accommodating such loading berths infeasible.

In the case of paragraph (c), as set forth in this Section, the Commissioner shall require a loading berth of not less than 33 feet in depth, if such a berth can be accommodated in consideration of the relevant site restraints. The Commissioner of Buildings may request reports from licensed engineers or registered architects in considering such reduction or waiver.

**13-40****CERTIFICATIONS, AUTHORIZATIONS AND SPECIAL PERMITS IN THE MANHATTAN CORE****13-41****General Provisions**

The City Planning Commission may grant certifications, authorizations and special permits in accordance with Section 13-40 (CERTIFICATIONS, AUTHORIZATIONS AND SPECIAL PERMITS IN THE MANHATTAN CORE), inclusive. All such special permits and authorizations, in addition to meeting the requirements, conditions and safeguards prescribed by the Commission as specified in this

Section, shall conform to and comply with all of the applicable regulations, except as otherwise specified herein.

### 13-42 Requirements for Applications

An application to the City Planning Commission for the grant of a certification, authorization or special permit under the provisions of Section 13-40 (CERTIFICATIONS, AUTHORIZATIONS AND SPECIAL PERMITS IN THE MANHATTAN CORE) shall include a site plan showing the location of all existing and proposed #buildings or other structures# on the #zoning lot#, the location of all vehicular entrances and exits and off-street parking spaces, and such other information as may be required by the Commission.

### 13-43 Certifications in the Manhattan Core

#### 13-431 Reduction of minimum facility size

An off-street parking facility in the #Manhattan Core# may provide a gross unobstructed surface area less than the minimum size required by Section 13-27 (Minimum and maximum size of parking facilities) upon certification by the Chairperson of the City Planning Commission to the Commissioner of Buildings that the proposed layout of such parking facility, including, but not limited to, the arrangement of parking spaces, travel aisles and reservoir spaces, where applicable, is sufficient to accommodate the requisite vehicular navigation and turning movements associated with such a facility. In order to make such a determination, the applicant shall provide the Chairperson with dimensioned plan drawings which depict the proposed vehicular movement through the facility, including any relevant maneuverability or turning radius information.

Where the Chairperson certifies that an #accessory# off-street parking facility may be reduced in size because vehicles will be limited in length, such restriction shall be noted on the certificate of occupancy.

#### 13-432 Floor area exemption for automated parking facilities

Floor space used for off-street parking spaces in an #accessory automated parking facility#, up to a height of 40 feet above #curb level#, shall be exempt from the definition of #floor area# upon certification of the Chairperson of the City Planning Commission to the Commissioner of Buildings that:

- the entire #automated parking facility# will be contained within a #completely enclosed building#;
- the portion of the #street wall# of such #automated parking facility# below a height of 14 feet, as measured above #curb level#, complies with the screening provisions of Section 13-222 (Screening requirements for accessory off-street parking facilities), and the portion of the #street wall# above a height of 14 feet, will be similar in composition to the portion of the #building's street wall# immediately above such #automated parking facility#, including but not limited to, the choice of building materials and arrangement and amount thereof; and
- such #automated parking facility# is within a #building# with a #floor area ratio# of at least 2.0.

Any application for such certification shall include relevant plan, elevation and section drawings demonstrating compliance with the provisions of this Section.

### 13-44 Authorizations in the Manhattan Core

#### 13-441 Curb cuts

The City Planning Commission may authorize, subject to the applicable zoning district regulations, curb cuts located on a #wide street#, provided the Commission finds that a curb cut at such a location:

- is not hazardous to traffic safety;
- will not create or contribute to serious traffic congestion, or unduly inhibit vehicular movement;
- will not adversely affect pedestrian movement;
- will not interfere with the efficient functioning of bus lanes, specially designated #streets# and public transit facilities; and
- will not be inconsistent with the character of the existing streetscape.

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

#### 13-442 Limited increase in parking spaces for existing buildings without parking

The City Planning Commission may, by authorization, allow an off-street parking facility in the #Manhattan Core# with a maximum capacity of 15 spaces in an existing #building developed# without the provision of parking, provided that the conditions of paragraph (a) and the findings of paragraph (b) are met.

#### (a) Conditions

As a condition for approval, the parking facility shall comply with the applicable provisions of Section 13-20 (SPECIAL RULES FOR MANHATTAN CORE PARKING FACILITIES), except that such parking facility need not comply with the provisions

of Section 13-222 (Screening requirements for accessory off-street parking facilities).

#### (b) Findings

The Commission shall find that:

- the location of the vehicular entrances and exits to the parking facility will not unduly interrupt the flow of pedestrian traffic associated with #uses# or public facilities in close proximity thereto or result in any undue conflict between pedestrian and vehicular movements, due to the entering and leaving movement of vehicles;
- the location of the vehicular entrances and exits to such parking facility will not interfere with the efficient functioning of #streets#, including any lanes designated for specific types of users or vehicles, due to the entering and leaving movement of vehicles; and
- such parking facility will not be inconsistent with the character of the existing streetscape.

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

#### 13-443 Reduction of the number of required existing parking spaces

For off-street parking facilities built prior to (date of adoption), the City Planning Commission may authorize a reduction of the number of required #accessory# off-street parking spaces where the Commission finds that such reduction will not have undue adverse effects on residents, businesses or community facilities in the surrounding area, as applicable.

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

#### 13-45 Special Permit for Limited Increase of Parking Spaces in Existing Buildings or Parking Facilities

The City Planning Commission may permit an increase in the number of parking spaces within an existing off-street parking facility, where such increase does not exceed the number of parking spaces that would be permitted on the #zoning lot# if such #zoning lot# were vacant and #developed# with a new #building# pursuant to Section 13-10 (PERMITTED OFF-STREET PARKING IN THE MANHATTAN CORE), provided that the conditions of paragraph (a) and the findings of paragraph (b) of this Section are met. Such increase in the number of parking spaces shall be determined in relation to a new #building# that is comparable to the #building# containing the parking facility in terms of its #floor area#, #use#, proportion of #uses# if different #uses# exist, and #dwelling units#, if any. Any #non-complying floor area# or #dwelling units# shall be excluded from such calculation

#### (a) Conditions

The proposed parking facility shall comply with the applicable provisions of Section 13-20 (SPECIAL RULES FOR MANHATTAN CORE PARKING FACILITIES), except that such parking facility need not comply with the provisions of Section 13-22 (Enclosure and Screening Requirements).

#### (b) Findings

The Commission shall find, with such increase in the number of parking spaces, that:

- the location of the vehicular entrances and exits to such parking facility will not unduly interrupt the flow of pedestrian traffic associated with #uses# or public facilities in close proximity thereto or result in any undue conflict between pedestrian and vehicular movements, due to the entering and leaving movement of vehicles;
- the location of the vehicular entrances and exits to such parking facility will not interfere with the efficient functioning of #streets#, including any lanes designated for specific types of users or vehicles, due to the entering and leaving movement of vehicles; and
- such parking facility will not be inconsistent with the character of the existing streetscape.

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

#### 13-46 Special Permits for Additional Parking Spaces

In accordance with the special permit provisions of Sections 13-461 through 13-464, the City Planning Commission may permit the off-street parking facilities listed in paragraph (a) of this Section, provided that such parking facilities comply with the conditions of paragraph (b) and the findings of

paragraphs (c) and (d) of this Section.

#### (a) Eligible parking facilities

The City Planning Commission may permit, the following:

- on-site or off-site, open or enclosed #accessory# off-street parking facilities with any capacity not otherwise allowed under the applicable regulations of Section 13-10 (PERMITTED OFF-STREET PARKING IN THE MANHATTAN CORE);
- #public parking lots# with any capacity not otherwise allowed under the applicable regulations of Section 13-10, or #public parking lots# in locations not permitted by Section 13-14 (Permitted Parking for Public Parking Lots); or
- #public parking garages#, in the zoning districts permitted pursuant paragraph (d) of Section 13-041 (Applicability of parking regulations within the Manhattan Core). The Commission may also permit floor space in such #public parking garages# used for off-street parking spaces in any #story# located not more than 23 feet above #curb level# to be exempt from the definition of #floor area# as set forth in Section 12-10.

#### (b) Conditions

The proposed parking facility shall comply with the applicable provisions of Section 13-20 (SPECIAL RULES FOR MANHATTAN CORE PARKING FACILITIES). Proposed #public parking garages# shall utilize the applicable regulations for #accessory# off-street parking facilities.

#### (c) Findings

The Commission shall find that:

- the location of the vehicular entrances and exits to such parking facility will not unduly interrupt the flow of pedestrian traffic associated with #uses# or public facilities in close proximity thereto or result in any undue conflict between pedestrian and vehicular movements, due to the entering and leaving movement of vehicles;
- the location of the vehicular entrances and exits to such parking facility will not interfere with the efficient functioning of #streets#, including any lanes designated for specific types of users or vehicles, due to the entering and leaving movement of vehicles;
- for #public parking garages#, that where any floor space is exempted from the definition of #floor area#, such additional floor space is needed in order to prevent excessive on-street parking demand and relieve traffic congestion; and
- such parking facility will not be inconsistent with the character of the existing streetscape.

#### (d) Additional findings

The Commission shall also find that each proposed off-street parking facility complies with the additional findings set forth in one of the following Sections, as applicable:

- Section 13-461 (Additional parking spaces for residential growth) shall apply to any such parking facility serving the parking needs of a predominantly #residential development# or #enlargement# that has or will have an area of less than 1.5 acres;
- Section 13-462 (Additional parking spaces for health care, arts or public assembly uses) shall apply to any such parking facility serving the parking needs of a any #use# listed in paragraph (a) of Section 13-462 that has or will have an area of less than 1.5 acres;
- Section 13-463 (Additional parking spaces for economic development uses) shall apply to any such parking facility serving the parking needs of a non-#residential use# not otherwise listed in paragraph (a) of Section 13-462 that has or will have an area of less than 1.5 acres, or
- Section 13-464 (Additional parking spaces for large-scale developments) shall apply to any such parking facility serving the parking needs of a #development# or #enlargement# that has or will have an area of at least 1.5 acres.

#### 13-461 Additional parking spaces for residential growth

The City Planning Commission may permit a parking facility listed in paragraph (a) of Section 13-46 (Special Permits for Additional Parking Spaces), where such parking facility

serves the parking needs of a predominantly residential development or enlargement, provided that, in addition to the conditions and findings set forth in Section 13-46, the Commission shall find that either:

- (a) the number of off-street parking spaces in such proposed parking facility is reasonable and not excessive in relation to recent trends in close proximity to the proposed facility with regard to:
  - (1) the increase in the number of dwelling units; and
  - (2) the number of both public and accessory off-street parking spaces, taking into account both the construction, if any, of new off-street parking facilities and the reduction, if any, in the number of such spaces in existing parking facilities. In making this determination, the Commission may take into account off-street parking facilities for which building permits have been granted, or which have obtained City Planning Commission special permits pursuant to this Section; or
- (b) the proposed ratio of parking spaces to dwelling units in the proposed development does not exceed that for an as-of-right building developed under the provisions of Section 13-10 (PERMITTED OFF-STREET PARKING IN THE MANHATTAN CORE). In making this determination, the Commission may disregard the applicable limits on the total number of permitted parking spaces established for such as-of-right buildings.

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

**13-462 Additional parking spaces for health care, arts or public assembly uses**

The City Planning Commission may permit a parking facility listed in paragraph (a) of Section 13-46 (Special Permits for Additional Parking Spaces), where such parking facility would serve the parking needs of a health care, arts or public assembly use, provided that, in addition to the conditions and findings set forth in Section 13-46, the Commission shall find that:

- (a) the proposed parking facility is either in close proximity to or on the same zoning lot as one or more of the following uses being developed, enlarged or created within existing buildings:
  - (1) a hospital or related facility, as listed in Use Group 4;
  - (2) a museum, as listed in Use Group 3;
  - (3) a theater, as listed in Use Group 8, or other performing arts venue; or
  - (4) an arena, auditorium, trade exposition or stadium, as listed in Use Group 12 or, where permitted by special permit, pursuant to Section 74-41 or other government agency approvals.
- (b) an increased number of permitted off-street parking spaces in such proposed parking facility is essential to the operation of such health care, arts or public assembly use; and
- (c) reasonable measures to minimize parking demand have been identified. For existing or enlarged health care, arts or public assembly uses, such measures shall have been implemented, where feasible, prior to application, and a commitment by the applicant shall be made, in a form acceptable to the Commission, to continue, and where necessary, improve upon and supplement such measures. For new health care, arts or public assembly uses, such measures shall be committed to in a form acceptable to the Commission.

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

**13-463 Additional parking spaces for economic development uses**

The City Planning Commission may permit a parking facility listed in paragraph (a) of Section 13-46 (Special Permits for Additional Parking Spaces), where such parking facility serves the parking needs of a non-residential use not otherwise listed in paragraph (a) of Section 13-462, provided that, in addition to the conditions and findings set forth in Section 13-46, the Commission shall find that:

- (a) the proposed parking facility is in close proximity to or on the same zoning lot as a commercial use, community facility use or manufacturing use which is being developed, enlarged or created within an existing building or other structures, and such use is of significant importance to the economic well-being of the City of New York;
- (b) an increased number of permitted off-street parking spaces in such proposed parking facility is essential to the operation of such use; and
- (c) reasonable measures to minimize parking demand

have been identified. For existing or enlarged uses, such measures shall have been implemented, where feasible, prior to application, and a commitment by the applicant shall be made, in a form acceptable to the Commission, to continue, and where necessary, improve upon and supplement such measures. For new uses, such measures shall be committed to in a form acceptable to the Commission.

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

**13-464 Additional parking spaces for large-scale developments**

The City Planning Commission may permit a parking facility listed in paragraph (a) of Section 13-46 (Special Permits for Additional Parking Spaces), where such parking facility serves the parking needs of a development or enlargement on a tract of land exceeding one and one-half acres, provided that, in addition to the conditions and findings set forth in Section 13-46, the Commission shall find that:

- (a) where an increased number of permitted off-street parking spaces in such proposed parking facility would serve the parking needs of a predominantly residential large-scale development or enlargement, either finding (a) or finding (b) of Section 13-461 (Additional parking spaces for residential growth) is met;
- (b) where such proposed parking facility would serve the parking needs of a predominantly non-residential large-scale development or enlargement, an increased number of permitted off-street parking spaces in such proposed parking facility is essential to the operation of the non-residential uses in such development or enlargement;
- (c) where a parking deficit is created by the relocation of parking users from off-street parking spaces that will be eliminated through the proposed development or enlargement, the availability of off-street parking in the vicinity of such proposed development or enlargement will be of insufficient capacity to accommodate such potential parking users;
- (d) reasonable measures to minimize parking demand have been identified. For existing or enlarged uses, such measures shall have been implemented, where feasible, prior to application, and a commitment by the applicant shall be made, in a form acceptable to the Commission, to continue, and where necessary, improve upon and supplement such measures. For new uses, such measures shall be committed to in a form acceptable to the Commission; and
- (e) where phased construction will occur in the large-scale development, a phased parking plan has been provided which demonstrates that a reasonable and not excessive amount of additional parking spaces is provided in the proposed parking facility in relation to the amount of completed construction in such large-scale development.

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

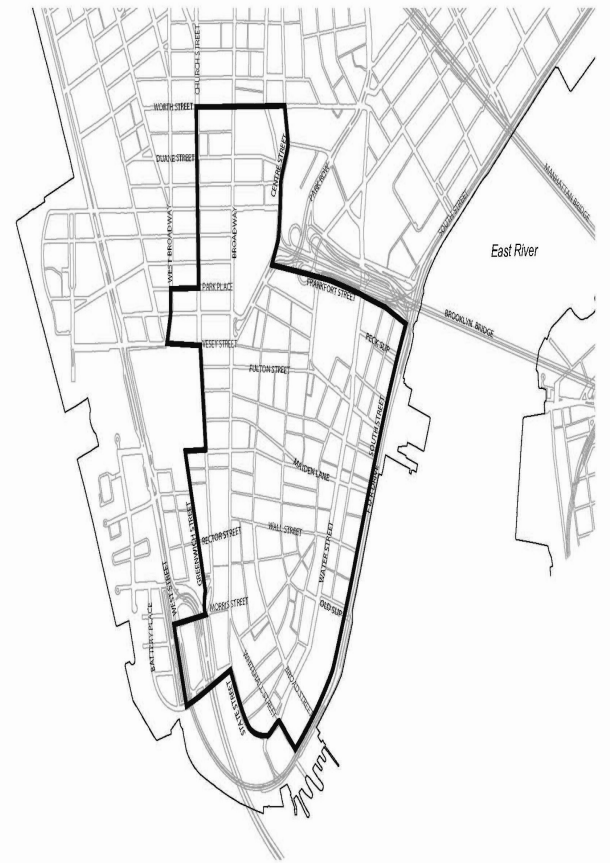
**Appendix A Manhattan Core Parking Maps**

Map 1 – Locations where public parking lots are not permitted in the Midtown Manhattan Core



Boundary where public parking lots are not permitted in the Midtown Manhattan Core, except where permitted by Section 13-46 (Special Permits for Additional Parking Spaces)

Map 2 – Locations where public parking lots are not permitted in the Downtown Manhattan Core



Boundary where public parking lots are not permitted in the Downtown Manhattan Core, except where permitted by Section 13-46 (Special Permits for Additional Parking Spaces)

**13-00 GENERAL PURPOSES**

The provisions of this Chapter establish special comprehensive regulations for off street parking in Manhattan Community Districts 1, 2, 3, 4, 5, 6, 7 and 8 (with the exception of Roosevelt Island) and portions of Queens Community Districts 1 and 2. These regulations are a significant step forward towards bringing the Zoning Resolution into conformity with current environmental programs and safety standards concerning air pollution in the Borough of Manhattan, south of 110th Street. In Long Island City, Borough of Queens, these regulations will allow the city to plan for the parking needs of residents and businesses in a more rational manner and help facilitate a mass transit, pedestrian oriented Central Business District.

**13-01 Applicability**

In Manhattan Community Districts 1, 2, 3, 4, 5, 6, 7 and 8, and the portions of Queens Community Districts 1 and 2 bounded by Queens Plaza North, 21st Street, 41st Avenue, 20th Street, 40th Road, Northern Boulevard, 43rd Street, Skillman Avenue, 30th Street, 48th Avenue, 30th Street, 40th Avenue, Dutch Kills Canal, Newtown Creek, the East River, the westerly prolongation of 50th Avenue, Center Boulevard, 40th Avenue, Fifth Street, Anable Basin, the East River, and the prolongation of Queens Plaza North, as depicted by Areas A, B and C in the map in this Section, accessory off street parking spaces, public parking lots and public parking garages shall be used, developed or enlarged in accordance with the provisions of this Chapter, except as otherwise provided in Section 13-011 (Exceptions).

The provisions of the underlying district shall apply, except where modified by the provisions of this Chapter. In the event of a conflict between the provisions of this Chapter and any other Chapter of this Resolution, the more restrictive provisions shall apply. For the purpose herein, the more restrictive provisions shall be considered those which permit the:

- (a) fewest number of parking spaces;
- (b) most exclusive use of parking spaces; and
- (c) most limited location of curb cuts.

Portions of Queens Community Districts 1 and 2 Areas A, B, and C

(insert map)  
**13-011 Exceptions**

The provisions of this Chapter shall not apply to Sections 78-41 (Location of Accessory Parking Spaces) and 78-42 (Parking Regulations for Commercial and Community Facility Uses) concerning large scale residential developments and the Special Battery Park City District.

**13-012 Existing off street parking facilities**

- (a) Existing required or permitted accessory off street parking spaces, public parking lots and public parking garages established prior to April 20, 1982, in Manhattan, and October 25, 1995, in Queens, shall continue to be subject to the applicable zoning district regulations in effect prior to April 20, 1982, in Manhattan, and October 25, 1995, in Queens. However, enlargements, extensions or any increase in the number of off street parking spaces within such off street parking facilities shall be subject to the provisions of this Chapter.
- (b) Nothing herein contained shall be deemed to permit a reduction or elimination of existing accessory off street parking spaces that were required under the

applicable provisions of the zoning district regulations in effect prior to April 20, 1982, in Manhattan, and October 25, 1995, in Queens.

(e) — #Car sharing vehicles# may occupy existing required or permitted #accessory# off street parking spaces established prior to April 20, 1982, in Manhattan, and October 25, 1995, in Queens; however, the number of spaces so occupied shall not exceed five spaces or 20 percent of all such #accessory# off street parking spaces, whichever is greater.

(d) — #Accessory residential# off street parking spaces shall be made available to the occupants of the #residences# to which they are #accessory# within 30 days after written request is made to the landlord.

(e) — #Car sharing vehicles# may occupy parking spaces in #public parking lots# and #public parking garages# established prior to April 20, 1982, in Manhattan, and October 25, 1995, in Queens; however, the number of spaces so occupied shall not exceed 40 percent of all parking spaces in such parking facilities.

### 13-013

#### Previously approved special permits or authorizations

Whenever, under the applicable provisions of the Zoning Resolution in effect prior to April 20, 1982, in Manhattan, and October 25, 1995, in Queens, the City Planning Commission or the Board of Standards and Appeals has granted any special permit or authorization, the status of such approved special permit or authorization shall not be altered by the provisions of this Chapter. However, the provisions of this Chapter shall apply to the renewal of any special permit or authorization for a #public parking lot#.

### 13014

#### Commercial vehicle parking in public parking facilities

Notwithstanding the definition of #public parking garages# and #public parking lots# in Section 12-10 (DEFINITIONS), commercial and public utility motor vehicle parking shall be permitted within such facilities when located in C52, C52.5, C53, C55, C5P, C64, C64.4, C65, C65.5, C66, C66.5, C67, C9 and M16 Districts, provided that:

- (a) — such vehicles do not exceed 20 feet in length; and
- (b) — the number of spaces provided for such vehicles is limited to not more than 10 spaces or 10 percent of the total number of spaces permitted within the #public parking garages# or #public parking lots#, whichever is less.

### 13-10

#### PERMITTED ACCESSORY OFF STREET PARKING SPACES

### 13-11

#### General Provision

#Accessory# off street parking spaces are not permitted in Manhattan Community Districts 1, 2, 3, 4, 5, 6, 7 and 8 or in Areas A, B and C in Queens Community Districts 1 and 2, as shown on the map in Section 13-01 (Applicability), except as set forth in this Chapter.

### 13-12

#### Residential Development

#Accessory# off street parking spaces are permitted only for #developments# or #enlargements# containing #residential use#, as follows:

- (a) — For the area south of 60th Street and its prolongations, the number of #accessory# off street parking spaces shall not exceed 20 percent of the number of new #dwelling units# contained in the #development# or #enlargement# or 200 spaces, whichever is less.
- (b) — For the area north of 60th Street and its prolongations in Community Districts 7 and 8, the number of #accessory# off street parking spaces shall not exceed 35 percent of the number of new #dwelling units# contained in the #development# or #enlargement# or 200 spaces, whichever is less.
- (c) — Within Area A in Queens Community Districts 1 and 2, as shown on the map in Section 13-01 (Applicability), the number of #accessory# off street parking spaces shall not exceed 50 percent of the #dwelling units# contained in the #development# or #enlargement#, or 200 spaces, whichever is less.

Within Areas B and C, as shown on the map in Section 13-01, the number of #accessory# off street parking spaces shall not exceed 100 percent of the #dwelling units# contained in the #development# or #enlargement#.

All such #accessory# off street parking spaces shall be located within a #completely enclosed building# and shall be used exclusively by the occupants of the #residential development# or #enlargement#.

### 13-13

#### Non-Residential Development

### 13-131

#### Transient hotels

For #transient hotel developments# or #enlargements#, a maximum of 150 #accessory# off street parking spaces are permitted if there is only one entrance to the #accessory

group parking facility# and 225 #accessory# off street parking spaces are permitted if there are two or more entrances. In no event may the number of parking spaces exceed 15 percent of the number of #transient hotel# rooms in Manhattan Community Districts 1, 2, 3, 4, 5, 6, 7 and 8 or 50 percent of the number of #transient hotel# rooms in Areas A, B and C in Queens Community Districts 1 and 2, as shown on the map in Section 13-01 (Applicability). All such parking spaces shall be located within a #completely enclosed building# and shall be used primarily for the personnel, guests and occupants of the #transient hotel#.

### 13-132

#### Hospitals

For hospital #developments# or #enlargements# in Manhattan Community Districts 1, 2, 3, 4, 5, 6, 7 and 8, a maximum of 100 #accessory# off street parking spaces, open or enclosed, are permitted.

For hospital #developments# or #enlargements# in Area A in Queens Community Districts 1 and 2, as shown on the map in Section 13-01 (Applicability), a maximum of 150 #accessory# off street parking spaces, open or enclosed, are permitted if there is only one entrance to the #accessory# group parking facility and 225 #accessory# off street parking spaces, open or enclosed, are permitted if there are two or more entrances.

Within Areas B and C, as shown on the map in Section 13-01, #accessory# off street parking may be provided in accordance with the underlying district regulations.

Such parking spaces are to be used exclusively by the hospital staff, patients and visitors.

### 13-133

#### Community facility, commercial or manufacturing developments

For #community facility#, #commercial# or #manufacturing developments# or #enlargements#, in Manhattan Community Districts 1, 2, 3, 4, 5, 6, 7 and 8, and Area A in Queens Community Districts 1 and 2, as shown on the map in Section 13-01 (Applicability), the maximum number of #accessory# off street parking spaces permitted for each #development# or #enlargement# shall not exceed one space per 4,000 square feet of #floor area# or 100 spaces, whichever is less. All such parking spaces shall be located within a #completely enclosed building# and shall be used exclusively by the tenants or employees of the #development# or #enlargement# and shall not be available to the public.

Within Areas B and C, as shown on the map in Section 13-01, the maximum number of #accessory# off street parking spaces permitted for each #development#, #enlargement#, or alteration shall not exceed one space per 4,000 square feet of #floor area# or 100 spaces, whichever is less. In the event that the permitted number of #accessory# off street spaces would be less than 15, an #accessory# parking facility of up to 15 spaces may be provided. All spaces shall be located within a #completely enclosed building#, except a maximum of 15 spaces which may be open, and shall be used exclusively by the tenants or employees of the #development# or #enlargement# and shall not be available to the public.

### 13-134

#### Multiple use development

Where a #development# or #enlargement# contains a combination of #uses# for which #accessory# parking space regulations are set forth in Sections 13-12 (Residential Developments), 13-131 (Transient hotels), 13-132 (Hospitals) and 13-133 (Community facility, commercial or manufacturing developments), the number of #accessory# off street parking spaces shall not exceed the number of spaces permitted for each #use# in accordance with the provisions of such Sections; however, in no event may the maximum number of #accessory# off street parking spaces exceed 225 spaces. All #accessory# off street parking spaces shall be located within a #completely enclosed building#. The exclusive or primary #use# provisions of Sections 13-12, 13-131, 13-132, and 13-133 shall be applicable to the number of spaces provided for each #use#.

### 13-14

#### Additional Regulations for Permitted Accessory Off Street Parking Spaces

### 13-141

#### Location of accessory off street parking spaces

No #accessory# off street parking spaces shall be located on a #zoning lot# other than the same #zoning lot# as the #use# to which they are #accessory#.

### 13-142

#### Location of access to the street

(a) — The entrances and exits to all permitted #accessory# off street parking spaces shall not be located within 50 feet of the intersection of any two #street lines#. However, curb cuts located within 50 feet of the intersection of two #street lines# may be permitted if the Commissioner of Buildings certifies that such location:

- (1) — is not hazardous to traffic safety;
- (2) — not likely to create traffic congestion; and
- (3) — will not unduly inhibit surface traffic or pedestrian flow.

The Commissioner may refer such matter to the Department of Transportation, or its successor, for a report and may base the determination on such report.

(b) — In Manhattan Community Districts 1, 2, 3, 4, 5, 6,

7 and 8, the entrances and exits to all permitted #accessory# off street parking spaces shall not be located on a #wide street# except by authorization of the City Planning Commission, pursuant to Sections 13-53 (Departmental Reports) and 13-553 (Curb cuts).

(c) — In Areas A, B and C, in Queens Community Districts 1 and 2, as shown on the map in Section 13-01 (Applicability), the entrances and exits to all permitted #accessory# off street parking spaces shall not be located on the following #wide streets# except by authorization of the City Planning Commission pursuant to Sections 13-53 and 13-553:

- (1) — Queens Boulevard;
- (2) — Queens Plaza;
- (3) — 21st Street;
- (4) — Skillman Avenue;
- (5) — 44th Drive;
- (6) — Thomson Avenue; and
- (7) — Jackson Avenue.

### 13-143

#### Maximum size of permitted accessory group parking facilities

The gross unobstructed surface area, in square feet, of a permitted #accessory group parking facility# including stalls, aisles, driveways and maneuvering areas shall not exceed 200 times the number of #accessory# off street parking spaces provided. This size limitation shall not be applicable to off street parking spaces permitted under the provisions of Section 13-133 (Community facility, commercial or manufacturing developments) where such spaces are exclusively #accessory#, no charge, self parking spaces in enclosed facilities with a capacity limited to 100 automobiles. In such facilities, the gross unobstructed surface area, in square feet, shall not exceed 200 times the number of #accessory# off street parking spaces provided.

### 13-144

#### Car sharing vehicles

Notwithstanding the provisions of Sections 13-12 and 13-13, inclusive, #car sharing vehicles# may occupy parking spaces in #accessory# off street parking facilities; however, the number of spaces so occupied shall not exceed five spaces or 20 percent of all parking spaces in such facilities, whichever is greater. #Accessory residential# off street parking spaces shall be made available to the occupants of the #residences# to which they are #accessory# within 30 days after written request is made to the landlord.

### 13-20

#### PERMITTED PUBLIC PARKING LOTS

### 13-21

#### General Provisions

Except in the areas listed in Section 13-22, #public parking lots# with a maximum capacity of 150 spaces are permitted in C2, C4, C6, C8, M2 and M3 Districts subject to the regulations set forth in Section 13-23 (Additional Regulations for Permitted Public Parking Lots).

### 13-22

#### Areas Where Public Parking Lots Are Not Permitted

### 13-221

#### Midtown Manhattan core

No #public parking lots# are permitted in the area bounded by 60th Street and its prolongations, First Avenue, 32nd Street and Eighth Avenue, except as provided in Section 13-552 (Public parking lots).

### 13-222

#### Downtown Manhattan core

No #public parking lots# are permitted within the area bounded by Worth Street, Centre Street, Frankfort Street, South Street, Whitehall Street, State Street, Battery Place, West Street, Morris Street, Greenwich Street, Liberty Street, Church Street, Vesey Street, West Broadway, Park Place and Church Street, except as provided in Section 13-552 (Public parking lots).

### 13-223

#### Special Clinton District

No #public parking lots# are permitted in the area bounded by 42nd Street, Tenth Avenue, 50th Street and Eighth Avenue, except as provided in Section 06-111 (Off street parking regulations).

### 13-224

#### Manufacturing Districts

#Public parking lots# are not permitted in M1-5 and M1-6 Districts, except as provided in Section 13-552. However, within these districts, #public parking lots# are permitted on the frontage of the Avenue of the Americas, from 23rd Street to 32nd Street, to a depth of 100 feet; the M1-5 and M1-6 Districts north of 42nd Street and west of Tenth Avenue; the M1-5 District east of First Avenue between 34th Street and 41st Street; the M1-5 District west of Ninth Avenue between 17th Street and 30th Street, and the M1-5 District south of Canal Street.

### 13-225

#### In portions of Queens Community Districts 1 and 2

Within Areas A, B and C in Queens Community Districts 1 and 2, as shown on the map in Section 13-01 (Applicability),



no #public parking lots# are permitted, except as provided in Section 13-552.

**13-23  
Additional Regulations for Permitted Public Parking Lots**

**13-231  
Location of access to the street**

(a) The entrances and exits to all permitted #public parking lots# shall not be located within 50 feet of the intersection of any two #street lines#. However, curb cuts located within 50 feet of the intersection of two #street lines# may be permitted if the Commissioner of Buildings certifies that such location is not hazardous to traffic safety, not likely to create traffic congestion and will not unduly inhibit surface traffic or pedestrian flow. The Commissioner may refer such matter to the Department of Transportation or its successor for a report and may base the determination on such report.

(b) The entrances and exits to a permitted #public parking lot# shall not be located on the following #wide streets# except by authorization of the City Planning Commission pursuant to Section 13-53 (Departmental Reports) and 13-552 (Curb cuts):

- (1) Fifth Avenue;
- (2) Avenue of the Americas, from 23rd Street to 22nd Street;
- (3) Seventh Avenue, from 23rd Street to 22nd Street;
- (4) 14th Street, from Seventh Avenue to Fourth Avenue;
- (5) Delancey Street, from Clinton Street to the west side of Orchard Street;
- (6) Church Street, from Park Place to Worth Street;
- (7) Worth Street, from Centre Street to Church Street; and
- (8) Canal Street, from the Bowery to West Broadway.

**13-232  
Surfacing and screening**

The applicable regulations set forth in Sections 36-55 or 44-44 (Surfacing) and Sections 36-56 or 44-45 (Screening) shall be met.

**13-30  
PERMITTED PUBLIC PARKING GARAGES WITHIN PORTIONS OF QUEENS COMMUNITY DISTRICTS 1 AND 2**

**13-31  
General Provisions**

Within Area C in Queens Community Districts 1 and 2, as shown on the map in Section 13-01 (Availability), notwithstanding any underlying district regulations, #public parking garages# with a maximum capacity of 150 spaces are permitted as of right within any zoning district subject to the regulations set forth in Section 13-32 (Additional Regulations for Permitted Public Parking Garages).

**13-32  
Additional Regulations for Permitted Public Parking Garages**

**13-321  
Location of access to the street**

(a) The entrances and exits to all permitted #public parking garages# shall not be located within 50 feet of the intersection of any two #street lines#. However, curb cuts located within 50 feet of the intersection of two #street lines# may be permitted if the Commissioner of Buildings certifies that such location is not hazardous to traffic safety, not likely to create traffic congestion and will not unduly inhibit surface traffic or pedestrian flow. The Commissioner may refer such matter to the Department of Transportation, or its successor, for a report and may base a determination on such report.

(b) The entrances and exits to a permitted #public parking garage# shall not be located on the following #wide streets# except by authorization of the City Planning Commission pursuant to Section 13-553 (Curb cuts):

- (1) Vernon Boulevard;
- (2) 44th Drive;
- (3) Jackson Avenue;
- (4) 21st Street;
- (5) Queens Plaza; and
- (6) Queens Boulevard.

**13-40  
REQUIRED ACCESSORY OFF-STREET PARKING SPACES**

**13-41  
General Provisions**

Except as otherwise set forth in this Section and Section 13-

42 or by the provisions of Section 13-012 (Existing off street parking facilities), no #accessory# off street parking spaces are required for any #development# or #enlargement# in Manhattan Community Districts 1, 2, 3, 4, 5, 6, 7 and 8 or Areas A, B and C in Queens Community Districts 1 and 2, as shown on the map in Section 13-01 (Availability).

**13-42  
Residential Development**

#Accessory# off street parking spaces are only required for public or publicly assisted housing #developments# or #enlargements# in Manhattan Community Districts 1, 2, 3, 4, 5, 6, 7 and 8, only as set forth below:

(a) For public or publicly assisted housing, as such categories are defined in Section 25-25 (Modification of Requirements for Public or Publicly Assisted Housing or Non-Profit Housing for the Elderly), the minimum number of #accessory# off street parking spaces required for new #dwelling units# provided in the #development# or #enlargement# as a percentage of such new #dwelling units# are as follows:

	South of 60th Street and its Prolongations (in percent)	North of 60th Street and its Prolongations (in percent)
Publicly assisted housing as defined in Section 25-25(a)	15.0	20.0
Public housing developments or dwelling units for low income tenants as defined in Section 25-25(b)	12.0	12.0
Federal rent subsidy program as defined in Section 25-25(c)	13.5	17.5

(b) The requirements of this Section shall not apply to #developments# or #enlargements# on #zoning lots# having a #lot area# of 10,000 square feet or less.

(c) Required parking shall be waived for #developments# or #enlargements# if the required number of #accessory# off street parking spaces resulting from the application of the table in paragraph (a) results in 15 spaces or less.

(d) All required #accessory# off street parking spaces may be located either on the same #zoning lot# as the #development# or #enlargement# or on another #zoning lot# in accordance with the applicable zoning district regulations and shall be subject to the restrictions on location and #use# of #accessory# off street parking spaces in Sections 25-51 through 25-55, inclusive, and the additional regulations for permitted or required #accessory# off street parking spaces set forth in Sections 25-61 through 25-66, inclusive, or Sections 36-51 through 36-57, inclusive. The waiver provisions of Sections 25-27 (Waiver of Requirements for All Zoning Lots Where Access Would Be Forbidden) or 36-24 (Waiver of Requirements) shall also be applicable.

(e) If a public or publicly assisted housing #development# or #enlargement#, as such categories are defined in Section 25-25 (Modification of Requirements for Public, Publicly Assisted and Government Assisted Housing or for Non-profit Residences for the Elderly), provides additional #accessory# off street parking spaces within the #group parking facility# that satisfies the minimum number of spaces required by this Section, then the permitted #accessory# spaces are not subject to the regulations set forth in paragraph (c) of Section 13-12 (Residential Development), 13-141 (Location of accessory off street parking spaces) and 13-143 (Maximum size of permitted accessory group parking facilities).

(f) All such parking spaces shall be used exclusively by the occupants of the #residential development# or #enlargement# and occupants of nearby public or publicly assisted housing projects, except that #car sharing vehicles# may occupy #accessory# off street parking spaces; however, the number of spaces so occupied shall not exceed five spaces or 20 percent of all such parking spaces, whichever is greater. #Accessory residential# off street parking spaces shall be made available to the occupants of the #residences# to which they are #accessory# within 30 days after written request is made to the landlord.

(g) Parking is not required for #non-profit residences for the elderly# or #dwelling units# for the elderly as defined in paragraph (c) of Section 25-25 (Modification of Requirements for Public, Publicly Assisted and Government Assisted Housing or for Non-profit Residences for the Elderly).

**13-50  
SPECIAL PERMITS AND AUTHORIZATIONS**

**13-51  
General Provisions**

The City Planning Commission may grant special permits and authorizations, pursuant to Sections 13-55, inclusive, and 13-56, inclusive.

All such special permits and authorizations, in addition to meeting the requirements, conditions and safeguards prescribed by the Commission, shall conform to and comply with all of the applicable zoning district regulations of the Zoning Resolution, except as otherwise specified herein.

**13-52  
Requirements for Applications**

An application to the City Planning Commission for the grant of a special permit or authorization under the provisions of this Section shall include a site plan showing the location of all #buildings or other structures# on the site, the location of all vehicular entrances and exits and off street parking spaces, and such other information as may be required by the Commission.

**13-53  
Departmental Reports**

In Manhattan Community Districts 1, 2, 3, 4, 5, 6, 7 and 8, all applications for the grant of a special permit or authorization pursuant to this Section shall be referred to the Department of Transportation, or its successor, for its report with respect to the anticipated traffic impact resulting from such #use# at the proposed location and to the Department of Environmental Protection or its successor for its report on air quality at the proposed location. If such agencies shall report thereon within one month from the date of referral, the City Planning Commission shall, in its determination, give due consideration to such report and, further, shall have the power to substantiate the appropriate findings solely on the basis of the reports by such agencies with respect to the issues referred. If such agencies do not report within one month, the Commission may make a final determination without reference thereto. In no case shall a special permit or authorization be granted if the proposed #use# would cause a violation of ambient air quality standards or exacerbate an existing violation of such standards.

**13-54  
Relationship to Public Improvement Projects**

In all cases, the City Planning Commission shall deny a special permit application or authorization whenever the #use# will interfere with a public improvement project (including housing, highways, public #buildings# or facilities, redevelopment or renewal projects, or rights-of-way for sewers, transit, or other public facilities) which is approved by or pending before the City Council or the Commission, as determined from the Calendar of each agency issued prior to the date of the public meeting on the application for a special permit or authorization.

**13-55  
Authorizations**

**13-551  
Accessory off street parking spaces**

The City Planning Commission may, by authorization, subject to the otherwise applicable zoning district regulations, allow on site enclosed #accessory# off street parking facilities with a maximum capacity of 15 spaces in existing #buildings#, provided that the Commission finds that:

- (a) the #building# does not have #accessory# off street parking spaces;
- (b) such parking spaces are needed for and will be used exclusively by the occupants of the #use# to which they are #accessory#, except that #car sharing vehicles# may occupy #accessory# off street parking spaces; however, the number of spaces so occupied shall not exceed five spaces or 20 percent of all such parking spaces, whichever is greater. For the purposes of this paragraph, (b), such need shall exist where there are special circumstances and there are no reasonably viable alternatives to on-site enclosed parking spaces;
- (c) the parking spaces will not create or contribute to serious traffic congestion and will not unduly inhibit surface traffic;
- (d) the parking spaces will not adversely affect pedestrian movement;
- (e) the parking spaces will not be incompatible with, or adversely affect, adjacent #uses# including #uses# within the #building#; and
- (f) the curb cut accessing such parking spaces will not be inconsistent with the character of the existing streetscape.

**13-552  
Public parking lots**

The City Planning Commission may authorize #public parking lots# with a capacity of not more than 150 spaces in C2, C4, C6, C8 and M1 Districts or in Areas A, B or C in Queens Community Districts 1 and 2, as shown on the map in Section 13-01 (Availability), provided that the otherwise applicable regulations set forth in Sections 36-55 or 44-44 (Surfacing), and Sections 36-56 or 44-45 (Screening) are met.

As a condition for authorizing any such #public parking lots#, the Commission shall make the following findings:

- (a) such #use# will not be incompatible with, or adversely affect, the growth and development of #uses# comprising vital and essential functions in the general area within which such #use# is to be located;
- (b) such #use# will not create or contribute to serious traffic congestion and will not unduly inhibit vehicular and pedestrian movement;
- (c) such #use# is so located as to draw a minimum of vehicular traffic to and through local #residential streets#; and

(d) the #streets# providing access to such #use# will be adequate to handle the traffic generated thereby.

The City Planning Commission may prescribe appropriate conditions and safeguards to minimize adverse effects on the character of the surrounding area, including limitations on #signs#, or requirements for shielding of floodlights and for locations of entrances and exits.

### 13-553

#### Curb cuts

The City Planning Commission may authorize, subject to the applicable zoning district regulations, curb cuts located on a #wide street# provided the Commission finds that a curb cut at such a location:

- (a) is not hazardous to traffic safety;
- (b) will not create or contribute to serious traffic congestion, or unduly inhibit vehicular movement;
- (c) will not adversely affect pedestrian movement;
- (d) will not interfere with the efficient functioning of bus lanes, specially designated #streets# and public transit facilities; and
- (e) will not be inconsistent with the character of the existing streetscape.

### 13-56

#### Special Permits

### 13-561

#### Accessory off-street parking spaces

The City Planning Commission may, by special permit, subject to the otherwise applicable zoning district regulations, allow on-site or off-site, open or enclosed, #accessory# off-street parking facilities with any capacity not otherwise allowed under Section 13-10 (PERMITTED ACCESSORY OFF-STREET PARKING SPACES), provided the Commission finds that:

- (a) such parking spaces are needed for, and will be used by, the occupants, visitors, customers or employees of the #use# to which they are #accessory#, except that #car sharing vehicles# may occupy #accessory# off-street parking spaces; however, the number of spaces so occupied shall not exceed five spaces or 20 percent of all such parking spaces, whichever is greater;
- (b) within the vicinity of the site, there are insufficient parking spaces available;
- (c) the facility will not create or contribute to serious traffic congestion nor will unduly inhibit vehicular and pedestrian movement;
- (d) the facility is so located as to draw a minimum of vehicular traffic to and through local #residential streets#; and
- (e) adequate reservoir space is provided at the vehicular entrance to accommodate vehicles equivalent in number to 20 percent of the total number of parking spaces, up to 50 parking spaces, and five percent of any spaces in excess of 200 parking spaces, but in no event shall such reservoir spaces be required for more than 50 vehicles. However, in the case of a facility with a capacity of 10 vehicles or less, the Commission may waive this finding.

The City Planning Commission may prescribe appropriate conditions and safeguards to minimize adverse effects on the character of the surrounding area, including traffic improvements, if necessary, and limitations on #signs# or requirements for shielding or floodlights or for locations of entrances and exits.

### 13-562

#### Public parking garages and public parking lots

The City Planning Commission may, by special permit, allow #public parking garages# and #public parking lots# not otherwise permitted, pursuant to the applicable provisions of Section 74-52 (Parking Garages or Public Parking Lots in High-Density Central Areas).

\* \* \*

## Chapter 6

### Comprehensive Off-Street Parking Regulations in Long Island City

The provisions of this Chapter establish special comprehensive regulations for off-street parking in #Long Island City#, as defined in Section 16-02 (Definitions). These regulations will allow the city to plan for the parking needs of residents and businesses in a more rational manner and help facilitate a mass transit, pedestrian-oriented Central Business District.

### 16-01

#### General Provisions

Except as modified by the express provisions of this Chapter, the regulations of the underlying zoning districts or special purpose districts shall remain in effect.

### 16-02

#### Definitions

Long Island City

For the purpose of this Chapter, "Long Island City" shall

refer to the portion of Queens Community Districts 1 and 2 within the boundaries shown on Map 1 (#Long Island City# and Subareas) in Appendix A of this Chapter.

### 16-03

#### Maps

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

Map 1 - #Long Island City# and Subareas

Map 2 - Locations where curb cuts are prohibited

### 16-04

#### Subareas

In order to carry out the purposes and provisions of this Chapter, three subareas, Subareas A, B and C, are established within #Long Island City#, the boundaries of which are shown on Map 1 (#Long Island City# and Subareas) in Appendix A of this Chapter.

### 16-05

#### Applicability

### 16-051

#### Applicability of parking regulations within Long Island City

The provisions of this Chapter shall apply to #accessory# off-street parking facilities, #public parking lots# and #public parking garages# in #Long Island City#, as follows:

- (b) for #accessory# off-street parking facilities, #public parking garages# and #public parking lots# constructed prior to October 25, 1995, the number of parking spaces required or permitted shall be set forth in Section 16-07 (Existing Buildings and Off-Street Parking Facilities in Long Island City).
- (c) for #accessory# off-street parking facilities, #public parking lots# and #public parking garages# developed# or #enlarged# after October 25, 1995, the number of parking spaces permitted in a parking facility shall be as set forth in Section 16-10 (PERMITTED OFF-STREET PARKING IN LONG ISLAND CITY). Special rules shall apply to all such #accessory# off-street parking spaces, #public parking lots# and #public parking garages#, as set forth in Section 16-20 (SPECIAL RULES FOR LONG ISLAND CITY PARKING FACILITIES).
- (d) any increase in the number of off-street parking spaces in an #accessory# off-street parking facility, #public parking lot# or #public parking garage# resulting in a capacity not otherwise allowed under the applicable regulations of Section 16-10, shall only be permitted by the City Planning Commission pursuant to the applicable special permit in Section 16-35 (Special Permits), inclusive.

### 16-052

#### Applicability of parking regulations for large-scale residential developments within Long Island City

The provisions of this Chapter shall not apply to #large-scale residential developments# utilizing the provisions of Sections 78-41 (Location of Accessory Parking Spaces) or 78-42 (Parking Regulations for Commercial and Community Facility Uses).

### 16-053

#### Applicability of Special Purpose Districts within Long Island City

Additional modifications to the provisions of this Chapter are found in the following Special Purpose Districts:

- (a) the #Special Long Island City Mixed Use District#, as set forth in Section 117-54 (Off-Street Parking and Loading Regulations); and
- (b) the #Special Southern Hunters Point District#, as set forth in Section 125-50 (PARKING REGULATIONS), inclusive.

### 16-06

#### Previously Approved Special Permits or Authorizations

Any authorization or special permit relating to parking regulations in #Long Island City# granted by the City Planning Commission or Board of Standards and Appeals prior to October 25, 1995, may be started or continued, in accordance with the terms thereof, or as such terms may be subsequently modified, pursuant to the regulations in effect at the time such authorization or special permit was granted. Such authorizations or special permits shall be subject to the provisions of Sections 11-42 (Lapse of Authorization of Special Permit Granted by the City Planning Commission) and 11-43 (Renewal of Authorization or Special Permit). However, the provisions of this Chapter shall apply to the renewal of any special permit or authorization for a #public parking lot#.

Any subsequent modifications to such authorizations or special permits that involve an increase in the number of off-street parking spaces provided shall only be permitted by the applicable special permit provisions of Section 16-35 (Special Permits).

### 16-07

#### Existing Buildings and Off-Street Parking Facilities

Existing #buildings developed# without the provision of parking, and existing required or permitted #accessory# off-

street parking spaces, #public parking lots# and #public parking garages# established prior to October 25, 1995 shall be subject to the applicable zoning district regulations in effect prior to October 25, 1995, except that:

- (a) any reduction or elimination of existing #accessory# off-street parking spaces that were required under the applicable provisions in effect prior to October 25, 1995 shall not be permitted;
- (b) #enlargements#, #extensions# or any increase in the number of off-street parking spaces within such off-street parking facilities shall be permitted by the City Planning Commission:
  - (1) where the proposed increase in off-street parking spaces occurs in a #building developed# without the provision of parking, the Commission may authorize up to 15 off-street parking spaces pursuant to the provisions of Section 16-341 (Limited increase in parking spaces for existing buildings without parking);
  - (2) where the proposed increase occurs in an existing off-street parking facility, and such proposed increase results in a capacity not otherwise allowed under the applicable regulations of Section 16-10 (PERMITTED OFF-STREET PARKING IN LONG ISLAND CITY), the Commission may permit such an increase, pursuant to the applicable provisions of Section 16-35 (Special Permits), inclusive;

### 16-10

#### PERMITTED OFF-STREET PARKING IN LONG ISLAND CITY

Off-street parking spaces located within #accessory# off-street parking facilities, #public parking lots# and #public parking garages# in #Long Island City# shall be allowed as set forth in this Section, inclusive.

### 16-11

#### Permitted Parking for Residences

#Accessory# off-street parking spaces are permitted for #residences# in #developments# or #enlargements#, as follows:

- (a) within Subarea A, #accessory# off-street parking spaces may be provided for not more than 50 percent of the total number of new #dwelling units# contained in the #development# or #enlargement#, or 200 spaces, whichever is less.
- (b) within Subareas B and C, #accessory# off-street parking spaces may be provided for not more than 100 percent of the total number of new #dwelling units# contained in the #development# or #enlargement#.

All such #accessory# off-street parking spaces shall be used exclusively by the occupants of the #residential development# or #enlargement#.

### 16-12

#### Permitted Parking for Non-Residential Uses

#Accessory# off-street parking spaces are permitted for non-#residential uses# in #developments# or #enlargements#, as follows:

- (a) #Transient hotels#
 

For #transient hotel developments# or #enlargements#, a maximum of 150 #accessory# off-street parking spaces are permitted if there is only one entrance to the #accessory group parking facility# and a maximum of 225 #accessory# off-street parking spaces are permitted if there are two or more entrances. In no event may the number of parking spaces exceed 50 percent of the number of new #transient hotel# rooms. All such parking spaces shall be used primarily for the personnel, guests and occupants of the #transient hotel#.
- (b) Hospitals
 

For hospital #developments# or #enlargements# in Subarea A, a maximum of 150 #accessory# off-street parking spaces, open or enclosed, are permitted if there is only one entrance to the #accessory# group parking facility and a maximum of 225 #accessory# off-street parking spaces, open or enclosed, are permitted if there are two or more entrances.

For hospital #developments# or #enlargements# within Subareas B and C, #accessory# off-street parking may be provided in accordance with the underlying district regulations.

All such parking spaces are to be used exclusively by the hospital staff, patients and visitors.
- (c) Other #commercial#, #community facility# and #manufacturing uses#
 

For #developments# or #enlargements# in Subarea A comprising #community facility uses# other than hospitals, #commercial uses# other than #transient hotels#, and #manufacturing uses#, the maximum number of #accessory# off-street parking spaces permitted shall not exceed one space per 4,000 square feet of such #community facility#, #commercial# or #manufacturing floor area#, or 100

spaces, whichever is less. All such parking spaces shall be used exclusively by the tenants or employees of the #development# or #enlargement# and shall not be available to the public.

Within Subareas B and C, the maximum number of #accessory# off-street parking spaces permitted for each #development#, #enlargement#, or alteration shall not exceed one space per 4,000 square feet of #floor area# or 100 spaces, whichever is less. In the event that the permitted number of #accessory# off-street spaces would be less than 15, an #accessory# parking facility of up to 15 spaces may be provided. All spaces shall be used exclusively by the tenants or employees of the #development# or #enlargement# and shall not be available to the public.

#### 16-13 Permitted Parking for Zoning Lots with Multiple Uses

Where a #development# or #enlargement# contains a combination of #uses# for which parking regulations are set forth in Sections 16-11 (Permitted Parking for Residences), and 16-12 (Permitted Parking for Non-Residential Uses), the number of #accessory# off-street parking spaces for all such #uses# shall not exceed the number of spaces permitted for each #use# in accordance with the provisions of such Sections. However, in no event shall the maximum number exceed 225 #accessory# off-street parking spaces. The exclusive or primary #use# provisions of Sections 16-11 and 16-12 shall be applicable to the number of spaces provided for each #use#.

#### 16-14 Permitted Parking in Public Parking Lots

No #public parking lots# shall not be permitted within #Long Island City#, except where authorized by the City Planning Commission in accordance with the provisions of Section 16-342 (Public parking lots).

#### 16-15 Permitted Parking for Public Parking Garages

#Public parking garages# may be #developed# or #enlarged# with #Long Island City# in accordance with the underlying district regulations. However, within Subarea C, notwithstanding any underlying district regulations, #public parking garages# with a maximum capacity of 150 spaces are permitted as-of-right within any zoning district.

#### 16-16 Permitted Parking for Car Sharing Vehicles and Commercial Vehicles

#Car sharing vehicles# and commercial vehicle parking for motor vehicles not exceeding a length of 20 feet shall be permitted as follows:

- (a) #Accessory# off-street parking facilities

#Car sharing vehicles# may occupy parking spaces in an #accessory# off-street parking facility, provided that such #car sharing vehicles# shall not exceed 20 percent of all parking spaces in such facility, or five spaces, whichever is greater. #Accessory residential# off-street parking spaces shall be made available to the occupant of a #residence# to which it is #accessory# within 30 days after written request therefore is made to the landlord.

- (b) #Public parking garages# and #public parking lots#

(1) #Car sharing vehicles# shall be permitted within #public parking garages# and, where authorized pursuant to Section 16-342, #public parking lots#, provided such vehicles do not exceed, in total, 40 percent of the total number of parking spaces permitted.

(2) Commercial vehicle parking for motor vehicles not exceeding a length of 20 feet shall be permitted within #public parking garages# and, where authorized pursuant to Section 16-342 #public parking lots#, provided that the total amount of parking spaces occupied by commercial vehicles, shall not exceed 10 percent of the total number of parking spaces permitted, or 10 spaces, whichever is less.

#### 16-20 SPECIAL RULES FOR LONG ISLAND CITY PARKING FACILITIES

All #accessory# off-street parking facilities, #public parking lots# and #public parking garages developed# or #enlarged# after October 25, 1995 in #Long Island City# shall comply with the applicable provisions of this Section, inclusive.

#### 16-21 Off-Site Parking

No #accessory# off-street parking spaces shall be located on a #zoning lot# other than the same #zoning lot# as the #use# to which they are #accessory#.

#### 16-22 Enclosure, Surfacing and Screening Requirements

All #accessory# off-street parking spaces shall be located within a #completely enclosed building#, with the exception of:

- (a) parking spaces #accessory# to a hospital, as listed in Use Group 4; and
- (b) up to 15 off-street parking spaces #accessory# to #commercial uses# other than a #transient hotel#,

as listed in Use Group 5, #community facility uses# other than hospitals, or #manufacturing use#.

#### 16-23 Curb Cut Restrictions

In addition to the provisions of this Section, inclusive, additional restrictions on curb cuts in #Long Island City# are found in the following Special Purpose Districts:

- (a) the #Special Long Island City Mixed Use District#, as set forth in paragraph (b) of Section 117-54 (Off-Street Parking and Loading Regulations); and
- (b) the #Special Southern Hunters Point District#, as set forth in Section 125-55 (Location of Curb Cuts).

#### 16-231 Location of curb cuts

For #accessory# off-street parking facilities, #public parking lots# and #public parking garages#, curb cuts accessing entrances and exits to such parking facilities:

- (a) shall not be permitted within 50 feet of the intersection of any two #street lines#, except where the Commissioner of Buildings certifies that such location is not hazardous to traffic safety, is not likely to create traffic congestion and will not unduly inhibit surface traffic or pedestrian flow. The Commissioner of Buildings may refer such matter to the Department of Transportation, or its successor, for a report; and
- (b) for #accessory# off-street parking facilities and #parking garages#, such curb cuts shall not be located on a #wide streets# designated on Map 2 (Locations where curb cuts are prohibited) in Appendix A of this Chapter, except where authorized pursuant to Section 16-343 (Curb cuts).

#### 16-24 Minimum and Maximum Size of Parking Facilities

The gross unobstructed surface area, in square feet, of a permitted #accessory group parking facility# including stalls, aisles, driveways and maneuvering areas shall not exceed 200 times the number of #accessory# off-street parking spaces provided. This size limitation shall not be applicable to off-street parking spaces permitted under the provisions of paragraph (c) of Section 16-12 (Permitted Parking for Non-Residential Uses) where such spaces are exclusively #accessory#, no-charge, self-parking spaces in enclosed facilities with a capacity limited to 100 automobiles. In such facilities, the gross unobstructed surface area, in square feet, shall not exceed 300 times the number of #accessory# off-street parking spaces provided.

#### 16-30 AUTHORIZATIONS AND SPECIAL PERMITS

##### 16-31 General Provisions

The City Planning Commission may grant authorizations and special permits, pursuant to Sections 16-34, inclusive, and 16-35, inclusive.

All such special permits and authorizations, in addition to meeting the requirements, conditions and safeguards prescribed by the Commission, shall conform to and comply with all of the applicable zoning district regulations of the Zoning Resolution, except as otherwise specified herein.

##### 16-32 Requirements for Applications

An application to the City Planning Commission for the grant of a special permit or authorization under the provisions of this Section shall include a site plan showing the location of all #buildings or other structures# on the site, the location of all vehicular entrances and exits and off-street parking spaces, and such other information as may be required by the Commission.

##### 16-33 Relationship to Public Improvement Projects

In all cases, the City Planning Commission shall deny a special permit application or authorization whenever the #use# will interfere with a public improvement project (including housing, highways, public #buildings# or facilities, redevelopment or renewal projects, or rights-of-way for sewers, transit, or other public facilities) which is approved by or pending before the City Council or the Commission, as determined from the Calendar of each agency issued prior to the date of the public meeting on the application for a special permit or authorization.

##### 16-34 Authorizations

##### 16-341 Limited increase in parking spaces for existing buildings without parking

The City Planning Commission may, by authorization, subject to the otherwise applicable zoning district regulations, allow onsite enclosed #accessory# off-street parking facilities with a maximum capacity of 15 spaces in existing #buildings#, provided that the Commission finds that:

- (a) the #building# does not have #accessory# off-street parking spaces;
- (b) such parking spaces are needed for and will be used exclusively by the occupants of the #use# to which they are #accessory#, except that #car sharing vehicles# may occupy #accessory# off-street parking

spaces; however, the number of spaces so occupied shall not exceed five spaces or 20 percent of all such parking spaces, whichever is greater. For the purposes of this paragraph, (b), such need shall exist where there are special circumstances and there are no reasonably viable alternatives to on-site enclosed parking spaces;

- (c) the parking spaces will not create or contribute to serious traffic congestion and will not unduly inhibit surface traffic;
- (d) the parking spaces will not adversely affect pedestrian movement;
- (e) the parking spaces will not be incompatible with, or adversely affect, adjacent #uses# including #uses# within the #building#; and
- (f) the curb cut accessing such parking spaces will not be inconsistent with the character of the existing streetscape.

#### 16-342 Public parking lots

The City Planning Commission may authorize #public parking lots# with a capacity of not more than 150 spaces in #Long Island City#, provided that the otherwise applicable regulations set forth in Sections 36-55 or 44-44 (Surfacing), and Sections 36-56 or 44-45 (Screening) are met.

As a condition for authorizing any such #public parking lots#, the Commission shall make the following findings:

- (a) such #use# will not be incompatible with, or adversely affect, the growth and development of #uses# comprising vital and essential functions in the general area within which such #use# is to be located;
- (b) such #use# will not create or contribute to serious traffic congestion and will not unduly inhibit vehicular and pedestrian movement;
- (c) such #use# is so located as to draw a minimum of vehicular traffic to and through local #residential streets#; and
- (d) the #streets# providing access to such #use# will be adequate to handle the traffic generated thereby.

The City Planning Commission may prescribe appropriate conditions and safeguards to minimize adverse effects on the character of the surrounding area, including limitations on #signs#, or requirements for shielding of floodlights and for locations of entrances and exits.

#### 16-343 Curb cuts

The City Planning Commission may authorize, subject to the applicable zoning district regulations, curb cuts located on a #wide street# provided the Commission finds that a curb cut at such a location:

- (a) is not hazardous to traffic safety;
- (b) will not create or contribute to serious traffic congestion, or unduly inhibit vehicular movement;
- (c) will not adversely affect pedestrian movement;
- (d) will not interfere with the efficient functioning of bus lanes, specially designated #streets# and public transit facilities; and
- (e) will not be inconsistent with the character of the existing streetscape.

#### 16-35 Special Permits

##### 16-351 Accessory off-street parking spaces

The City Planning Commission may, by special permit, subject to the otherwise applicable zoning district regulations, allow onsite or off-site, open or enclosed, #accessory# off-street parking facilities with any capacity not otherwise allowed under Section 16-10 (PERMITTED OFF-STREET PARKING IN LONG ISLAND CITY), provided the Commission finds that:

- (a) such parking spaces are needed for, and will be used by, the occupants, visitors, customers or employees of the #use# to which they are #accessory#, except that #car sharing vehicles# may occupy #accessory# off-street parking spaces; however, the number of spaces so occupied shall not exceed five spaces or 20 percent of all such parking spaces, whichever is greater;
- (b) within the vicinity of the site, there are insufficient parking spaces available;
- (c) the facility will not create or contribute to serious traffic congestion nor will unduly inhibit vehicular and pedestrian movement;
- (d) the facility is so located as to draw a minimum of vehicular traffic to and through local #residential streets#; and
- (e) adequate reservoir space is provided at the vehicular entrance to accommodate vehicles equivalent in number to 20 percent of the total number of parking spaces, up to 50 parking spaces, and five percent of any spaces in excess of 200

parking spaces, but in no event shall such reservoir spaces be required for more than 50 vehicles. However, in the case of a facility with a capacity of 10 vehicles or less, the Commission may waive this finding.

The City Planning Commission may prescribe appropriate conditions and safeguards to minimize adverse effects on the character of the surrounding area, including traffic improvements, if necessary, and limitations on signs or requirements for shielding or floodlights or for locations of entrances and exits.

16-352 Public parking garages and public parking lots

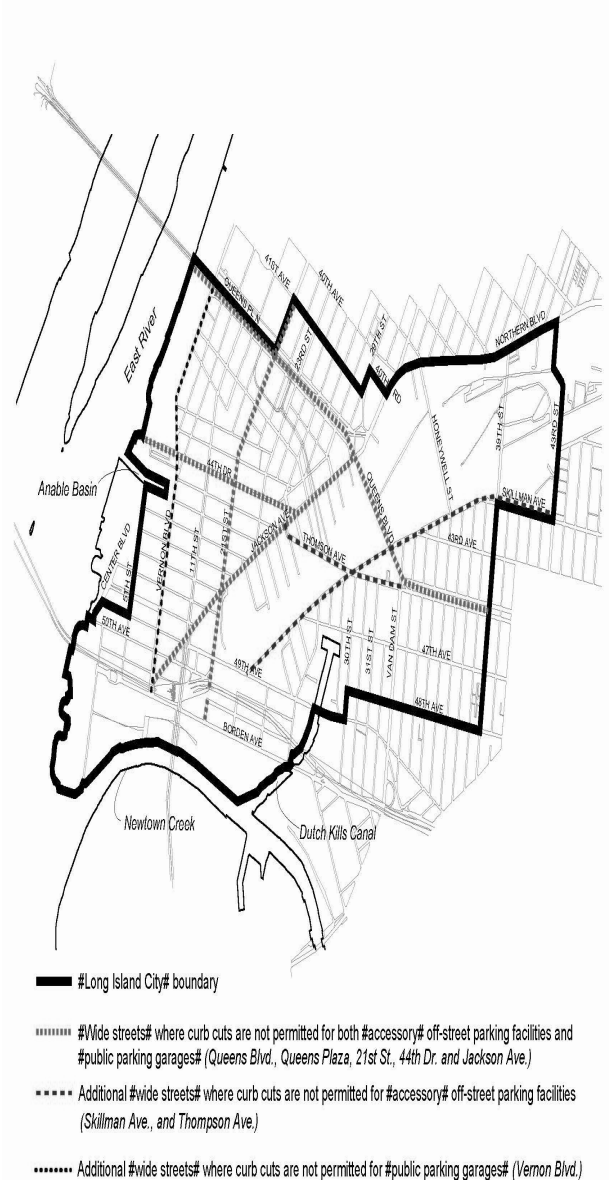
The City Planning Commission may, by special permit, allow public parking garages and public parking lots not otherwise permitted, pursuant to the applicable provisions of Section 74-52 (Parking Garages or Public Parking Lots in High Density Central Areas).

Appendix A Long Island City Parking Maps

Map 1 - Long Island City and Subareas



Map 2 - Locations where curb cuts are prohibited



Within the boundaries of Community District 4 in the Borough of Manhattan, excluding the Special Clinton District, for developments or enlargements in R8 Districts without a letter suffix, on zoning lots larger than 1.5 acres that include residences for which public funding, as defined in Section 23-911 (General definitions) is committed to be provided, the City Planning Commission may authorize modifications of height and setback regulations and in conjunction therewith reduce the amount of required off-street parking, provided the Commission finds that such modifications will facilitate the provision of such residences, and such modifications will not unduly obstruct access of light and air to the detriment of the occupants or users of buildings on the zoning lot or nearby properties, open space or streets and that the reduction in parking is consistent with the needs of the residents. Prior to issuing a building permit for any development or enlargement utilizing modifications granted by this authorization, the Department of Buildings shall be furnished with written notice of a commitment from the appropriate funding agency for the provision of such public funding.

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

Chapter 5 Accessory Off-Street Parking and Loading Regulations

25-023 Applicability of regulations in the Manhattan Core and Long Island City Community Districts 1, 2, 3, 4, 5, 6, 7 and 8 in the Borough of Manhattan and a Portion of Community Districts 1 and 2 in the Borough of Queens

Special regulations governing permitted or required accessory off-street parking and loading in the Manhattan Core are set forth in Article 1, Chapter 3, and special regulations governing accessory off-street parking in Long Island City, as defined in Section 16-02 (Definitions), are set forth in Article 1, Chapter 6.

Article III: Commercial District Regulations

Chapter 2 Use Regulations

32-17 Use Group 8 C2 C4 C6 C8

C. Automotive Service Establishments

Automobile rental establishments, except that in Community Districts 1, 2, 3, 4, 5, 6, 7 and 8 in the Borough of Manhattan and a portion of Community Districts 1 and 2 in the Borough of Queens, in Long Island City, as defined in Section 16-02 (Definitions), -the number of automobiles that may be stored in such establishments in C2, C4 or C6 Districts shall not exceed 100 spaces and the maximum size in square feet of such storage area shall not exceed 200 times the number of parking spaces provided, exclusive of entrance/exit ramps. Public parking garages or public parking lots with capacity of 150 spaces or less, subject to the provisions set forth for accessory off-street parking spaces in Sections 36-53 (Width of Curb Cuts and Location of Access to the Street), 36-55 (Surfacing) and 36-56 (Screening), and provided that such public parking lots are not permitted as of right in C6-1A Districts and such public parking garages are not permitted as of right in C2-5, C2-6, C2-7, C2-8, C4-5, C4-5A, C4-5X, C4-6, C4-7, C6, C8-4, M1-4, M1-5, M1-6, M2-3, M2-4 or M3-2 Districts. Public parking garages may be open or enclosed, provided that no portion of such use shall be located on a roof other than a roof which is immediately above a cellar or basement.

In the Manhattan Core Community Districts 1, 2, 3, 4, 5, 6, 7 and 8 in the Borough of Manhattan and a portion of Community Districts 1 and 2 in the Borough of Queens, these uses are subject to the provisions of Article I, Chapter 3, and in Long Island City, as defined in Section 16-02 (Definitions), such uses are subject to the provisions of Article 1, Chapter 6.

32-21 Use Group 12 C4 C6 C7 C8

D. Automotive Service Establishments

Public parking garages or public parking lots with capacity of 150 spaces or less, subject to the provisions set forth for accessory off-street parking spaces in Sections 36-53 (Width of Curb Cuts and Location of Access to the Street), 36-55 (Surfacing) and 36-56 (Screening), and provided that such public parking lots are not permitted as-of-right in C7 Districts and such public parking garages are not permitted as-of-right in C4-5, C4-6, C4-7, C6, C8-4, M1-4, M1-5, M1-6, M2-3, M2-4 or M3-2 Districts. Public parking garages may be open or enclosed, provided that no portion of such use shall be located on a roof other than a roof which is immediately above a cellar or basement.

In the Manhattan Core, Community Districts 1, 2, 3, 4, 5, 6, 7 and 8 in the Borough of Manhattan

and a portion of Community Districts 1 and 2 in the Borough of Queens, these uses are subject to the provisions of Article I, Chapter 3, and in Long Island City, as defined in Section 16-02 (Definitions), such uses are subject to the provisions of Article 1, Chapter 6.

32-32 By the City Planning Commission

Public parking garages#:

C1 Limited in capacity to 100 spaces

C2-1 C2-2 C2-3 C2-4 C4-1 C4-2 C4-3 C4-4 C7 C8-1 C8-2 C8-3 With capacity of more than 150 spaces

C2-5 C2-6 C2-7 C2-8 C4-5 C4-6 C4-7 C5 C6 C7 C8-4 With any capacity

Public parking lots#:

C1 Limited in capacity to 100 spaces

C2 C4 C6 C7 C8 With capacity of more than 150 spaces

C5 C7 With any capacity

In the Manhattan Core, Community Districts 1, 2, 3, 4, 5, 6, 7 and 8 in the Borough of Manhattan and a portion of Community Districts 1 and 2 in the Borough of Queens, these uses are subject to the provisions of Article I, Chapter 3, and in Long Island City, as defined in Section 16-02 (Definitions), such uses are subject to the provisions of Article 1, Chapter 6.

Article III: Commercial District Regulations

Chapter 6 Accessory Off-Street Parking and Loading Regulations

36-024 Applicability of regulations in the Manhattan Core and Long Island City Community Districts 1, 2, 3, 4, 5, 6, 7 and 8 in the Borough of Manhattan and a portion of Community Districts 1 and 2 in the Borough of Queens

Special regulations governing permitted or required accessory off-street parking and loading in the Manhattan Core are set forth in Article I, Chapter 3, and special regulations governing accessory off-street parking in Long Island City, as defined in Section 16-02 (Definitions), are set forth in Article 1, Chapter 6.

Article IV: Manufacturing District Regulations

Chapter 2 Use Regulations

42-12 Use Groups 3A, 6A, 6B, 6D, 6F, 7B, 7C, 7D, 7E, 8, 9B, 9C, 10A, 10B, 10C, 11, 12A, 12C, 12D, 12E, 13, 14 and 16 M1 M2 M3

Use Group 3A shall be limited to Museums that are ancillary to existing Motion Picture Production Studios or Radio or Television Studios, provided they are located within 500 feet of such studios and do not exceed 75,000 square feet of floor area.

Use Groups 6A except that foodstores, including supermarkets, grocery stores or delicatessen stores, shall be limited to 10,000 square feet of floor area per establishment, 6B, 6D, 6F, 7B, 7C, 7D, 7E, 8, 9B, 9C, 10A, 10B, 10C, 11, 12A, 12C, 12D, 12E, 13, 14 and 16 as set forth in Sections 32-15 to 32-23, inclusive, and Section 32-25. However, in Community District 1, in the Borough of the Bronx, in M1-4 Districts, foodstores, including supermarkets, grocery stores or delicatessen stores, shall be limited to 30,000 square feet of floor area per establishment.

Use Group 10A shall be limited to depositories for storage of office records, microfilm or computer tapes, or for data processing; docks for ferries; office or business machine stores, sales or rental; photographic or motion picture production studios; and radio or television studios.

In the Manhattan Core Community Districts 1, 2, 3, 4, 5, 6, 7 and 8 in the Borough of Manhattan and a portion of Community Districts 1 and 2 in the Borough of Queens, automobile rental establishments, public parking garages and public parking lots in Use Group 8C and 12D are subject to the provisions of Article I, Chapter 3, and in Long Island City, as defined in Section 16-02 (Definitions), public parking garages and public parking lots in Use Group 8C and 12D are subject to the provisions of Article I, Chapter 6.

42-32 By the City Planning Commission

In the districts indicated, the following uses are permitted by special permit of the City Planning Commission, in

Article II: Residence District Regulations

Chapter 3 Residential Bulk Regulations in Residence Districts

23-635 Special bulk regulations for certain sites in Community District 4, Borough of Manhattan

accordance with standards set forth in Article VII, Chapter 4.

\* \* \*

M1-1 M1-2 M1-3 M2-1 M2-2 M3-1

#Public parking garages##\*\* with capacity of more than 150 spaces

M1-4 M1-5 M1-6 M2-3 M2-4 M3-2

#Public parking garages##\*\* with any capacity

M1 M2 M3

#Public parking lots# with capacity of more than 150 spaces\*\*

\* \* \*

\*\* In the #Manhattan Core#, Community Districts 1, 2, 3, 4, 5, 6, 7 and 8 in the Borough of Manhattan and a portion of Community Districts 1 and 2 in the Borough of Queens, these #uses# are subject to the provisions of Article 1, Chapter 3-, and in #Long Island City#, as defined in Section 16-02 (Definitions), such #uses# are subject to the provisions of Article 1, Chapter 6.

\* \* \*

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

\* \* \*

**44-022  
Applicability of regulations in the Manhattan Core and Long Island City Community Districts 1, 2, 3, 4, 5, 6, 7 and 8 in the Borough of Manhattan and a portion of Community Districts 1 and 2 in the Borough of Queens**

Special regulations governing permitted or required #accessory# off-street parking and loading in the #Manhattan Core# are set forth in Article I, Chapter 3-, and special regulations governing #accessory# off-street parking in #Long Island City#, as defined in Section 16-02 (Definitions), are set forth in Article I, Chapter 6.

\* \* \*

**Article V: Non-Conforming Uses and Non-Complying Buildings**

\* \* \*

**Chapter 2 - Non-Conforming Uses**

\* \* \*

**52-31  
General Provisions**

For the purposes of this Chapter, a change of #use# is a change to another #use# listed in the same or any other Use Group. However, a change in ownership or occupancy shall not, by itself, constitute a change of #use#.

A #non-conforming use# may be changed to any conforming #use#, and the applicable district #bulk# regulations and #accessory# off-street parking requirements shall not apply to such change of #use# or to alterations made in order to accommodate such conforming #use#, but shall apply to any #enlargement#.

In all zoning districts which mandate compliance with the Quality Housing Program, the provisions of Article II, Chapter 8, shall apply to such change of #use#.

However, notwithstanding the provisions above, in Manhattan Community Districts 1, 2, 3, 4, 5 and 6, Brooklyn Community Districts 1, 2, 6 and 8, and Queens Community Districts 1 and 2, the #conversion# of non-residential floor area# to #residences# shall be subject to the provisions of Article I, Chapter 5 (Residential Conversion within Existing Buildings), unless such #conversions# meet the requirements for #residences# of Article II (Residence District Regulations).

A #non-conforming use# may be changed to another #non-conforming use# only in accordance with the provisions of this Chapter.

Any such change of #use# permitted by this Chapter shall conform to the applicable district regulations on #accessory# off-street loading berths as set forth in Section 52-41 (General Provisions) and on #accessory signs#, except that in #Residence Districts# such change shall conform to the regulations on #accessory signs# applicable in a C1 District.

In the #Manhattan Core#, Community Districts 1, 2, 3, 4, 5, 6, 7 and 8 in the Borough of Manhattan and a portion of Community Districts 1 and 2 in the Borough of Queens, a #non-conforming use# may be changed to an automobile rental establishment, #public parking garage# or #public parking lot# in Use Groups 8 and 12D only pursuant to the provisions of Article I, Chapter 3-, and in #Long Island City#, as defined in Section 16-02 (Definitions), a #non-conforming use# may be changed to a #public parking garage# or #public parking lot# in Use Groups 8 and 12D only pursuant to the provisions of Article I, Chapter 6.

In the case of a conflict between these provisions and retail continuity provisions that apply to the ground floor of #buildings#, a #non-conforming use# on the ground floor in such #building# may be changed only to a #conforming use#.

\* \* \*

**52-41  
General Provisions**

\* \* \*

For #non-conforming use# in #Residence Districts#, #accessory# off-street parking spaces or loading berths shall be subject to the provisions of Sections 25-66 or 25-77 (Screening).

In the #Manhattan Core# Community Districts 1, 2, 3, 4, 5, 6, 7 and 8 in the Borough of Manhattan and a portion of Community Districts 1 and 2 in the Borough of Queens, #enlargements# or #extensions# of #nonconforming uses# which involve the provision of off-street parking are subject

to the regulations set forth in Article I, Chapter 3-, and in #Long Island City#, as defined in Section 16-02 (Definitions), such #enlargements# or #extensions# are subject to the regulations set forth in Article I, Chapter 6.

In the case of a conflict between these provisions and retail continuity provisions that apply to the ground floor of #buildings#, a #non-conforming use# on the ground floor in such #building# may be changed only to a #conforming use#.

\* \* \*

**Article VII: Administration**

\* \* \*

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

\* \* \*

**73-45  
Modification of Off-Site Parking Provisions**

In all districts, the Board of Standards and Appeals may modify the provisions regulating the location of #accessory# off-street parking spaces provided off the site, in accordance with the provisions of this Section which are applicable in the specified district. However, in no event shall #accessory# off-street parking spaces be permitted off-site in a #public parking garage#.

This Section shall not apply to the #Manhattan Core# Community Districts 1, 2, 3, 4, 5, 6, 7 and 8 in the Borough of Manhattan where the regulations set forth in Article I, Chapter 3, shall apply.

In all cases, the Board may impose appropriate conditions and safeguards to minimize adverse effects on the character of the surrounding area.

\* \* \*

**73-47  
Rental of Accessory Off-Street Parking Spaces to Non-Residents**

In C1 or C5 Districts, for a term not to exceed five years, the Board of Standards and Appeals may permit off-street parking spaces #accessory# to #residences# or #non-profit hospital staff dwellings# to be rented for periods of less than one week, to persons who are not occupants of such #residences# or #non-profit hospital staff dwellings#, provided that such rental of spaces conforms to the provisions set forth in Section 36-46 (Restrictions on Use of Accessory Off-Street Parking Spaces) and that the following special findings are made:

- (a) that the number of spaces to be rented or the location of access, thereto, is such as to draw a minimum of vehicular traffic to and through #streets# having predominantly #residential# frontages;
- (b) that the total number of spaces to be rented to nonresidents does not exceed 100; and
- (c) that where the total number of spaces to be rented to nonresidents exceeds 20, reservoir space is provided at the vehicular entrance to accommodate 10 automobiles or 20 percent of the spaces so rented, whichever amount is less.

The Board may impose appropriate conditions and safeguards to minimize adverse effects on the character of the surrounding area, including limitations on #signs# or requirements for the shielding of floodlights.

This Section shall not apply to the #Manhattan Core# Community Districts 1, 2, 3, 4, 5, 6, 7 and 8 in the Borough of Manhattan where the regulations set forth in Article I, Chapter 3, shall apply.

\* \* \*

**73-48  
Exceptions to Maximum Size of Accessory Group Parking Facilities**

The Board of Standards and Appeals may permit #accessory group parking facilities# with more than 150 spaces in #Commercial# or #Manufacturing Districts# or for hospital and related facilities in #Residence Districts# in accordance with the provisions of this Section provided that such provisions shall not apply to #accessory# off-street parking spaces provided in #public parking garages# in accordance with the provisions of Section 36-57 or 44-46 (Accessory Off-Street Parking Spaces in Public Parking Garages).

This Section shall not apply to the #Manhattan Core# Community Districts 1, 2, 3, 4, 5, 6, 7 and 8 in the Borough of Manhattan where the regulations set forth in Article I, Chapter 3, shall apply.

\* \* \*

**74-52  
Parking Garages or Public Parking Lots in High Density Central Areas**

In C1-5, C1-6, C1-7, C1-8 or C1-9 Districts, the City Planning Commission may permit #public parking garages# or #public parking lots# with a capacity of not more than 100 spaces, and in C2-5, C2-6, C2-7, C2-8, C4-5, C4-5A, C4-5X, C4-6, C4-7, C6, C8-4, M1-4, M1-5, M1-6, M2-3, M2-4 or M3-2 Districts, the Commission may permit #public parking garages# with any capacity or #public parking lots# with more than 150 spaces, and in C5 and C6-1A Districts, the Commission may permit #public parking garages# or #public parking lots# with any capacity, provided that the applicable regulations set forth in Sections 36-53 (Width of Curb Cuts and Location of Access to the Street) or 44-43 (Location of Access to the Street), Sections 36-55 or 44-44 (Surfacing) and Sections 36-56 or 44-45 (Screening) are met.

\* \* \*

The City Planning Commission may prescribe appropriate

conditions and safeguards to minimize adverse effects on the character of the surrounding area including limitations on #signs#, or requirements for shielding of floodlights, for locations of entrances and exits, or for setback of any roof parking areas from #lot lines#.

This Section shall not apply to the #Manhattan Core# where the regulations set forth in Article I, Chapter 3, shall apply, except as provided in Section 13-06 (Previously Approved Special Permits or Authorizations).

**74-53  
Accessory Group Parking Facilities for Uses in Large-Scale Residential Developments or Large-Scale Community Facility Developments or Large-Scale General Developments**

The City Planning Commission may permit #group parking facilities accessory# to #uses# in #large-scale residential developments# or #large-scale community facility developments# or #large-scale general developments# with more than the prescribed maximum number of parking spaces set forth in Sections 25-12, 36-12 and 44-12 (Maximum Size of Accessory Group Parking Facilities) or may permit modifications of the applicable provisions of Sections 25-11, 36-11 and 44-11 (General Provisions) so as to permit off-street parking spaces #accessory# to such #uses# to be located on the roof of a #building#.

As a condition of permitting such exceptions or modifications, the Commission shall make the following findings:

- (a) that such #use# is so located as to draw a minimum of vehicular traffic to and through local #streets# in residential areas;
- (b) that such #use# has adequate reservoir space at the vehicular entrance to accommodate either 10 automobiles or five percent of the total parking spaces provided by the #use#, whichever amount is greater, but in no event shall such reservoir space be required for more than 50 automobiles;
- (c) that the #streets# providing access to such #use# will be adequate to handle the traffic generated thereby; and
- (d) that where roof parking is permitted, such roof parking is so located as not to impair the essential character or future use or development.

The City Planning Commission may prescribe appropriate conditions and safeguards to minimize adverse effects on the character of the surrounding area including requirements for shielding of floodlights, for locations of entrances and exits, or for setback of any roof parking areas from #lot lines#.

This Section shall not apply to the #Manhattan Core# Community Districts 1, 2, 3, 4, 5, 6, 7 and 8 in the Borough of Manhattan and a portion of Community Districts 1 and 2 in the Borough of Queens, where the regulations set forth in Article I, Chapter 3, shall apply-, or to the #Long Island City#, as defined in Section 16-02 (Definitions), where the regulations set forth in Article I, Chapter 6 shall apply.

\* \* \*

**Article VIII: Special Purpose Districts**

\* \* \*

**Chapter 1  
Special Midtown District**

\* \* \*

**81-30  
OFF-STREET PARKING AND OFF-STREET LOADING REGULATIONS**

**81-31  
General Provisions**

The regulations of Article I, Chapter 3 (Comprehensive Off-Street Parking and Loading Regulations in the Manhattan Core Comprehensive Off-Street Parking Regulations in Community Districts 1, 2, 3, 4, 5, 6, 7 and 8 in the Borough of Manhattan and a portion of Community Districts 1 and 2 in the Borough of Queens) and the applicable underlying district regulations of Article III, Chapter 6, or Article IV, Chapter 4, relating to Off-Street Loading Regulations, shall apply throughout the #Special Midtown District#, except as otherwise provided in this Section.

**81-311  
Applicability of more restrictive provisions**

In the event of a conflict between the provisions in this Chapter and those contained in Article I, Chapter 3, the more restrictive provisions shall apply. For the purpose herein, the more restrictive provisions shall be considered those which permit:

- (a) fewer number of parking spaces;
- (b) more exclusive use of parking spaces; and
- (c) more limited location of curb cuts.

**81-311  
81-312  
Prohibitions of off-street parking or off-street loading facilities**

Notwithstanding the provisions of Article I, Chapter 3, prohibitions of off-street parking facilities or #accessory# off-street loading berths or restrictions as to their location or access, as provided in Sections 81-44 (Curb Cut Restrictions) or 81-84 (Mandatory Regulations and Prohibitions), may be waived only in accordance with the applicable provisions of Sections 81-44 or 81-84.

\* \* \*

**81-40  
MANDATORY DISTRICT PLAN ELEMENTS**

\* \* \*

81-44  
Curb Cut Restrictions

Along all avenues in Midtown and along 57th, 53rd, 42nd and 34th Streets, no driveway curb cuts for parking facilities or loading berths shall be permitted except for the following:

- (a) the Commissioner of Buildings may approve a curb cut where there are no alternative means of access to off-street loading berths from other #streets# bounding the #zoning lot#; or
(b) the City Planning Commission may authorize curb cuts where such curb cuts are needed for required loading berths. Such loading berths must be adjacent to a fully enclosed maneuvering area on the #zoning lot# at least equal in area to the area of the required loading berth and arranged so as to permit head-in and head-out truck movements to and from the #zoning lot#. The City Planning Commission will refer such applications to the Department of Transportation for their comment.

In addition, for #zoning lots# with frontage along such avenues and #streets# in Midtown where curb cuts are prohibited, the Commissioner of Buildings may waive required off-street loading berths pursuant to the provisions set forth in Section 13-35 (Modification of Loading Berth Requirements).

Where a curb cut is permitted as indicated in this Section, the maximum width of such curb cut shall be 15 feet for one-way traffic and 25 feet for two-way traffic. These curb cut requirements shall be in addition to any other applicable City rules or regulations concerning driveway curb cuts.

The above exceptions do not apply to Fifth Avenue, or between 43rd and 50th Streets, to Seventh Avenue or Broadway and no curb cuts shall be permitted in these cases. Between 43rd and 50th Streets, access to #accessory# off-street loading berths or off-street parking facilities shall not be permitted on Seventh Avenue or Broadway or, except where the length of a #narrow street block# frontage between the #street lines# of Seventh Avenue and Broadway exceeds 75 feet but is less than 125 feet, within 50 feet of the Seventh Avenue or Broadway #street line#. #Interior lots# between 43rd and 50th Streets with a #street# frontage only on Seventh Avenue or Broadway shall not contain loading berths.

\* \* \*
81-70  
SPECIAL REGULATIONS FOR THEATER SUBDISTRICT

\* \* \*
81-73  
Special Sign and Frontage Regulations

81-731  
Special regulations for signs, transparency, banners and canopies

Within that area of the Theater Subdistrict whose boundaries are described in Section 81-72 (Use Regulations Modified), the following provisions apply along #wide street# frontages. Within the Theater Subdistrict Core, the following provisions also apply along #narrow street# frontages.

- (a) At least 50 percent of the #street wall# of a #development# or ground floor #enlargement# shall be glazed at the ground floor level with clear, untinted, transparent material and not more than 50 percent of such transparent surface shall be painted or obstructed with #signs#.

For the purpose of the glazing requirements, the #street wall# surface at the ground floor level shall be measured from the floor to the height of the ceiling or 14 feet above grade, whichever is less, and shall exclude any area of #street wall# occupied by #accessory# off-street loading berths or entrances and exits to #accessory# off-street parking provided pursuant to the required under provisions of Section 81-30 (OFF-STREET PARKING AND OFFSTREET LOADING REGULATIONS). For the purposes of this Section, clear, unobstructed openings in the surface of a #street wall# provided for a stairway entrance into a subway relocated onto a #zoning lot# in accordance with the requirements of Section 81-46 (Off-Street Relocation or Renovation of a Subway Stair) or a through #block# connection provided in accordance with the requirements of paragraph (h) of Section 37-53 (Design Standards for Pedestrian Circulation Spaces) shall be treated as transparent glazed surfaces.

- (b) Canopies (as defined in the Building Code) and awnings shall not be permitted on the exterior of any #building#.

For the purposes of this Section, any #signs# which do not comply with the regulations of this Section may be continued for one year after May 13, 1982, provided that after the expiration of that period such #non-conforming sign# shall terminate; a #sign# which the Chairperson of the City Planning Commission certifies as an integral part of the #building# shall not be required to terminate.

\* \* \*
Chapter 2  
Special Lincoln Square District

\* \* \*
82-50  
OFF-STREET PARKING AND OFF-STREET LOADING REGULATIONS

The regulations of Article I, Chapter 3 (Comprehensive Off-Street Parking and Loading Regulations in the Manhattan Core Comprehensive Off-Street Parking Regulations in Community Districts 1, 2, 3, 4, 5, 6, 7 and 8 in the Borough of

Manhattan and a portion of Community Districts 1 and 2 in the Borough of Queens) and the applicable underlying district regulations of Article III, Chapter 6, relating to Off-Street Loading Regulations, shall apply in the #Special Lincoln Square District# except as otherwise provided in this Section. In addition, the entrances and exits to all off-street loading berths shall not be located on a #wide street# except by authorization as set forth in this Section.

- (a) #Accessory# off-street parking spaces
#Accessory# off-street parking spaces are permitted only by the applicable special permit of the City Planning Commission pursuant to Section 13-46 (Special Permits for Additional Parking Spaces), inclusive 13-561 (Accessory off-street parking spaces).

- (b) Curb cuts
The City Planning Commission may authorize curb cuts within 50 feet of the intersection of any two #street lines#, or on #wide streets# where such curb cuts are needed for off-street loading berths, provided the location of such curb cuts meets the findings in Section 13-553-13-441.

- (c) Waiver of loading berth requirements
The City Planning Commission may authorize a waiver of the required off-street loading berths where the location of the required curb cuts would:
(1) be hazardous to traffic safety;
(2) create or contribute to serious traffic congestion or unduly inhibit vehicular and pedestrian movement; or
(3) interfere with the efficient functioning of bus lanes, specially designated streets or public transit facilities.

The Commission shall refer these applications to the Department of Transportation for its comments.

82-60  
PUBLIC PARKING GARAGES

In that portion of the #Special Lincoln Square District# located within a C4-7 District, the City Planning Commission may permit #public parking garages# with any capacity pursuant to Section 74-52 (Parking Garages or Public Parking Lots in High Density Central Areas).

82-60  
82-70  
EXISTING PUBLICLY ACCESSIBLE OPEN AREAS OR OTHER PUBLIC AMENITIES

\* \* \*
Chapter 4  
Special Battery Park City District

84-00  
GENERAL PURPOSES

\* \* \*
84-031  
Special permit uses

The following #uses# are permitted only by special permit of the City Planning Commission:

\* \* \*
In Zone A, #public parking garages# as provided for in C5 Districts, pursuant to Section 74-52.

As a condition precedent to the granting of such special permit, the Commission shall make a finding that such #use# is located so as to minimize adverse effects on existing or future development in nearby areas or on the use or enjoyment of the #Esplanade# or other public facilities.

\* \* \*
84-10  
ZONE A GENERAL DISTRICT REGULATIONS

\* \* \*
84-14  
Parking Regulations and Curb Cuts

84-141  
Accessory off-street parking spaces

Except as provided in Section 84-142 (Accessory off-street parking spaces for buildings containing hotel uses), #accessory# off-street parking spaces may be provided only for #residential uses# subject to the provisions of this Section. The ownership requirement for #accessory# off-street parking is satisfied by an interest commensurate with the interest of the principal #use#. Such #accessory# parking spaces shall be #completely enclosed#. No portion of any #accessory# parking facility may be constructed at a height of more than 23 feet above #curb level#. Except as otherwise provided in this Section, no #accessory# off-site parking shall be permitted. Parking facilities #accessory# to #residential uses# on a #zoning lot# shall contain no more than 200 off-street parking spaces or a number of spaces equal to 20 percent of the number of #dwelling units# on such #zoning lot#, whichever is less. The size in square feet of an #accessory# off-street parking facility, exclusive of entrance and exit ramps, shall not exceed 200 times the number of parking spaces provided.

#Accessory# parking facilities shall be constructed so that no exhaust vents open onto any #street# or park or onto the #Esplanade# and so that no portion of the facility, other than entrances and exits, is visible from adjoining #zoning lots#, #streets# or parks or the #Esplanade#.

The City Planning Commission may, upon application, authorize permitted #accessory# off-street parking spaces to be located anywhere within Zone A without regard for #zoning lot lines#, provided that the Commission shall find that:

- (a) the #accessory# off-street parking spaces and required curb cuts are located within subzones A-1, A-2 or A-3 for #zoning lots# within subzones A-1, A-2 or A-3, or within subzones A-5 or A-6 for #zoning lots# in subzones A-5 or A-6, as indicated in Appendices 2 and 3; parking setbacks in Appendices 2.5 and 3.4; and curb cut locations in Appendices 2.6 and 3.5;
(b) such #accessory# off-street parking spaces will be conveniently located in relation to the #buildings# containing #residences# to which such off-street spaces are #accessory#, and provided that all such spaces shall not be further than 600 feet from the nearest boundary of the #zoning lot# occupied by the #residences# to which they are #accessory#;
(c) such location of #accessory# off-street parking spaces will permit better site planning;
(d) the #accessory# off-street parking facility will not create or contribute to traffic congestion or unduly inhibit vehicular and pedestrian movement;
(e) the #accessory# off-street parking facility is located so as to draw a minimum of additional vehicular traffic to and through local residential #streets#; and
(d) such #accessory# off-street parking facility shall contain parking spaces #accessory# to #residential uses# only; and
(e) such parking facility complies with the findings in paragraphs (c)(1), (c)(2) and (c)(4) of Section 13-46 (Special Permits for Additional Parking Spaces).

Whenever off-street parking spaces are authorized to be located without regard to #zoning lot lines# in accordance with the provisions of this Section, the number of spaces generated by each #building# shall be recorded in that building's certificate of occupancy (temporary and permanent). In addition, any certificate of occupancy for the #accessory# off-street parking facility shall state the number of parking spaces authorized to be relocated from each #zoning lot#.

84-142  
Accessory off-street parking spaces for buildings containing hotel uses

For the #zoning lot# south of First Place and east of Battery Place, #accessory# off-street parking spaces for hotel #uses# may be provided at the rate established for #transient hotels# in Section 13-12 (Permitted Parking for Non-Residential Uses) or 13-13 (Permitted Parking for Zoning Lots with Multiple Uses), as applicable, only in accordance with this Section. Such #accessory# parking facilities shall contain no more than 15 percent of the number of #transient hotel# rooms or 225 spaces, whichever is less.

In the case of a #building# containing both #residential# and hotel #uses#, the number of #accessory# off-street parking spaces shall not exceed the number of spaces permitted for each #use# in accordance with this Section and Section 84-141 (Accessory off-street parking spaces); however, in no event may the maximum number of #accessory# off-street parking spaces exceed 225 spaces.

84-143  
Off-street loading

Enclosed #accessory# off-street loading berths shall be provided in conformity with the requirements set forth in the following table and under rules and regulations promulgated by the Commissioner of Buildings for the #uses# listed in the table.

REQUIRED OFF-STREET LOADING BERTHS

Table with 3 columns: Type of #Use#, For #Floor Area# (in square feet), Required Berths. Rows include Supermarkets (First 8,000, Next 17,000, Next 15,000, Each additional 15,000 or fraction thereof) and Hotels (First 100,000, Next 200,000, Each additional 300,000 or fraction thereof).

All required off-street loading berths shall have a minimum length of 33 feet, a minimum width of 12 feet and a minimum vertical clearance of 14 feet, except that required off-street loading berths for hotels, as permitted by Section 84-12 (Use Regulations), shall be allowed to have a minimum vertical clearance of 12 feet.

\* \* \*
Article IX - Special Purpose Districts

\* \* \*
Chapter 1  
Special Lower Manhattan District

\* \* \*
91-50  
OFF-STREET PARKING, LOADING AND CURB CUT REGULATIONS

The off-street parking regulations of Article 1, Chapter 3 (Comprehensive Off-Street Parking and Loading Regulations in the Manhattan Core Comprehensive Off-Street Parking

Regulations in Community Districts 1, 2, 3, 4, 5, 6, 7 and 8 in the Borough of Manhattan and a Portion of Community Districts 1 and 2 in the Borough of Queens) and the loading regulations of the underlying districts apply to the #Special Lower Manhattan District#, except as supplemented or modified by the provisions of this Section.

\* \* \*

**91-511  
Authorization for off-site parking facilities for converted buildings**

The City Planning Commission may authorize #accessory# residential off-site parking spaces for #non-residential buildings# erected prior to January 1, 1977, or portions thereof, that are #converted# to #residential use#, to be provided in a fully-enclosed #building# on a #zoning lot# within the #Special Lower Manhattan District# other than the #zoning lot# that contains the #residential use#, provided the Commission finds that:

- (a) such #accessory# off-site parking spaces are conveniently located in relation to the #residential use#, and in no case further than 600 feet from the #zoning lot# containing the #residential use#;
- (b) such location of the #accessory# off-site parking facility will permit better site planning for the #building converted# to #residential use#;
- (c) ~~the #accessory# off-site parking facility will not create or contribute to traffic congestion or unduly inhibit vehicular and pedestrian movement;~~
- (d) ~~that the #accessory# off-site parking facility is located so as to draw a minimum of additional vehicular traffic to and through local residential #streets#; and~~
- (e) that such #accessory# off-site parking facility shall contain parking spaces #accessory# only to #residential uses#; and
- (f) such parking facility complies with findings in paragraphs (c)(1), (c)(2) and (c)(4) of Section 13-46 (Special Permits for Additional Parking Spaces).

The number of #accessory# off-site parking spaces authorized in accordance with the provisions of this Section shall be recorded on the certificates of occupancy, temporary and permanent, for both the #residential use# and the #accessory# off-site parking facility.

**91-52  
Curb Cut Regulations**

All curb cuts shall be prohibited on #streets# indicated on Map 5 in Appendix A, except that:

- (a) The Commissioner of Buildings may approve a curb cut where there are no alternative means of access to required off-street loading berths from other #streets# bounding the #zoning lot#.
- (b) The City Planning Commission may authorize curb cuts for loading berths, provided:
  - (1) such loading berths are adjacent to a fully enclosed maneuvering area on the #zoning lot#;
  - (2) such maneuvering area is at least equal in size to the area of the loading berth; and
  - (3) there is adequate space to permit head-in and head-out truck movements to and from the #zoning lot#.

The City Planning Commission may refer such applications to the Department of Transportation for comment.

- (c) The City Planning Commission may authorize curb cuts for #accessory# parking for #residences#, provided such curb cuts:

- (1) will not create or contribute to serious traffic congestion or unduly inhibit vehicular and pedestrian movement; and
- (2) will not interfere with the efficient functioning of required pedestrian circulation spaces, or public transit facilities.

The City Planning Commission may refer such applications to the Department of Transportation for comment.

No curb cuts may be approved or authorized on Battery Place, Broad Street, Broadway, Liberty Street west of Broadway, Park Row South or Wall Street.

In addition, for #zoning lots# with frontage on #streets# where curb cuts are prohibited, the Commissioner of Buildings may waive required off-street loading berths pursuant to the provisions set forth in Section 13-35 (Modification of Loading Berth Requirements).

Where a curb cut is approved or authorized pursuant to this Section, the maximum width of a curb cut, including splays, shall be 15 feet for a #street# with one-way traffic and 25 feet for a #street# with two-way traffic.

\* \* \*

**Chapter 2  
Special Park Improvement District**

**92-00  
GENERAL PURPOSES**

\* \* \*

**92-05  
Maximum Number of Accessory Off-Street Parking Spaces**

Within the portion of the #Special Park Improvement District# located within the #Manhattan Core#, the provisions of Article I, Chapter 3 (Comprehensive Off-Street Parking and Loading Regulations in the Manhattan Core) shall apply, inclusive. For all other portions of the #Special Park Improvement District#, the provisions of this Section shall apply.

In no case shall the number of #accessory# off-street parking spaces for a #residential use# exceed 40 percent of the number of #dwelling units#. In no case shall curb cuts for vehicular access be located on Fifth Avenue or Park Avenue or on a #street# within 50 feet of its intersection with the #street line# of Fifth Avenue or Park Avenue. No off-site #accessory# off-street parking facilities for any #use# shall be permitted within the Special District. All parking spaces #accessory# to #residences# shall be designed and operated exclusively for the long term storage of the private passenger motor vehicles used by the occupants of such #residences#.

The parking requirements set forth in Sections 25-21, 25-31, 36-21 or 36-31 shall not apply to any #development# for which the Commissioner of Buildings has certified that there is no way to provide the required parking spaces with access to a #street# in conformity with the provisions of this Section.

~~The maximum number of permitted, and the minimum number of required #accessory# off-street parking spaces, for #zoning lots# in the area of the Special District located within Manhattan Community District 8, are set forth in Article I, Chapter 3.~~

\* \* \*

**Chapter 3  
Special Hudson Yards District**

**93-00  
GENERAL PURPOSES**

\* \* \*

**93-05  
Applicability of District Regulations**

\* \* \*

**93-052  
Applicability of Article I, Chapter 3**

#Public parking lots# authorized pursuant to Section 13-552 prior to January 19, 2005, and #accessory# off-street parking facilities for which a special permit has been granted pursuant to Section 13-561 prior to January 19, 2005, may be renewed subject to the terms of such authorization or special permit.

The provisions of Article I, Chapter 3, in their entirety shall be applied to Subdistrict F. The following provisions of Article I, Chapter 3 governing #automated parking facilities#, as defined in Section 13-02 (Definitions), automobile rental establishments, commercial vehicle parking, and off-street loading berths shall apply to Subdistricts A, B, C, D and E, as applicable:

- (a) for #automated parking facilities#, the provisions of Section 13-101 (Calculating parking spaces in automated parking facilities), paragraph (b) of Section 13-25 (Reservoir Spaces), and paragraph (b) of Section 13-27 (Minimum and Maximum Size of Parking Facilities);
- (b) for automobile rental establishments, the provisions of Section 13-15 (Permitted Parking for Automobile Rental Establishments, paragraph (b) of Section 13-22 (Enclosure and Screening Requirements), Section 13-241 (Location of curb cuts), paragraph (b) of Section 13-242 (Maximum width of curb cuts), paragraph (c) Section 13-25, and paragraph (c) of Section 13-27;
- (c) for commercial vehicle parking, the provisions of Section 13-16 (Permitted Parking for Car Sharing Vehicles and Commercial Vehicles); and
- (d) for off-street loading berths, the provisions of Section 13-30 (OFF-STREET LOADING REGULATIONS IN THE MANHATTAN CORE), inclusive.

Additional provisions of Article I, Chapter 3, shall be applicable as specified in Section 93-80, inclusive.

\* \* \*

**93-80  
OFF-STREET PARKING REGULATIONS**

In Subdistricts A, B, C, D and E, the regulations governing permitted and required #accessory# off-street parking spaces of Article I, Chapter 3 (Comprehensive Off-Street Parking and Loading Regulations in the Manhattan Core

~~Comprehensive Off-Street Parking Regulations in Community Districts 1, 2, 3, 4, 5, 6, 7 and 8 in the Borough of Manhattan and a Portion of Community Districts 1 and 2 in the Borough of Queens) and Article II, Chapter 5, Article III, Chapter 6; and Article IV, Chapter 4 (Accessory Off-Street Parking and Loading Regulations) shall not apply except as set forth in this Section. In lieu thereof, the provisions of this Section, inclusive, shall apply.~~

In Subdistrict F, the regulations of Article I, Chapter 3, shall apply.

\* \* \*

**93-821  
Permitted parking when the reservoir surplus is greater than or equal to zero**

When the #reservoir surplus# is greater than or equal to zero, off-street parking spaces may be provided only in accordance with the provisions of this Section.

- (a) For #residences#, #accessory# off-street parking spaces may be provided for not more than 30 percent of the total number of #dwelling units#, except that where such #dwelling units# are comprised of #low income floor area#, #moderate income floor area# or #middle income floor area#, as defined in Section 23-911, #accessory# off-street parking spaces may be provided for not more than eight percent of the total number of such #dwelling units#.
- (b) For Use Group 5 #transient hotels#, the applicable provisions of Section 13-12 (Permitted Parking for Non-Residential Uses) ~~13-131~~ shall apply with respect to the number of permitted #accessory# off-street parking spaces, provided that the number of such spaces does not exceed 0.16 for every 1,000 square feet of #floor area#.
- (c) For Use Group 6B offices, not more than 0.16 #accessory# off-street parking spaces may be provided for every 1,000 square feet of #floor area#.

\* \* \*

**93-822  
Permitted parking when a reservoir deficit exists**

When a #reservoir deficit# exists, additional off-street parking spaces may be provided in accordance with the provisions of this Section. However, this Section shall not apply in the Eastern Rail Yard Subarea A1.

- (a) The number of permitted #accessory# off-street parking spaces for Use Group 5 hotels may exceed 0.16 for every 1,000 square feet of #floor area#, up to the number permitted by the applicable provisions of Section 13-12 (Permitted Parking for Non-Residential Uses) ~~Section 13-131~~.
- (b) The number of permitted #accessory# off-street parking spaces for Use Group 6B offices may be increased by up to 33 percent of the number permitted pursuant to Section 93-821, paragraph (b).

\* \* \*

**93-823  
Parking permitted by special permit**

When a #reservoir deficit# exists, the City Planning Commission may allow, by special permit, Use Group 6B offices to exceed the number of #accessory# off-street parking spaces permitted by Section 93-822, provided that: ~~in accordance with the provisions of Section 13-561, except that finding (a) of Section 13-561 shall not apply.~~

- (a) ~~within the vicinity of the site, there are insufficient parking spaces available;~~
- (b) ~~the facility will not create or contribute to serious traffic congestion nor unduly inhibit vehicular and pedestrian movement;~~
- (c) ~~the facility is so located as to draw a minimum of vehicular traffic to and through local #residential streets#; and~~
- (d) ~~adequate reservoir space is provided at the vehicular entrance to accommodate vehicles equivalent in number to 20 percent of the total number of parking spaces, up to 50 parking spaces, and five percent of any spaces in excess of 200 parking spaces, but in no event shall such reservoir spaces be required for more than 50 vehicles. However, in the case of a facility with a capacity of 10 vehicles or less, the Commission may waive this finding.~~

In addition, the Commission shall find that the number of #accessory# off-street parking spaces in excess of the number permitted by Section 93-821, proposed to be added by the #development# or #enlargement# that is the subject of the application under review, does not exceed the #reservoir deficit#; and that such additional #accessory# off-street parking spaces, when added to the sum of the parking spaces specified in paragraphs (e)(2)(i), (e)(2)(ii) and (e)(2)(iii) of Section 93-821 does not exceed 5,905 spaces, except insofar as the limit of 5,905 spaces set forth in paragraph (e)(2) has been adjusted pursuant to the provisions of paragraph (e)(3) of Section 93-821. In making such finding, the Commission shall not consider any prior certification or any special permit that has lapsed in accordance with the provisions of this Resolution.

\* \* \*

**93-83  
Use and Location of Parking Facilities**

The provisions of this Section shall apply to all off-street parking spaces within the #Special Hudson Yards District#.

- (a) All off-street parking spaces #accessory# to #residences# shall be used exclusively by the occupants of such #residences#. Except in the Eastern Rail Yard Subarea A1, all off-street parking spaces #accessory# to Use Group 5 #transient hotels# and Use Group 6B offices may be made available for public use. ~~No #accessory# off-street parking spaces shall be located on a #zoning lot# other than the same #zoning lot# as the #use# to which they are #accessory#. The provisions of Section 13-141 (Location of accessory off-street parking spaces), inclusive, shall apply.~~
- (b) All off-street parking spaces shall be located within facilities that, except for entrances and exits, are:

- (1) entirely below the level of any #street# or publicly accessible open area upon which such facility, or portion thereof, fronts; or
- (2) located, at every level above-grade, behind #commercial#, #community facility# or #residential floor area#, so that no portion of such parking facility is visible from adjoining #streets# or publicly accessible open areas.

\* \* \*  
**Chapter 5**  
**Special Transit Land Use District**

\* \* \*  
**95-00**  
**GENERAL PURPOSES**

\* \* \*  
**95-09**  
**Special Regulations for Accessory Off-Street Parking and Curb Cuts**

Within the portion of the #Special Transit Land Use District# located within the #Manhattan Core#, the provisions of Article I, Chapter 3 (Comprehensive Off-Street Parking and Loading Regulations in the Manhattan Core) shall apply, inclusive. For all other portions of the #Special Transit Land Use District#, the provisions of this Section shall apply.

On any #zoning lot# on which a transit easement volume is provided, the required #accessory# off-street parking requirements for #residential uses# of the applicable underlying districts shall be reduced to a maximum of 20 percent.

In no case within the Special District shall curb cuts for vehicular access be located on a #street# containing transit lines or on a #street# within 50 feet of its intersection with the #street lines# of such a #street#.

The #accessory# parking requirements shall not apply to any #development# or #enlargement# for which the Commissioner of Buildings has certified that there is no way to provide the required parking spaces with access to a #street# in conformity with the provisions of this Section.

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

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

\* \* \*  
**96-111**  
**Off-street parking regulations**

#Accessory# off-street parking spaces, #public parking lots# or #public parking garages# are not permitted within the Preservation Area except by the applicable special permit as set forth in Section 13-46 (Special Permits for Additional Parking Spaces), inclusive Sections 13-561 (Accessory off-street parking spaces) and 13-562 (Public parking garages and public parking lots).

In addition, the Commission shall find that:

- (a) the property has been or will be vacated pursuant to the provisions of Section 96-108; and
- (b) the applicant has followed the relocation procedures set forth in Section 96-23.

\* \* \*  
**96-21**  
**Special Regulations for 42nd Street Perimeter Area**

The provisions of this Section shall apply in all #Commercial Districts# within the area bounded by the following:

- (f) Special curb cut and parking provisions requirements

No curb cuts shall be permitted on 42nd Street. The parking provisions requirements of the #Special Hudson Yards District# shall apply within the 42nd Street Perimeter Area, as set forth in Section 93-80 (OFF-STREET PARKING REGULATIONS), except that such parking provisions requirements shall not apply to any #development# or #enlargement# for which a special permit was granted prior to January 19, 2005.

Any #development# or #enlargement# for which a building permit has been lawfully issued prior to December 31, 2004 shall comply with either the parking regulations in effect at the time the permit was issued, or the provisions requirements of this paragraph, (f).

\* \* \*  
**Chapter 9**  
**Special Madison Avenue Preservation District**

\* \* \*  
**99-00**  
**GENERAL PURPOSES**

\* \* \*  
**99-06**  
**Off-Street Parking Regulations**

Within the portion of the #Special Madison Avenue District# located within the #Manhattan Core#, the provisions of Article I, Chapter 3 (Comprehensive Off-Street Parking and

Loading Regulations in the Manhattan Core) shall apply, inclusive. For all other portions of the #Special Madison Avenue District#, the provisions of this Section shall apply.

Where #accessory# off-street parking is provided, in no case shall curb cuts for vehicular access be located on Madison Avenue or on a #street# within 50 feet of its intersection with the #street line# of Madison Avenue. No off-site #accessory# off-street parking facilities for any #use# shall be permitted within the Special District.

~~The maximum number of permitted, and the minimum number of required, #accessory# off street parking spaces for #developments# or #enlargements# in the area of the Special District located within Community District 9 are set forth in Article I, Chapter 3.~~

\* \* \*  
**Article X - Special Purpose Districts**

\* \* \*  
**Chapter 9 - Special Little Italy District**

\* \* \*  
**109-10**  
**PRESERVATION AREA (Area A)**

\* \* \*  
**109-16**  
**Parking Regulations**

No #accessory# off-street parking is permitted or required for any #development# or #enlargement# in Area A, except as set forth herein.

The City Planning Commission, ~~by special permit,~~ may allow #accessory# off-street parking facilities for any #development# or #enlargement# on a #zoning lot# pursuant to the applicable authorization or special permit in Article I, Chapter 3 (Comprehensive Off-Street Parking and Loading Regulations in the Manhattan Core), ~~provided that the following findings are made:~~

- (a) ~~that such off street parking spaces be used solely as #accessory# parking facilities for #residential use# and that the number of such spaces shall not exceed 20 percent of the total number of new #dwelling units#;~~
- (b) ~~that within the vicinity of the site there is insufficient parking space available; and~~
- (c) ~~that such parking facilities will not create or contribute to serious traffic congestion and will not unduly inhibit vehicular traffic or pedestrian flow.~~

~~The Commission may prescribe appropriate conditions and safeguards to minimize adverse effects on the character of the surrounding area, including requirements for shielding, color and intensity of lighting, screening and signage, or for location of entrances and exits.~~

\* \* \*  
**109-30**  
**HOUSTON STREET CORRIDOR (Area B)**

\* \* \*  
**109-35**  
**Parking and Curb Cuts**

~~**100-351**~~  
**Parking regulations**

~~The parking regulations of the underlying district shall apply except that the City Planning Commission may permit additional #accessory# off street parking facilities, or a reduction in the required amount of such facilities, provided the following findings are made:~~

- (a) ~~that in the case of a reduction of such required facilities, there is sufficient parking available or, in the case of additional parking facilities, there is insufficient parking available within the vicinity of the site;~~
- (b) ~~that such parking facilities will not create or contribute to serious traffic congestion and will not unduly inhibit vehicular traffic or pedestrian flow.~~

~~The Commission may prescribe appropriate conditions and safeguards to minimize adverse effects on the character of the surrounding area, including requirements for shielding, color and intensity of lighting, screening and signage or for location of entrances and exits.~~

~~**109-351**~~  
~~**100-352**~~  
**Curb cut regulations**

There shall be not more than one curb cut on each #street line# frontage of a #zoning lot#.

\* \* \*  
**Article XI - Special Purpose Districts**

\* \* \*  
**Chapter 7**  
**Special Long Island City Mixed Use District**

\* \* \*  
**117-02**  
**General Provisions**

In harmony with the general purposes and content of this Resolution and the general purposes of the #Special Long Island City Mixed Use District#, the regulations of this Chapter shall apply within the #Special Long Island City Mixed Use District#. The regulations of all other Chapters of this Resolution are applicable, except as modified, supplemented or superseded by the provisions of this Chapter. In the event of a conflict between the provisions of

this Chapter and other regulations of this Resolution, the provisions of this Chapter shall control.

- \* \* \*
- (c) Regulations relating to #accessory# parking facilities, #public parking lots# and #public parking garages# within the Hunters Point Subdistrict, the Court Square Subdistrict and the Queens Plaza Subdistrict are set forth in Article I, Chapter 6 (Comprehensive Off-Street Parking Regulations in Long Island City) Chapter 3 (Comprehensive Off-Street Parking Regulations in Community Districts 1, 2, 3, 4, 5, 6, 7 and 8 in the Borough of Manhattan and in Portions of Community Districts 1 and 2 in the Borough of Queens), and such provisions are further modified by Section 117-54 (Off-street Parking and Loading Regulations).

\* \* \*  
**117-54**  
**Off-street Parking and Loading Regulations**

- (a) The off-street parking provisions of Article I, Chapter 6 ~~Chapter 3~~, shall apply, except that:
  - (1) the prohibition of curb cuts accessing entrances and exits to #accessory# off-street parking facilities on certain #wide streets#, as set forth in paragraph (b) of Section 16-231 (Location of curb cuts), ~~provisions of paragraph (b) of Section 13-142 (Additional regulations for permitted accessory off street parking spaces)~~ shall also apply to Northern Boulevard, Crescent Street and 23rd Street; and
  - (2) the provisions of paragraph (c) of Section 16-12 (Permitted Parking for Non-Residential Uses) ~~Section 13-132 (Community facility, commercial or manufacturing developments)~~ shall be modified as follows: the maximum number of #accessory# off-street parking spaces permitted for a #development# or #enlargement# shall not exceed one space per 2,000 square feet of #floor area# or 250 spaces, whichever is less.
- (b) Curb cuts shall not be permitted within 40 feet of a #zoning lot line# that abuts the Sunnyside Yard.

\* \* \*  
**Article XII - Special Purpose Districts**

\* \* \*  
**Chapter 1**  
**Special Garment Center District**

\* \* \*  
**121-10**  
**PRESERVATION AREA**

\* \* \*  
**121-11**  
**Special Use Regulations**

\* \* \*  
**121-111**  
**Use Group A**

Changes of #use# to Use Group A #uses# are exempt from the #floor area# preservation requirements of Section 121-113. In Preservation Area P-1, in the case of a change of #use# of #floor area# to a Use Group 6B #use#, Use Group A #uses# may not be used to satisfy the preservation requirement. In Preservation Area P-2, in the case of a change of #use# of #floor area# to any #use# permitted by the underlying #use# regulations, Use Group A #uses# may not be used to satisfy the preservation requirement.

- In Use Group 6A:
  - All #uses#
- In Use Group 6C:
  - All #uses# except loan offices, telegraph offices and travel bureaus
- In Use Group 6D:
  - All #uses#
- In Use Group 9A:
  - Blueprinting or photostating establishments
  - Musical instrument repair shops
  - Printing establishments, limited to 2,500 square feet of #floor area# per establishment for production
  - Typewriter or other small business machine sales, rentals or repairs
- In Use Group 12B:
  - All #uses#
- Additional #uses#:
  - #Accessory uses#
  - Automobile rental establishments
  - #Public parking lots# and #public parking garages#, pursuant to the provisions of Article I, Chapter 3 (Comprehensive Off-Street Parking and Loading Regulations in the Manhattan Core



**Comprehensive Off-Street Parking Regulations in Community Districts 1, 2, 3, 4, 5, 6, 7 and 8 in the Borough of Manhattan**

Wholesale establishments, with a minimum of 15 percent of #accessory# storage

Wholesale showrooms

\* \* \*

**121-40 PARKING PROVISIONS FOR REQUIREMENTS IN PRESERVATION AREA P-2**

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

\* \* \*

**Chapter 3 Special Mixed Use District**

\* \* \*

**123-70 PARKING AND LOADING**

For #Special Mixed Use Districts# located within the #Manhattan Core#, the provisions of Article I, Chapter 3 (Comprehensive Off-Street Parking and Loading Regulations in the Manhattan Core) shall apply, inclusive, and for #Special Mixed Use Districts# located within #Long Island City#, as defined in Section 16-02 (Definitions), the provisions of Article I, Chapter 6 (Comprehensive Off-Street Parking Regulations in Long Island City) shall apply, inclusive. For all other #Special Mixed Use Districts#, the provisions of this Section, inclusive, shall apply.

\* \* \*

**Chapter 5 Special Southern Hunters Point District**

\* \* \*

**125-50 PARKING REGULATIONS**

The regulations governing permitted and required #accessory# off-street parking spaces of Article I, Chapter 6 (Comprehensive Off-Street Parking Regulations in Long Island City) Chapter 3 (Comprehensive Off-Street Parking Regulations in Community Districts 1, 2, 3, 4, 5, 6, 7 and 8 in the Borough of Manhattan and a Portion of Community Districts 1 and 2 in the Borough of Queens) and Article II, Chapter 5; Article III, Chapter 6; and Article IV, Chapter 4 (Accessory Off-Street Parking and Loading Regulations) shall apply, except as set forth in this Section.

\* \* \*

**125-53 Maximum Size of Permitted Accessory Group Parking Facilities**

In the East River Subdistrict, Section 16-13 (Permitted Parking for Zoning Lots with Multiple Uses) ~~13-134 (Multiple use development)~~ shall apply except that the maximum number of spaces shall be 780. Section 16-21 (Off-Site Parking) ~~13-141 (Location of accessory off-street parking spaces)~~ shall not apply.

In the Newtown Creek Subdistrict, Section 16-13 ~~13-134~~ shall apply except that the maximum number of spaces shall not exceed 40 percent of the number of #dwelling units# within the #development# or #enlargement#.

**Nos. 3, 4, 5 & 6  
PIER 57  
No. 3**

**CD 4 C 130100 ZMM**

**IN THE MATTER OF** an application submitted by Hudson River Park Trust and Hudson Eagle LLC pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 8b, changing from an M2-3 District to an M1-5 District property bounded by:

1. a line perpendicular to the U.S. Bulkhead Line and passing through a point along such line at a distance of 80 feet southerly (as measured along the U.S. Bulkhead Line) from the point of intersection of the westerly prolongation of the southerly street line of West 16th Street and the U.S. Bulkhead Line;
2. a line midway between 11th Avenue and the U.S. Bulkhead Line;
3. a line 375 feet southerly of Course No. 1; and
4. the U.S. Pierhead Line;

as shown on a diagram (for illustrative purposes only) dated November 5, 2012.

**No. 4**

**CD 4 C 130101 ZSM**

**IN THE MATTER OF** an application submitted by Hudson River Park Trust and Hudson Eagle LLC pursuant to Sections 197-c and 201 of the New York City Charter, for the grant of a special permit pursuant to Section 62-834 of the Zoning Resolution to modify the use regulations of Section 62-241 (Uses on existing piers and platforms), the waterfront yard requirements of Section 62-332 (Rear yards and waterfront yards), the height and setback requirements of Section 62-342 (Developments on piers), the waterfront public access requirements of Section 62-57 (Requirements for Supplemental Public Access Areas), and the visual corridor requirements of Section 62-513 (Permitted obstructions in visual corridors), in connection with a proposed commercial development on property located at Pier 57, on the westerly side of 11th Avenue side between West

14th Street and West 16th Street (Block 662, Lot 3, and p/o Marginal Street, Wharf or Place), in an M1-5 District\*.

\*Note: The site is proposed to be rezoned by changing a M2-3 District to a M1-5 District under a concurrent related application C 130100 ZMM.

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

**No. 5**

**CD 4 C 130102 ZSM**

**IN THE MATTER OF** an application submitted by Hudson River Park Trust and Hudson Eagle LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-922 of the Zoning Resolution to allow large retail establishments (Use Group 6 and 10A uses) with no limitation on floor area, in connection with a proposed commercial development on property located at Pier 57, on the westerly side of 11th Avenue between West 14th Street and West 16th Street (Block 662, Lot 3, and p/o Marginal Street, Wharf or Place), in an M1-5 District\*.

\*Note: The site is proposed to be rezoned by changing an M2-3 District to an M1-5 District under a concurrent related application C 130100 ZMM.

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

**No. 6**

**CD 4 C 130103 ZSM**

**IN THE MATTER OF** an application submitted by Hudson River Park Trust and Hudson Eagle LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 13-561 of the Zoning Resolution to allow an enclosed attended accessory parking garage with a maximum capacity of 74 spaces on portions of the ground floor and caisson level of a proposed commercial development on property located at Pier 57, on the westerly side of 11th Avenue between West 14th Street and West 16th Street (Block 662, Lot 3, and p/o Marginal Street, Wharf or Place), in an M1-5 District\*.

\*Note: The site is proposed to be rezoned by changing an M2-3 District to an M1-5 District under a concurrent related application C 130100 ZMM.

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

**NOTICE**

**In accordance with Section 7.6 of the Hudson River Park Act and Article 8 of the New York State Environmental Conservation Law (the State Environmental Quality Review Act (SEQRA)) and the regulations promulgated pursuant thereto, public notice is hereby given that a public hearing will be held on Wednesday January 23, 2013, at 10:00 A.M., in Spector Hall at the City of New York Department of City Planning, 22 Reade Street, in Lower Manhattan, to hear comments on the Draft Environmental Impact Statement (DEIS) regarding the proposed redevelopment of Pier 57 in Hudson River Park (the "Project"). Such public hearing will be held jointly with the City Planning Commission's Uniform Land Use Review Procedure (ULURP) public hearing concerning the Project. The proposed Project is located on the west side of the Miller Highway (Route 9A) between West 14th Street and West 16th Street (Block 662, Lot 3 and p/o Marginal Street Wharf or Place). It involves the redevelopment, reuse and enlargement of the historic Pier 57 structure including the headhouse as a world-class commercial, cultural, educational and public space destination with approximately 428,000 gross square feet of retail, restaurant, other commercial, and educational and cultural uses; 110,000 gross square feet of public open space; a 141 slip marina; and an approximately 75-space accessory parking garage. The Project would also modify the existing access routes to the pier to improve pedestrian access and allow for proper vehicular access and servicing. The Project is expected to be completed in 2015.**

**The Notice of Completion and the DEIS for the Project were issued in accordance with Article 8 of the State Environmental Quality Review Act by the lead agency, Hudson River Park Trust ("HRPT"), on October 25, 2012 and both are available on <http://www.hudsonriverpark.org> or for public review at HRPT's offices at Pier 40, Suite 201, 353 West Street, New York, New York between the hours of 9:00 A.M. and 5:30 P.M., Monday through Friday, public holidays excepted. A CD of the entire DEIS and/or a paper copy of the executive summary of the DEIS are available at no charge upon request. A paper copy of the entire DEIS is available for purchase. Additionally, copies of the DEIS have been provided to federal, state, and local elected representatives, involved and interested agencies, Manhattan Community Boards #1, 2, and 4, and others. A full copy of the DEIS will be available for inspection at the public hearing. To inspect and/or obtain copies of the DEIS, please contact Noreen Doyle at the address above or by telephone at (212) 627-2020. Written comments may be submitted by e-mail to [Pier57comments@hrpt.ny.gov](mailto:Pier57comments@hrpt.ny.gov) or by mail to the attention of Noreen Doyle, Hudson River Park Trust, 353 West Street, Pier 40, 2nd floor, New York, NY 10014. Written comments, whether received at the Public Hearing or submitted directly to HRPT, will be afforded the same weight as oral testimony, and those wishing to submit lengthy or complex testimony are**

**urged to do so in writing. Written comments on the DEIS following the hearing will be accepted until 5:00 P.M. on February 4, 2013.**

**As more particularly described in the DEIS and Land Use Review Application, the project would require discretionary approvals from HRPT, the City Planning Commission, the New York State Department of Environmental Conservation, and possibly other agencies, including the New York State Department of Transportation. With regard to City Planning Commission approvals, the following actions are required for the project: (1) Zoning Map Amendment to change the zoning of the project site from an M2-3 District to an M1-5 District; (2) Special Permit pursuant to (a) Section 62-834(b) – to modify the use regulations of Sections 62-241 (Uses on existing piers and platforms), the waterfront yard regulations of Section 62-332 (Rear yards and waterfront yards) and the height and setback requirements of Section 62-342 (Developments on piers); and (b) Section 62-834(c) – to modify the waterfront public access requirements of Section 62-57 (Requirements for Supplemental Public Access Areas) and the visual corridor requirements of Section 62-513 (Permitted obstructions in visual corridors); (3) Special Permit pursuant to Section 74-922 – to modify the use regulations of Section 32-10 (Uses Permitted As-of-Right) to allow large retail establishments with no limitation on floor area per establishment; (4) Special Permit pursuant to Section 13-561 – to allow an enclosed accessory parking garage with a maximum capacity of 74 spaces in a portion of the cellar level; and (5) Certification by the Chairperson of the City Planning Commission to the Department of Buildings or Department of Business Services, as applicable, pursuant to Section 62-811 that a site plan has been submitted showing compliance, as modified by the special permits, with the provisions of Section 62-50 (General Requirements for Visual Corridors and Waterfront Public Access Areas) and 62-60 (Design Requirements for Waterfront Public Access Areas).**

**Hudson River Park Trust, as lead agency, has classified the project as a SEQRA Type I action. The DEIS, which has been prepared in accordance with both City and State environmental review regulations and guidelines for the actions described above, discloses the range of potential environmental impacts that could result from the proposed project.**

**Potential significant adverse impacts have been identified in the areas of transportation (traffic and pedestrians) and noise. The DEIS includes discussions of potential mitigation measures to address the project's significant adverse impacts and of project alternatives.**

**BOROUGH OF BROOKLYN  
No. 7  
DCAS OFFICE SPACE**

**CD 5 N 130163 PXK**

**IN THE MATTER OF** a Notice of Intent to acquire office space submitted by the Department of Citywide Administrative Services, pursuant to Section 195 of the New York City Charter for use of property located at 400 Liberty Avenue (Block 3705, Lot 16) (Department of Probation office).

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

**j8-23**

**COMMUNITY BOARDS**

**■ PUBLIC HEARINGS**

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

**BOROUGH OF BROOKLYN**

COMMUNITY BOARD NO. 02 - Wednesday, January 16, 2013 at 6:00 P.M., Polytechnic Institute, Rm. LC 400, Dibner Library, 5 Metrotech Center (off of the Commons), Brooklyn, NY

**BSA# 294-12-BZ**  
130 Clinton Street  
**IN THE MATTER OF** an application filed at the Board of Standards and Appeals for a special permit to allow the operation of a physical culture establishment (fitness center) on the first floor of the building.  
**j10-16**

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

**BOROUGH OF QUEENS**

COMMUNITY BOARD NO. 07 - Monday, January 14, 2013, at 7:00 P.M., Union Plaza Care Center, 33-23 Union Street, Flushing, NY

**BSA# 327-88-BZ**  
136-36 39th Avenue  
Application filed pursuant to Sections 72-01 and 72-22 of the Zoning Resolution the City of New York, as amended (The \*Resolution\*), it seeks an amendment of a previous resolution approved under BSA# 327-88-BZ by legalizing a 2,317 square foot mezzanine.  
**j8-14**

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

**BOROUGH OF MANHATTAN**

COMMUNITY BOARD NO. 02 - Monday, January 14, 2013, at 6:30 P.M., New York University-Silver Bldg., 32 Waverly Place, Rm. 401, New York, NY

**#N 110336ECM**

IN THE MATTER OF an application from the Zucca Trattoria Inc., doing business as Zucca Trattoria, for review pursuant to Section 366-a(c) of the New York City Charter, for grant of a renewal for a revocable consent to operate an existing enclosed sidewalk cafe with 12 tables and 32 seats at 95 Seventh Avenue South on the e/s of the street between Grove and Barrow Streets.

**#N 110338ECM**

IN THE MATTER OF an application from the Bac Bars Group LLC, doing business as Bayard's Alehouse, for review pursuant to Section 366-a(c) of the New York City Charter for grant of a renewal for a revocable consent to operate an existing enclosed sidewalk cafe with 14 tables and 32 seats at 533 Hudson Street a.k.a. 116 Charles Street on the s/w corner of the streets.

j8-14

**CONSUMER AFFAIRS**

■ PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN, PURSUANT TO LAW, that the New York City Department of Consumer Affairs will hold a Public Hearing on Wednesday, January 16th 2013, at 2:00 P.M., at 66 John Street, 11th floor, in the Borough of Manhattan, on the following petitions for sidewalk café revocable consent:

- 1) 201 West 103 Corp.  
203 West 103rd Street, in the Borough of Manhattan  
(To continue to, maintain, and operate an unenclosed sidewalk café for a term of two years.)
- 2) 114 Kenmare Associates LLC  
114 Kenmare Street, in the Borough of Manhattan  
(To continue to, maintain, and operate an unenclosed sidewalk café for a term of two years.)
- 3) 1262 Amsterdam Café Inc.  
1262 Amsterdam Avenue, in the Borough of Manhattan  
(To continue to, maintain, and operate an unenclosed sidewalk café for a term of two years.)
- 4) 149 Second Ave. Rest. Inc.  
149 2nd Avenue, in the Borough of Manhattan  
(To continue to, maintain, and operate an unenclosed sidewalk café for a term of two years.)
- 5) 174 Grand Street Corp.  
174 Grand Street, in the Borough of Manhattan  
(To continue to, maintain, and operate an unenclosed sidewalk café for a term of two years.)
- 6) 200 Ninth Restaurant LLC  
200 9th Avenue, in the Borough of Manhattan  
(To establish, maintain, and operate an unenclosed sidewalk café for a term of two years.)
- 7) 2255 Emmons Café Lounge Inc.  
2255 Emmons Avenue, in the Borough of Brooklyn  
(To establish, maintain, and operate an unenclosed sidewalk café for a term of two years.)
- 8) 3 N Restaurant Corp.  
3804 Braodway, in the Borough of Queens  
(To establish, maintain, and operate an unenclosed sidewalk café for a term of two years.)
- 9) 412 Amsterdam Corp.  
412 Amsterdam Avnue, in the Borough of Manhattan  
(To continue to, maintain, and operate an unenclosed sidewalk café for a term of two years.)
- 10) 67 Second Avenue, LLC  
84 East 4th Street, in the Borough of Manhattan  
(To continue to, maintain, and operate an unenclosed sidewalk café for a term of two years.)
- 11) 701 W. 135th Café Inc.  
701 W 135th Street, in the Borough of Manhattan  
(To continue to, maintain, and operate an unenclosed sidewalk café for a term of two years.)
- 12) Aegis Holding Houston, LLC  
175-177 East Houston Street, in the Borough of Manhattan  
(To establish, maintain, and operate an enclosed sidewalk café for a term of two years.)
- 13) Benny's Burritos, Inc.  
111-113 Greenwich Avenue, in the Borough of Manhattan  
(To continue to, maintain, and operate an unenclosed sidewalk café for a term of two years.)
- 14) Caffe Vetro Inc.  
200 Mott Street, in the Borough of Manhattan  
(To continue to, maintain, and operate an unenclosed sidewalk café for a term of two years.)
- 15) Cakor Restaurant, Inc.  
632 East 186th Street, in the Borough of Bronx  
(To establish, maintain, and operate an unenclosed sidewalk café for a term of two years.)
- 16) Chez Oskar Inc.  
211 Dekalb Avenue, in the Borough of Brooklyn  
(To continue to, maintain, and operate an unenclosed sidewalk café for a term of two years.)

- 17) Earthen Grill Inc.  
216 7th Avenue, in the Borough of Manhattan  
(To continue to, maintain, and operate an unenclosed sidewalk café for a term of two years.)
- 18) Elevated Entertainment Restaurants LLC  
961 2nd Avenue, in the Borough of Manhattan  
(To continue to, maintain, and operate an unenclosed sidewalk café for a term of two years.)
- 19) Eros Restaurant Corp.  
947 2nd Avenue, in the Borough of Manhattan  
(To continue to, maintain, and operate an unenclosed sidewalk café for a term of two years.)
- 20) Four Green Fields LLC  
141 Seventh Avenue South, in the Borough of Manhattan  
(To establish, maintain, and operate an enclosed sidewalk café for a term of two years.)
- 21) Greenwich Hotel Restaurant LLC  
377 Greenwich Street, in the Borough of Manhattan  
(To continue to, maintain, and operate an unenclosed sidewalk café for a term of two years.)
- 22) Heavy Woods LLC  
50 Wyckoff Avenue, in the Borough of Brooklyn  
(To establish, maintain, and operate an unenclosed sidewalk café for a term of two years.)
- 23) L'Atre Enterprises, Inc.  
314 Bleecker Street, in the Borough of Manhattan  
(To continue to, maintain, and operate an unenclosed sidewalk café for a term of two years.)
- 24) Leitrim Pub Inc.  
351 W 57th Street, in the Borough of Manhattan  
(To continue to, maintain, and operate an unenclosed sidewalk café for a term of two years.)
- 25) M.B.R.P Rest Inc.  
1454 2nd Avenue, in the Borough of Manhattan  
(To continue to, maintain, and operate an unenclosed sidewalk café for a term of two years.)
- 26) Meath Trails Inc  
61 2nd Avenue, in the Borough of Manhattan  
(To continue to, maintain, and operate an unenclosed sidewalk café for a term of two years.)
- 27) Medpark 30 LLC  
41 East 30th Street, in the Borough of Manhattan  
(To continue to, maintain, and operate an unenclosed sidewalk café for a term of two years.)
- 28) MHBK Associates Inc.  
434 Amsterdam Ave., in the Borough of Manhattan  
(To continue to, maintain, and operate an unenclosed sidewalk café for a term of two years.)
- 29) N.Y. Restaurant Supplies, Inc.  
8 Stuyvesant Street, in the Borough of Manhattan  
(To continue to, maintain, and operate an unenclosed sidewalk café for a term of two years.)
- 30) New MeKong Restaurant Corp.  
16-18 King Street, in the Borough of Manhattan  
(To continue to, maintain, and operate an unenclosed sidewalk café for a term of two years.)
- 31) On 54th LLC  
230 West 54th Street, in the Borough of Manhattan  
(To establish, maintain, and operate an unenclosed sidewalk café for a term of two years.)
- 32) Phillipos Restaurant Inc.  
1678 3rd Avenue, in the Borough of Manhattan  
(To continue to, maintain, and operate an unenclosed sidewalk café for a term of two years.)
- 33) Pizzeria Uno of Forest Hills Inc.  
107-16 70th Road, in the Borough of Queens  
(To continue to, maintain, and operate an unenclosed sidewalk café for a term of two years.)
- 34) Ram Eats LLC  
951 Amsterdam Avenue, in the Borough of Manhattan  
(To continue to, maintain, and operate an unenclosed sidewalk café for a term of two years.)
- 35) Salvatores of Soho Inc.  
3738 Riverdale Avenue, in the Borough of Bronx  
(To continue to, maintain, and operate an unenclosed sidewalk café for a term of two years.)
- 36) Sanne Yitting/Copenhagen LLC  
13 Laight Street, in the Borough of Manhattan  
(To establish, maintain, and operate an unenclosed sidewalk café for a term of two years.)
- 37) Service Corp.  
20 Prince Street, in the Borough of Manhattan  
(To continue to, maintain, and operate an unenclosed sidewalk café for a term of two years.)
- 38) Shannon Café LLC  
951 2nd Avenue, in the Borough of Manhattan  
(To continue to, maintain, and operate an unenclosed sidewalk café for a term of two years.)
- 39) So-Taun Enterprises LLC  
21-37 31st Avenue, in the Borough of Queens  
(To continue to, maintain, and operate an unenclosed sidewalk café for a term of two years.)
- 40) Sutol Operating Company LLC  
409 West 14th Street, in the Borough of Manhattan

- (To continue to, maintain, and operate an unenclosed sidewalk café for a term of two years.)
- 41) Taro Rest, Inc.  
1396 3rd Avenue, in the Borough of Manhattan  
(To continue to, maintain, and operate an unenclosed sidewalk café for a term of two years.)
- 42) Thafath Inc.  
356 East 51st Street, in the Borough of Manhattan  
(To continue to, maintain, and operate an unenclosed sidewalk café for a term of two years.)
- 43) The Emera Group Incorporated  
610 10th Avenue, in the Borough of Manhattan  
(To continue to, maintain, and operate an unenclosed sidewalk café for a term of two years.)
- 44) Upper West Rest. Corp.  
476 Amsrterdam Avenue, in the Borough of Manhattan  
(To continue to, maintain, and operate an unenclosed sidewalk café for a term of two years.)
- 45) Zvah, Inc.  
37 Canal Street, in the Borough of Manhattan  
(To establish, maintain, and operate an unenclosed sidewalk café for a term of two years.)

Individuals requesting Sign Language Interpreters should contact the Department of Consumer Affairs, Licensing division, 42 Broadway, 5th Floor, New York, NY 10004, (212) 487-4379, no later than five (5) business days before the hearing.

☛ j11

**BOARD OF CORRECTION**

■ MEETING

Please take note that the next meeting of the Board of Correction will be held on January 14, 2013, at 9:00 A.M., in the Public Hearing Room of the Landmarks Preservation Commission, located at 1 Centre Street, 9th Floor, Room 924, New York, NY 10007.

At that time, there will be a discussion of various issues concerning New York City's correctional system.

j8-14

**BOARD OF EDUCATION RETIREMENT SYSTEM**

■ MEETING

The next regular meeting of the Board of Education Retirement System (BERS) of the City of New York Trustees will meet on Wednesday, January 16, 2013. This meeting will be held at the High School of Fashion Industries, located at 225 West 24th Street, New York, New York 10011.

The meeting will convene at 4:30 P.M. An agenda will be distributed to BERS Trustees prior to the meeting.

If you need more information, please contact Noro Healy at (718) 935-4529 or email: nhealy@bers.nyc.gov

j9-15

**ENVIRONMENTAL PROTECTION**

**LAND ACQUISITION PROGRAM**

■ PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN that, pursuant to Section 384 of the New York City Charter, a public hearing will be held at 22 Reade Street, Borough of Manhattan on Wednesday, February 13, 2013 at 10:30 A.M., on the following:

REAL PROPERTY PUBLIC HEARING in the matter of the disposition by the City of New York of an access easement on the following real estate in the County of Ulster, pursuant to Section 4-106(9) of the New York City Administrative Code and a Resolution by the New York City Water Board dated December 7, 2012. The access easement shall be granted over lands of the City of New York to the Town of Gardiner for public road purposes.

County	Town	Type	Tax Lot ID
Ulster	Gardiner	Easement	101.1-1-41

A copy of the easement is available for public inspection upon request. Please call (845) 340-7810.

☛ j11

**INDEPENDENT BUDGET OFFICE**

■ MEETING

The New York City Independent Budget Office Advisory Board will hold a meeting on Friday, January 18, 2013, beginning at 8:30 A.M., at the offices of the NYC Independent Budget Office, 110 William Street, 14th Floor. There will be an opportunity for the public to address the advisory board during the public portion of the meeting.

j10-11

**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 25-307, 25-308, 25,309, 25-313, 25-318,

25-320) (formerly Chapter 8-A, Sections 207-6.0, 207-7.0, 207-12.0, 207-17.0, and 207-19.0), on Tuesday, **January 22, 2013 at 9:30 A.M.** in the morning of that day, a public hearing will be held in the Conference Room at 1 Centre Street, 9th Floor, Borough of Manhattan with respect to the following properties and then followed by a public meeting. Any person requiring reasonable accommodation in order to participate in the hearing or attend the meeting should call or write the Landmarks Commission no later than five (5) business days before the hearing or meeting.

**CERTIFICATE OF APPROPRIATENESS**  
BOROUGH OF QUEENS 13-5380 - Block 1280, lot 12-35-30 81st Street - Jackson Heights Historic District  
A neo-Georgian style apartment building designed by M.W. Weinstein and built in 1940. Application is to alter areaway and to install barrier-free access ramps, a new stairway, railings, and doors and windows. Community District 3.

**CERTIFICATE OF APPROPRIATENESS**  
BOROUGH OF QUEENS 13-8666 - Block 8031, lot 1-600 West Drive - Douglaston Historic District  
An altered Greek Revival style house, built in 1819 and converted to a clubhouse, with additions built in 1917 and 1921. Application to modify a railing and install a barrier free access lift. Community District 11.

**CERTIFICATE OF APPROPRIATENESS**  
BOROUGH OF BROOKLYN 13-8277 - Block 154, lot 17-372 Fulton Street - (Former) Gage & Tollner Restaurant - Individual Landmark - Interior Landmark  
A late Italianate style townhouse built c. 1875, with a neo-Grec style storefront and ground floor restaurant interior installed in 1889-92. Application is to legalize exterior and interior alterations performed without Landmarks Preservation Commission permits. Community District 2.

**CERTIFICATE OF APPROPRIATENESS**  
BOROUGH OF BROOKLYN 13-4753 - Block 1171, lot 57-188 Underhill Avenue - Prospect Heights Historic District  
A Renaissance Revival style store and flats building built c. 1915. Application is to construct a rear yard addition. Zoned R8X. Community District 8.

**CERTIFICATE OF APPROPRIATENESS**  
BOROUGH OF MANHATTAN 13-6444 - Block 143, lot 25-14 Jay Street - Tribeca West Historic District  
A neo-Grec style store and loft building designed by Berger & Baylies and built in 1882. Application is to reconstruct a stair bulkhead and install a mechanical enclosure, fence, and railing. Community District 1.

**CERTIFICATE OF APPROPRIATENESS**  
BOROUGH OF MANHATTAN 13-7939 - Block 172, lot 5-372 Broadway - Tribeca East Historic District  
An Italianate style store and loft building built in 1852-54. Application is to construct a rooftop addition, alter the lot-line facade and fire-escapes, and install storefront infill. Zoned C6-4A. Community District 1.

**CERTIFICATE OF APPROPRIATENESS**  
BOROUGH OF MANHATTAN 13-8032 - Block 174, lot 16-257 Church Street - Tribeca East Historic District  
An Italianate style store and loft building built in 1865-67. Application is to install storefront infill and a barrier-free access ramp. Community District 2.

**CERTIFICATE OF APPROPRIATENESS**  
BOROUGH OF MANHATTAN 13-8533 - Block 501, lot 15-130 Prince Street, aka 130-136 Prince Street - SoHo-Cast Iron Historic District  
A garage building built in 1925. A garage building built in 1925. Application is to alter the ground floor and to install storefront infill, and a decorative sidewalk. Zoned M1-5A. Community District 2.

**MODIFICATION OF USE AND BULK**  
BOROUGH OF MANHATTAN 13-9203 - Block 501, lot 15-130 Prince Street, aka 130-136 Prince Street - SoHo-Cast Iron Historic District  
A garage building built in 1925. Application is to request that the Landmarks Preservation Commission issue a report to the City Planning Commission relating to an application for a Modification of Use Pursuant to Section 74-711 of the Zoning Resolution. Zoned M1-5A. Community District 2.

**CERTIFICATE OF APPROPRIATENESS**  
BOROUGH OF MANHATTAN 13-5673 - Block 615, lot 79-107 Greenwich Avenue - Greenwich Village Historic District  
A Greek Revival style house built in 1842 and altered in the early 20th Century. Application is to alter the rear facade, excavate the cellar, construct a rear yard addition, and construct a rooftop bulkhead. Zoned C1-6. Community District 2.

**CERTIFICATE OF APPROPRIATENESS**  
BOROUGH OF MANHATTAN 13-8569 - Block 590, lot 53-289 Bleeker Street - Greenwich Village Historic District  
A vernacular building built c.1870-80. Application is to replace storefront infill. Community District 2.

**CERTIFICATE OF APPROPRIATENESS**  
BOROUGH OF MANHATTAN 13-8203 - Block 617, lot 36-234 West 13th Street, aka 110-118 Greenwich Avenue - Greenwich Village Historic District  
A neo-Grec style apartment house designed by George F. Pelham and built in 1882. Application is to alter the ground floor and replace storefront infill. Community District 2.

**CERTIFICATE OF APPROPRIATENESS**  
BOROUGH OF MANHATTAN 13-8328 - Block 576, lot 56-31-33 West 12th Street - Greenwich Village Historic District  
A Romanesque Revival style apartment building built in 1893-94, and altered in 1900-01 by J. B. Snook and Sons. Application is to enlarge windows at the penthouse. Community District 2.

**CERTIFICATE OF APPROPRIATENESS**  
BOROUGH OF MANHATTAN 13-7960 - Block 527, lot 27-10 Downing Street - Greenwich Village Historic District Extension II  
A Moderne style multiple dwelling designed by Stephen L. Heidrich and built in 1940. Application is to install an awning. Community District 2.

**CERTIFICATE OF APPROPRIATENESS**  
BOROUGH OF MANHATTAN 13-7089 - Block 462, lot 30-103 2nd Avenue - East Village/Lower East Side Historic District  
An altered neo-Grec style apartment building designed by Julius Boekell and constructed in 1868 and altered in 1922 by F.W. Klemt. Application is to install a flue. Community District 3.

**CERTIFICATE OF APPROPRIATENESS**  
BOROUGH OF MANHATTAN 13-8347 - Block 718, lot 1-440 West 21st Street - Chelsea Historic District  
An ensemble of English Collegiate Gothic style building built largely between 1883-1902, designed primarily by Charles Coolidge Haight. Application is to replace a barrier-free access lift with a ramp. Community District 4.

**BINDING REPORT**  
BOROUGH OF MANHATTAN 13-8879 - Block 1257, lot 1-476 Fifth Avenue - The New York Public Library - Individual Landmark  
A Beaux-Arts style library building designed by Carrere & Hastings and built in 1898-1911. Application is to install rooftop mechanical equipment, replace windows, modify a window opening and modify the loading dock gate. Community District 5.

**CERTIFICATE OF APPROPRIATENESS**  
BOROUGH OF MANHATTAN 13-8833 - Block 1197, lot 39-10 West 84th Street - Upper West Side/Central Park West Historic District  
Four rowhouses erected c. 1885-90, and altered in 1974-77 as a Modern style school by William Roper. Application is to alter the facades and modify window openings. Community District 7.

**CERTIFICATE OF APPROPRIATENESS**  
BOROUGH OF MANHATTAN 13-7900 - Block 1212, lot 7501-446 Columbus Avenue - Upper West Side/Central Park West Historic District  
A Romanesque Revival style apartment hotel designed by Edward L. Angell and built in 1889-91. Application is to replace storefront infill. Community District 7.

**CERTIFICATE OF APPROPRIATENESS**  
BOROUGH OF MANHATTAN 13-8114 - Block 1386, lot 33-740 Park Avenue - Upper East Side Historic District  
An Art Deco style apartment building designed by Rosario Candela and built in 1929-30. Application is to install through-the-wall air conditioning units. Community District 8.

**CERTIFICATE OF APPROPRIATENESS**  
BOROUGH OF MANHATTAN 13-8463 - Block 1413, lot 11-119 East 78th Street - Upper East Side Historic District  
A residence built in 1871, later altered in 1936 by Harvey Stevenson & Eastman Studts in the neo-Classical style. Application is to alter the areaway and enlarge a door. Community District 8.

**CERTIFICATE OF APPROPRIATENESS**  
BOROUGH OF MANHATTAN 12-8433 - Block 1522, lot 58-1440 Lexington Avenue - Carnegie Hill Historic District  
A flats building designed by Frederick T. Camp and built in 1882-83. Application is to construct a rear addition and excavate the cellar. Zoned C1-8X. Community District 8.

**CERTIFICATE OF APPROPRIATENESS**  
BOROUGH OF THE BRONX 13-7779 - Block 5822, lot 2692-430 West 250th Street - Fieldston Historic District  
A free-standing Mediterranean Revival style house designed by W. Stanwood Phillips and built in 1928-29. Application is to alter the facade; enlarge window openings; and alter the gutter system and eaves. Community District 8.

**CERTIFICATE OF APPROPRIATENESS**  
BOROUGH OF THE BRONX 12-7982 - Block 5937, lot 498-5255 Sycamore Avenue - Riverdale Historic District  
A Colonial Revival style carriage house designed by Brite and Bacon and built in 1901. Application is to construct dormer windows. Community District 8.

**BINDING REPORT**  
BOROUGH OF THE BRONX 13-9137 - Block 2941, lot 1-1700 Fulton Avenue - Crotona Park Center - Individual Landmark  
An Art Moderne style pool complex designed by Henry Magoon and Aymar Embury II, landscape architects Gilmore D. Clarke and Allyn R. Jennings, and civil engineers W. Earle Andrews and William H. Latham. Application is to install paving, fencing, spray showers, and shade structures. Community District 3.

j8-22

NOTICE IS HEREBY GIVEN THAT PURSUANT to the provisions of 3020 of the New York City Charter and Chapter 3 of Title 24 of the Administrative Code of the City of New York (Sections 25-303 and 25-313) that on **Tuesday, January 15, 2013, at 9:30 A.M.**, at the Landmarks Preservation Commission will conduct a *public hearing* in the Public Meeting Room of the Landmarks Preservation Commission, located at The Municipal Building, 1 Centre Street, 9th Floor North, City of New York with respect to the following proposed Historic Districts. Any person requiring reasonable accommodation in order to participate in the hearing should call or write the Landmarks Preservation Commission, [Municipal Building, 1 Centre Street, 9th Floor North, New York, NY 10007, (212) 669-7700] no later than five (5) business days before the hearing. There will also be a public meeting on that day.

**ITEMS TO BE HEARD**

**PUBLIC HEARING ITEM NO. 1** TIME: 9:30 A.M.  
LP-2513  
**PROPOSED HARRISON STREET HISTORIC DISTRICT**, Borough of Staten Island.  
**Boundary Description**  
The proposed Harrison Street Historic District consists of the properties bounded by a line beginning at the southwest corner of Tompkins Street and Brownell Street, extending southerly along the western curb line of Brownell Street and across Harrison Street to the angled part of the eastern property line of 30 Harrison Street, southerly along the eastern property line of 30 Harrison Street; westerly along the southern property lines of 30 to 92 Harrison Street and 56 Quinn Street, northerly along the western property line of 56 Quinn Street, westerly along the southern property line of 54 Quinn Street, northerly along the western property lines of 54 and 52 Quinn Street, easterly along a portion of the northern property line of 52 Quinn Street, northerly along a portion of the western property line of 48 Quinn Street, westerly along a portion of the southern property line of 48 Quinn Street, northerly along a portion of the western property line of 48 Quinn Street, easterly along the northern property line of 48 Quinn Street and across Quinn Street to the eastern curb line of Quinn Street, northerly along said curb line to a point formed by its intersection with the northern property line of 95 Harrison Street (aka 93-95 Harrison Street and 43 Quinn Street), easterly along the northern property lines of 95 and 87-89 Harrison Street, southerly along a portion of the eastern property line of 87-89 Harrison Street, easterly along the northern property lines of 85 to 45 Harrison Street and a portion of the northern property line of 41 Harrison Street, northerly along the western property line of 2 Tompkins Street to the southern curb line of Tompkins Street, and easterly along said curb line to the point of the beginning.  
[Community District 01]

**PUBLIC HEARING ITEM NO. 2** TIME: 10:30 A.M.  
LP-2514  
**PROPOSED BEDFORD HISTORIC DISTRICT**, Borough of Brooklyn.

**Boundary Description**  
The proposed Bedford Historic District consists of the properties bounded by a line beginning at the northwest corner of Jefferson Avenue and Tompkins Avenue, extending westerly along the northern curb line of Jefferson Avenue to a point in said curb line formed by extending a line northerly from the eastern property line of 338 Jefferson Avenue, southerly across Jefferson Avenue and along said property line and a portion of the eastern property line of 297 Hancock Street, easterly along the northern property line of 299 Hancock Street, southerly along the eastern property line of 299 Hancock Street to the northern curb line of Hancock Street, westerly along said curb line to a point in said curb line formed by extending a line northerly from the eastern property line of 288 Hancock Street, southerly across Hancock Street and along said property line, westerly along the southern property lines of 288 to 256 Hancock Street, southerly along the eastern property line of 191 Halsey Street to the northern curb line of Halsey Street, westerly along said curb line to the northwest corner of Marcy Avenue and Halsey Street, southerly across Halsey Street and along the western curb line of Marcy Avenue to a point in said curb line formed by extending a line easterly from the southern property line of 112 Macon Street (aka 936 Marcy Avenue), westerly along the southern property lines of 112 to 104 Macon Street, southerly along a portion of the eastern property line of 102 Macon Street, westerly along the southern property lines of 102 to 94 Macon Street, southerly along the eastern property lines of 9 to 17 Verona Place and a portion of the eastern property line of 19 Verona Place, easterly along a portion of the northern property line of 21 Verona Place, southerly along a portion of the eastern property line of 21 Verona Place, westerly along a portion of the southern property line of 21 Verona Place, across Verona Place and long the southern property line of 20 Verona Place, northerly along the western property lines of 20 to 16 Verona Place and a portion of the western property line of 14 Verona Place, westerly along southern property lines of 72 to 38 Macon Street, northerly along the western property line of 38 Macon Street to the northern curb line of Macon Street, westerly along said curb line, across Nostrand Avenue, to the northeast corner of Macon Street and Arlington Place, northerly along the eastern curb line of Arlington Place to a point in said curb line formed by extending a line easterly from the southern property line of 22 Arlington Place, westerly across Arlington Place and along said property line, northerly along the western property lines of 22 to 14 Arlington Place, westerly along the southern property lines of 48 to 22 Halsey Street, northerly along the western property line of 22 Halsey Street to the northern curb line of Halsey Street, westerly along the northern curb line of Halsey Street to a point in said curb line formed by extending a line southerly from the western property line of 9 Halsey Street, northerly along the western property lines of 9 Halsey Street and 60 Hancock Street to the northern curb line of Hancock Street, westerly along the northern curb line of Hancock Street to a point in said curb line formed by extending a line southerly from the western property line of 57 Hancock Street, northerly along said property line, easterly along the northern property lines of 57 to 61 Hancock Street, northerly along a portion of the western property line of 63 Hancock Street, easterly along the northern property lines of 63 to 137 Hancock Street, southerly along a portion of the eastern property line of 137 Hancock Street, easterly along the northern property lines of 139 to 147 Hancock Street, across Nostrand Avenue to the eastern curb line of Nostrand Avenue, northerly along said curb line to the southeast corner of Jefferson Avenue and Nostrand Avenue, easterly along the southern curb line of Jefferson Avenue to a point in said curb line formed by extending a line southerly from the eastern property line of 189 Jefferson Avenue, northerly across Jefferson Avenue and the western property line of 189 Jefferson Avenue, easterly along the northern property lines of 189 to 193 Jefferson Avenue, northerly along a portion of the western property line of 280 Putnam Avenue, westerly along the southern property lines of 278 to 270 Putnam Avenue, northerly along the western property line of 270 Putnam Avenue to the southern curb line of Putnam Avenue, easterly along the southern curb line of Putnam Avenue to a point in said curb line formed by extending a line southerly from the western property line of 299 Putnam Avenue, northerly across Putnam Avenue and along said property line, easterly along the northern property line of 299 Putnam Avenue and a portion of the northern property line of 301-303 Putnam Avenue, northerly along the western property line of 230 Madison Street to the northern curb line of Madison Street, westerly along the northern curb line of Madison Street to a point in said curb line formed by extending a line southerly from the western property line of 227 Madison Street, northerly along said property line, westerly along the southern curb line of 230 Monroe Street, northerly along the western property line of 230 Monroe Street to the southern

curb line of Monroe Street, easterly along said curb line to the southwest corner of Marcy Avenue and Monroe Street, southerly along the western curb line of Marcy Avenue to a point in said curb line formed by extending a line westerly from the northern property line of 815 Marcy Avenue, easterly across Marcy Avenue and said property line, southerly along the eastern property lines of 815 to 829 Marcy Avenue, westerly along the southern property line of 829 Marcy Avenue to the western curb line of Marcy Avenue, southerly along said curb line across Madison Street and Putnam Avenue to the southwest corner of Marcy Avenue and Putnam Avenue, easterly across Marcy Avenue and along the southern curb line of Putnam Avenue to a point in said curb line formed by extending a line northerly from the eastern property line of 418 Putnam Avenue, southerly along said property line, easterly along the northern property lines of 335 to 343 Jefferson Avenue to the western curb line of Tompkins Avenue, southerly along said curb line to the point of the beginning.  
[Community District 3]

d28-j14

### Notice of Public Meeting

NOTICE IS HEREBY GIVEN THAT PURSUANT to the provisions of Title 25, Chapter 3 of the Administrative Code of the City of New York that on **Tuesday, January 15, 2013**, there will be a Public Meeting of the Landmarks Preservation Commission in the Public Hearing Chamber at 1 Centre Street, 9th Floor North, Borough of Manhattan, City of New York. For information about the Public Meeting agenda, please contact the Public Information Officer at 212-669-7817.

j9-11

## SCHOOL CONSTRUCTION AUTHORITY

### ■ PUBLIC HEARINGS

#### NOTICE OF PUBLIC HEARING PURSUANT TO ARTICLE 2 OF THE NEW YORK STATE EMINENT DOMAIN PROCEDURE LAW

The New York City School Construction Authority ("SCA") will hold a public hearing on Thursday, January 31, 2013, at 3:30 P.M., pursuant to Article 2 of the New York State Eminent Domain Procedure Law with respect to the SCA's proposed acquisition, by condemnation, of Tax Block 1891, Lots 1, 12, 15, 20 & 22, located at 50-51 98th Street Corona, New York, in the Borough of Queens, City and State of New York, for the purpose of constructing at the site an approximately 800-seat primary public school facility, accommodating students in pre-kindergarten through fifth grade pursuant to the New York City Department of Education's Five-Year Educational Capital Facilities Plan.

The hearing will be held at Public School 61Q, located at 98-50 50th Avenue, Corona, New York 11368.

The purposes of the hearing are to inform the public of the proposed project, to review the public use to be served by the proposed project and to give all interested persons an opportunity to be heard concerning the proposed public project. Property owners who may subsequently wish to challenge condemnation of their property via judicial review may do so only on the basis of issues, facts and objections raised at the hearing. All persons are invited to attend the hearing and to present oral and/or written statements concerning the proposed acquisition. The SCA will accept written comments on the proposed project at the address listed below until Friday, February 15, 2013. Materials relating to the project are available for examination during normal business hours at the Legal Department of the SCA at 30-30 Thomson Avenue, Long Island City, New York 11101. For further information, contact Jensen Ambachen, Senior Attorney of the SCA, at (718) 472-8307.

j7-11

## BOARD OF STANDARDS AND APPEALS

### ■ PUBLIC HEARINGS

**JANUARY 29, 2013, 10:00 A.M.**

**NOTICE IS HEREBY GIVEN of a public hearing, Tuesday morning, January 29, 2013, 10:00 A.M., in Spector Hall, 22 Reade Street, New York, N.Y. 10007, on the following matters:**

#### SPECIAL ORDER CALENDAR

**130-88-BZ**  
APPLICANT – Sheldon Lobel, P.C., for Cumberland Farms, Inc., owner.  
SUBJECT – Application August 13, 2012 – Extension of Term of the previously granted Special Permit (§73-211) for the continued operation of (UG 16B) gasoline service station (Gulf) which expired on January 24, 2009; Extension of Time to obtain a Certificate of Occupancy which expired on October 12, 2003; Waiver of the Rules. C2-2/R4 zoning district.  
PREMISES AFFECTED – 1007 Brooklyn Avenue aka 3602 Snyder Avenue, southeast corner of the intersection formed by Snyder and Brooklyn Avenues, Block 4907, Lot 1, Borough of Brooklyn.  
**COMMUNITY BOARD #17BK**

**103-91-BZ**  
APPLICANT – Davidoff Hatcher & Citron, LLP for 248-18 Sunrise LLC, owner.  
SUBJECT – Application October 18, 2012 – Extension of term and amendment to previously granted variance permitting an auto laundry use (UG 16B); Amendment to permit changes to the layout and extend the hours of operation contrary to previous BSA approval. C2-1/R3-2 zoning district.  
PREMISES AFFECTED – 248-18 Sunrise Highway, south side of Sunrise Highway, 103' east of the intersection of Hook Creek Boulevard, Block 13623, Lot 19, Borough of Queens.  
**COMMUNITY BOARD #13Q**

**20-08-BZ**  
APPLICANT – Law Office of Fredrick A. Becker, for Wegweiser & Ehrlich LLC, owners.  
SUBJECT – Application January 3, 2013 – Extension of Time to Complete Construction of a previously granted Special Permit (75-53) for the vertical enlargement to an existing warehouse (UG17) which expired on January 13, 2013. C6-2A zoning district.  
PREMISES AFFECTED – 53-55 Beach Street, north side of Beach Street between Greenwich Street and Collister Street,

Block 214, Lot 1, Borough of Manhattan.

### COMMUNITY BOARD #1M

#### APPEALS CALENDAR

**265-12-A & 266-12-A**  
APPLICANT – Jesse Masyr, Watchel Masyr & Missry, LLP, for Related Retail Bruckner LLC.  
OWNER OF PREMISES – Ciminello Property Associates.  
SUBJECT – Application September 5, 2012 – Appeal from Department of Building's determination that sign is not entitled to continued non-conforming use status as an advertising sign. M1-2 & R4/C2-1 zoning district.  
PREMISES AFFECTED – 980 Brush Avenue, southeast corner of Brush Avenue and Cross Bronx Expressway/Bruckner Expressway, Block 5542, Lot 41, Borough of Bronx.  
**COMMUNITY BOARD #10BX**

**287-12-A**  
APPLICANT – Zygmunt Staszewski, for Breezy Point Cooperative Inc., owner; Brian Rudolph, lessee.  
SUBJECT – Application October 5, 2012 – The proposed enlargement of the existing building located partially with in the bed of a mapped street contrary to General City Law Section 35 and the upgrade of an existing private disposal system is to the Department of Building policy. R4 zoning district.  
PREMISES AFFECTED – 165 Reid Avenue, east side of Beach 201 Street, 335' north of Breezy Point Boulevard, Block 16350, Lot 400, Borough of Queens.  
**COMMUNITY BOARD #14Q**

**JANUARY 29, 2013, 1:30 P.M.**

**NOTICE IS HEREBY GIVEN of a public hearing, Tuesday afternoon, January 29, 2013, at 1:30 P.M., in Spector Hall, 22 Reade Street, New York, N.Y. 10007, on the following matters:**

#### ZONING CALENDAR

**148-12-BZ**  
APPLICANT – Eric Palatnik, P.C., for Esther Kuessous, owner.  
SUBJECT – Application May 8, 2012 – Special Permit (§73-621) for the enlargement of an existing single family semi-detached residence contrary to floor area, lot coverage and open space (ZR23-141(b)). R4 zoning district.  
PREMISES AFFECTED – 981 East 29th Street, between Avenue I and Avenue J, Block 7593, Lot 12, Borough of Brooklyn.  
**COMMUNITY BOARD #14BK**

**234-12-BZ**  
APPLICANT – Rothkrug Rothkrug & Spector LLP, for 1776 Eastchester Realty LLC, owner; LA Fitness, lessee.  
SUBJECT – Application July 20, 2012 – Special Permit (§73-36) to permit a physical culture establishment (LA Fitness). M1-1 zoning district.  
PREMISES AFFECTED – 1776 Eastchester Road, east of Basset Avenue, west of Marconi Street, 385' north of intersection of Basset Avenue and Eastchester Street, Block 4226, Lot 16, Borough of Bronx.  
**COMMUNITY BOARD #11BX**

**294-12-BZ**  
APPLICANT – Eric Palatnik, P.C., for David Katzive, owner; Thomas Anthony, lessee.  
SUBJECT – Application October 11, 2012 – Special Permit (§73-36) to permit a physical culture establishment. C5-2A/DB special zoning district.  
PREMISES AFFECTED – 130 Clinton Street aka 124 Clinton Street, between Joralemon Street and Aitken Place, Block 264, Lot 17, Borough of Brooklyn.  
**COMMUNITY BOARD #2BK**

**295-12-BZ**  
APPLICANT – Sheldon Lobel, P.C., for Laura Danoff and Scott Danoff, owners.  
SUBJECT – Application October 15, 2012 – Variance (§72-21) to permit the expansion of a non-conforming Use Group 4 dentist's office, contrary to §52-22. R1-2 zoning district.  
PREMISES AFFECTED – 49-33 Little Neck Parkway, Block 8263, Lot 110, Borough of Queens.  
**COMMUNITY BOARD #11Q**

**302-12-BZ**  
APPLICANT – Davidoff Hatcher & Citron LLP, for YHD 18 LLC, owner; Lithe Method LLC, lessee.  
SUBJECT – Application October 18, 2012 – Special permit (73-36) to permit a proposed physical culture establishment (Lithe Method) to be located at the ground floor of the building at the premises.  
PREMISES AFFECTED – 32 West 18th Street, between Fifth and Sixth Avenues, Block 819, Lot 1401, Borough of Manhattan.  
**COMMUNITY BOARD #5M**

*Jeff Mulligan, Executive Director*

j10-11

## 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, January 16, 2013. 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 Dorothy Lichtenstein to continue to maintain and use a fenced-in area on the east sidewalk of Washington Street, between Bethune Street and Bank Street, in the Borough of Manhattan. The proposed revocable consent is for a term of ten years from July 1, 2012 to June 30, 2022 and provides among other terms and conditions for compensation payable to the city according to the following schedule:

For the period July 1, 2012 to June 30, 2013 - \$1,503  
For the period July 1, 2013 to June 30, 2014 - \$1,545  
For the period July 1, 2014 to June 30, 2015 - \$1,587  
For the period July 1, 2015 to June 30, 2016 - \$1,629  
For the period July 1, 2016 to June 30, 2017 - \$1,671  
For the period July 1, 2017 to June 30, 2018 - \$1,713  
For the period July 1, 2018 to June 30, 2019 - \$1,755  
For the period July 1, 2019 to June 30, 2020 - \$1,797  
For the period July 1, 2020 to June 30, 2021 - \$1,839  
For the period July 1, 2021 to June 30, 2022 - \$1,881

the maintenance of a security deposit in the sum of \$2,800 and the insurance shall be in the amount of One Million Dollars (\$1,000,000) per occurrence, and Two Million Dollars (\$2,000,000) aggregate.

**#2** In the matter of a proposed revocable consent authorizing Douglas Kepple to continue to maintain and use a stoop and a fenced-in area on the west sidewalk of Bedford Street, north of Morton Street, in the Borough of Manhattan. The proposed revocable consent is for a term of ten years from July 1, 2012 to June 30, 2022 and provides among other terms and conditions for compensation payable to the city according to the following schedule:

For the period from July 1, 2012 to June 30, 2022 - \$25/annum

the maintenance of a security deposit in the sum of \$5,010 and the insurance shall be in the amount of One Million Dollars (\$1,000,000) per occurrence, and Two Million Dollars (\$2,000,000) aggregate.

**#3** In the matter of a proposed revocable consent authorizing Kenneth Cole Consumer Direct, LLC to continue to maintain and use a stair on the east sidewalk of Mercer Street, south of Hudson Street, in the Borough of Manhattan. The proposed revocable consent is for a term of ten years from July 1, 2012 to June 30, 2022 and provides among other terms and conditions for compensation payable to the City according to the following schedule:

For the period July 1, 2012 to June 30, 2013 - \$ 973  
For the period July 1, 2013 to June 30, 2014 - \$1,000  
For the period July 1, 2014 to June 30, 2015 - \$1,027  
For the period July 1, 2015 to June 30, 2016 - \$1,054  
For the period July 1, 2016 to June 30, 2017 - \$1,081  
For the period July 1, 2017 to June 30, 2018 - \$1,108  
For the period July 1, 2018 to June 30, 2019 - \$1,135  
For the period July 1, 2019 to June 30, 2020 - \$1,162  
For the period July 1, 2020 to June 30, 2021 - \$1,189  
For the period July 1, 2021 to June 30, 2022 - \$1,216

the maintenance of a security deposit in the sum of \$4,000 and the insurance shall be the amount of One Million Dollars (1,000,000) per occurrence, and Two Million Dollars (\$2,000,000) aggregate.

**#4** In the matter of a proposed revocable consent authorizing NYC Serenade, LLC to continue to maintain and use nine bollards on the south sidewalk of Platt Street, west of Gold Street, in the Borough of Manhattan. The proposed revocable consent is for a term of ten years from July 1, 2012 to June 30, 2022 and provides among others terms and condition for compensation payable to the city according to the following schedule:

For the period from July 1, 2012 to June 30, 2022 - \$1,125/annum

the maintenance of a security deposit in the sum of \$20,000 and the insurance shall be in the amount of One Million Dollars (\$1,000,000) per occurrence, and Two Million Dollars (\$2,000,000) aggregate.

**#5** In the matter of a proposed revocable consent authorizing TC Ravenswood, LLC to continue to maintain and use a tunnel under and across 36th Avenue, west of Vernon Boulevard, in the Borough of Queens. The proposed revocable consent is for a term of ten years from July 1, 2005 to June 30, 2015 and provides among others terms and conditions for compensation payable to the city according to the following schedule:

For the period July 1, 2005 to June 30, 2006 - \$20,296  
For the period July 1, 2006 to June 30, 2007 - \$21,441  
For the period July 1, 2007 to June 30, 2008 - \$22,123  
For the period July 1, 2008 to June 30, 2009 - \$23,249  
For the period July 1, 2009 to June 30, 2010 - \$23,263  
For the period July 1, 2010 to June 30, 2011 - \$23,756  
For the period July 1, 2011 to June 30, 2012 - \$24,660  
For the period July 1, 2012 to June 30, 2013 - \$25,044  
For the period July 1, 2013 to June 30, 2014 - \$25,743  
For the period July 1, 2014 to June 30, 2015 - \$26,442

The maintenance of a security deposit in the sum of \$26,500 and the insurance shall be in the amount of One Million Two Hundred Fifty Thousand Dollars (\$1,250,000) per occurrence, and Five Million Dollars (5,000,000) aggregate.

**#6** In the matter of a proposed revocable consent authorizing TC Ravenswood, LLC to continue to maintain and use conduits under and across 36th Avenue, west of Vernon Boulevard, in the Borough of Queens. The proposed revocable consent is for a term of ten years from July 1, 2010 to June 30, 2020 and provides among others terms and conditions for compensation payable to the city according to the following schedule:

For the period July 1, 2010 to June 30, 2011 - \$14,649  
For the period July 1, 2011 to June 30, 2012 - \$15,132  
For the period July 1, 2012 to June 30, 2013 - \$15,372  
For the period July 1, 2013 to June 30, 2014 - \$15,801  
For the period July 1, 2014 to June 30, 2015 - \$16,230  
For the period July 1, 2015 to June 30, 2016 - \$16,659  
For the period July 1, 2016 to June 30, 2017 - \$17,088  
For the period July 1, 2017 to June 30, 2018 - \$17,517  
For the period July 1, 2018 to June 30, 2019 - \$17,946  
For the period July 1, 2019 to June 30, 2020 - \$18,375

The maintenance of a security deposit in the sum of \$18,400 and the insurance shall be in the amount of One Million Dollars (\$1,000,000) per occurrence, and Two Million Dollars (2,000,000) aggregate.

d24-j16

## COURT NOTICE

### SUPREME COURT

#### ■ NOTICE

#### QUEENS COUNTY IA PART 8 NOTICE OF PETITION INDEX NUMBER 24414/12

In the Matter of Application of the CITY OF NEW YORK, relative to acquiring title in fee simple absolute to certain

real property where not heretofore acquired for the

#### ATLANTIC AVENUE EXTENSION

located in the area generally bounded by 94th Avenue, 138th Place, 95th Avenue, and the Van Wyck Expressway, in the Borough of Queens, City and State of New York.

**PLEASE TAKE NOTICE** that the Corporation Counsel of the City of New York intends to make application to the Supreme Court of the State of New York, Queens County, IA Part 8, for certain relief.

The application will be made at the following time and place: At 88-11 Sutphin Boulevard, in the Borough of Queens, City and State of New York, on January 25, 2013, at 9:30 A.M., or as soon thereafter as counsel can be heard.

The application is for an order:

- 1) authorizing the City to file an acquisition map in the Office of the City Register;
- 2) directing that upon the filing of said map, title to the property sought to be acquired shall vest in the City;
- 3) providing that just compensation therefor be ascertained and determined by the Supreme Court without a jury; and
- 4) providing that notices of claim must be served and filed within one calendar year from the date of service of the Notice of Acquisition for this proceeding.

The City of New York, in this proceeding, intends to acquire title in fee simple absolute to certain real property where not heretofore acquired for the same purpose, for the Atlantic Avenue Extension in the Borough of Queens, City and State of New York.

The description of the real property to be acquired is as follows:

#### DAMAGE PARCEL 1 Block 9990, Lot 5

**ALL** that certain plot, piece or parcel of land situate, lying and being in the Borough and County Queens, City and State of New York, being more particularly bounded and described as follows:

**BEGINNING** at the corner formed by the intersection of the easterly side of Van Wyck Expressway (formerly Van Wyck Avenue) and the southerly side of 94th Avenue;

**RUNNING THENCE** along the southerly side of 94th Avenue, North 40° 27' 00" East, a distance of 208.75 feet to a point;

**THENCE** South 49° 33' 05" East, a distance of 83.10 feet to a point;

**THENCE** South 38° 08' 07" West, a distance of 128.35 feet to a point;

**THENCE** South 49° 33' 05" East, a distance of 111.93 feet to the northerly side of 95th Avenue;

**THENCE** along the northerly side of 95th Avenue, South 40° 26' 55" West, a distance of 43.58 feet to the corner formed by the intersection of the northerly side of 95th Avenue and the easterly side of Van Wyck Expressway (formerly Van Wyck Avenue);

**THENCE** along the easterly side of Van Wyck Expressway (formerly Van Wyck Avenue), North 59° 59' 57" West, a distance of 203.59 feet to the point or place of **BEGINNING**.

#### DAMAGE PARCEL 2 Block 9990, Lot 34

**ALL** that certain plot, piece or parcel of land situate, lying and being in the Borough and County Queens, City and State of New York, being more particularly bounded and described as follows:

**BEGINNING** at a point on the southerly side of 94th Avenue, which point is distant 208.75 feet easterly from the corner formed by the intersection of the easterly side of Van Wyck Expressway (formerly Van Wyck Avenue) and the southerly side of 94th Avenue;

**RUNNING THENCE** along the southerly side of 94th Avenue, North 40° 27' 00" East, a distance of 132.64 feet to a point;

**THENCE** along a line forming an interior angle of 90° 01' 16.7" with the previous course, South 49° 33' 12" East, a distance of 87.00 feet to a point;

**THENCE** South 40° 26' 48" West, a distance of 10.00 feet to a point;

**THENCE** North 64° 13' 02" West, a distance of 9.41 feet to a point;

**THENCE** South 37° 58' 12" West, a distance of 120.38 feet to a point;

**THENCE** North 49° 33' 05" West, a distance of 83.10 feet to the southerly side of 94th Avenue, the point or place of **BEGINNING**.

#### DAMAGE PARCEL 2A Block 9990, Bed of 94th Avenue (Fronting Lot 34)

**ALL** that certain plot, piece or parcel of land situate, lying and being in the Borough and County Queens, City and State of New York, being more particularly bounded and described as follows:

**BEGINNING** at a point on the southerly side of 94th Avenue, which point is distant 308.63 feet easterly from the corner formed by the intersection of the easterly side of Van Wyck Expressway (formerly Van Wyck Avenue) and the southerly side of 94th Avenue;

**RUNNING THENCE** through the bed of 94th Avenue, North 64° 13' 02" West, a distance of 25.84 to the center line of 94th Avenue;

**THENCE** along the center line of 94th Avenue, North 40° 27' 00" East, a distance of 39.31 feet to a point;

**THENCE** South 49° 33' 12" East, a distance of 25.00 feet to the southerly side of 94th Avenue;

**THENCE** along the southerly side of 94th Avenue, South 40° 27' 00" West, a distance of 32.76 feet to the point or place of **BEGINNING**.

#### DAMAGE PARCEL 3 Block 9990, Lot 46

**ALL** that certain plot, piece or parcel of land situate, lying and being in the Borough and County Queens, City and State of New York, being more particularly bounded and described as follows:

**BEGINNING** at a point on the northerly side of 95th Avenue, which point is distant 65.36 feet westerly from the corner formed by the intersection of the westerly side of 138th Place and the northerly side of 95th Avenue;

**RUNNING THENCE** along the northerly side of 95th Avenue, South 40° 26' 55" West, a distance of 149.02 feet to a point;

**THENCE** North 49° 33' 05" West, a distance of 117.25 feet to a point;

**THENCE** North 37° 58' 12" East, a distance of 117.12 feet to a point;

**THENCE** South 64° 13' 02" East, a distance of 126.43 feet to the northerly side of 95th Avenue, the point or place of **BEGINNING**.

The above described property shall be acquired subject to any property interests that the Port Authority of New York and New Jersey may have in the property being taken.

Surveys, maps or plans of the property to be acquired are on file in the office of the Corporation Counsel of the City of New York, 100 Church Street, New York, New York 10007.

**PLEASE TAKE FURTHER NOTICE THAT**, pursuant to EDPL § 402(B)(4), any party seeking to oppose the acquisition must interpose a verified answer, which must contain specific denial of each material allegation of the petition controverted by the opponent, or any statement of new matter deemed by the opponent to be a defense to the proceeding. Pursuant to CPLR 403, said answer must be served upon the office of the Corporation Counsel at least seven (7) days before the date that the petition is noticed to be heard.

Dated: December 3, 2012, New York, New York  
MICHAEL A. CARDOZO  
Corporation Counsel of the City of New York  
Attorney for the Condemnor  
100 Church Street  
New York, New York 10007  
Tel. (212) 788-0710

SEE MAP ON BACK PAGE

d28-j11



### CITYWIDE ADMINISTRATIVE SERVICES

#### ASSET MANAGEMENT

##### SALE BY SEALED BID

#### PROPOSED LEASES OF CERTAIN NEW YORK CITY REAL PROPERTY SEALED BID PUBLIC LEASE AUCTION

PUBLIC NOTICE IS HEREBY GIVEN THAT The Department of Citywide Administrative Services, Asset Management will conduct a Sealed Bid Public Lease Auction pertaining to Long-Term Leases, Short-Term Leases and Licenses on January 23, 2013, at 1 Centre Street, 18th floor Bid Room, New York, New York 10007. Sealed bids will be accepted from 10:00 A.M. to 11:00 A.M. and opened at 11:00 A.M.

The offerings, including Terms and Conditions and Special Terms and Conditions, are set forth in a brochure which will be available on December 14, 2012. For further information, including a brochure and a bid packet, please visit the DCAS website after December 14, 2012 at nyc.gov/dcas, or contact us at (212) 386-0335.

In accordance with Section 384 of the City Charter, long term leases will be offered for the first two properties listed below at Sealed Bid Public Lease Auction. A Public Hearing was held on August 15, 2012 at 22 Reade Street, in the Borough of Manhattan in the matter of the two properties listed below.

**Brooklyn, Block 6036, Part of Lot 1**  
Property Address: 8501 Fifth Avenue  
Property Type: Ground floor retail store and basement space  
Minimum Annual Bid: \$99,960  
Inspection Dates: Monday, January 7, 2013, 11:00 A.M. to 12:00 P.M.  
Tuesday, January 15, 2013, 10:00 A.M. to 11:00 A.M.

**Brooklyn, Block 6036, Part of Lot 1**  
Property Address: 8509 Fifth Avenue  
Property Type: Ground floor retail store and basement space  
Minimum Annual Bid: \$85,680  
Inspection Dates: Monday, January 7, 2013, 10:00 A.M. to 11:00 A.M.  
Tuesday, January 15, 2013, 11:00 A.M. to 12:00 P.M.

In accordance with New York Administrative Code Section 4-203, the properties listed below will be offered at Sealed Bid Public Lease Auction:

**Queens, Block 3880, Lot 91**  
Property Description: Unimproved land located approximately 167 feet from the north west corner of Margaret Place and Trotting Course Lane  
Minimum Monthly Bid: \$9,000  
Inspection Dates: Tuesday, January 8, 2013, 11:00 A.M. to 12:00 P.M.  
Monday, January 14, 2013, 11:00 A.M. to 12:00 P.M.

**Brooklyn, Block 2896, Lot 999**  
Property Description: Unimproved land (bed-of-street) located at the bed of Skillman Avenue between Morgan Avenue and Vandervoort Avenue  
Minimum Monthly Bid: \$6,200

Inspection Dates: Friday, January 4, 2013, 11:00 A.M. to 12:00 P.M.  
Wednesday, January 9, 2013, 1:00 P.M. to 2:00 P.M.

#### Queens, Block 13420, Lots: 8 and 999

Property Description: Unimproved land located on the west side of 183rd Street, 200 feet south of the southwest corner of 150th Drive and 183rd Street

Minimum Monthly Bid: \$6,500  
Inspection Dates: Thursday, January 3, 2013, 12:00 P.M. to 1:00 P.M.  
Friday, January 11, 2013, 11:00 A.M. to 12:00 P.M.

**Queens, Block 13432, Lots:** Part of Lot 6, Part of Lot 20, Part of Lot 21, Part of Lot 40, Part of Lot 46, Part of Lot 49, Part of Lot 53; and

**Block 13433, Lots:** Part of Lot 2, 5, 10, Part of Lot 15, Part of Lot 20, Part of Lot 23, Part of Lot 29, Part of Lot 34, Part of Lot 36, Part of Lot 53, Part of Lot 55, Part of Lot 57, 59, 69, Part of Lot 999 (formerly known as 150th Road)

Property Description: Unimproved land located on the east side of 183rd Street, 80 feet north of Rockaway Boulevard

Minimum Monthly Bid: \$23,460  
Inspection Dates: Thursday, January 3, 2013, 1:00 P.M. to 2:00 P.M.  
Friday, January 11, 2013, 12:00 P.M. to 1:00 P.M.

NOTE: Individuals requesting Sign Language Interpreters should contact the Mayor's Office of Contract Services, Public Hearings Unit, 253 Broadway, Room 915, New York, NY 10007, (212) 788-7490, no later than fourteen (14) days prior to the auction.

TDD users should call VERIZON relay services.

d12-j23

### CITYWIDE PURCHASING

#### NOTICE

The Department of Citywide Administrative Services, Office of Citywide Purchasing 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 Purchasing, 1 Centre Street, 18th Floor, New York, NY 10007.

jy24-d1

### POLICE

#### 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, 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):

- \* College Auto Pound, 129-01 31 Avenue, College Point, NY 11354, (718) 445-0100
- \* Gowanus Auto Pound, 29th Street and 2nd Avenue, Brooklyn, NY 11212, (718) 832-3852
- \* Erie Basin Auto Pound, 700 Columbia Street, Brooklyn, NY 11231, (718) 246-2029

#### FOR ALL OTHER PROPERTY

- \* Manhattan - 1 Police Plaza, New York, NY 10038, (212) 374-4925.
- \* 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.

j1-d31

## PROCUREMENT

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

**Readiness, and NYC Teaming services, the City will be able to help even more small businesses than before.**

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

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

## BROOKLYN NAVY YARD

### ENGINEERING UNIT

#### ■ SOLICITATIONS

*Construction Related Services*

**DESIGN SERVICES FOR WINDOW REPLACEMENT AND FACADE RESTORATION** – Request for Proposals – PIN# 130001 – DUE 02-06-13 AT 12:00 P.M. – A mandatory pre-proposal conference meeting will be held at BNYDC, Building 292, 3rd Floor, on Thursday, January 17, 2013 at 11:00 A.M. Failure to attend will result in bidder disqualification. Documents will be available on 1/14/13.

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.

*Brooklyn Navy Yard Development Corp., 63 Flushing Avenue, Unit 300, Building 292, Brooklyn, NY 11205.  
Kelly Menardy (718) 907-5959; Fax: (718) 643-9296.*

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## CITYWIDE ADMINISTRATIVE SERVICES

#### ■ SOLICITATIONS

*Goods*

**TRUCK, FIELD COMMUNICATIONS UNIT - FDNY** – Competitive Sealed Bids – PIN# 8571300113 – DUE 02-13-13 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/nycvendoronline/home.asp>. Enrollment is free. Vendors may also request the bid by contacting Vendor Relations via email at [dcasdmssbids@dcas.nyc.gov](mailto:dcasdmssbids@dcas.nyc.gov) by telephone at (212) 669-8610 or by fax at (212) 669-7603.

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.

*Department of Citywide Administrative Services,  
1 Centre Street, 18th Floor, New York, NY 10007.  
Joseph Vacirca (212) 669-8616; Fax: (212) 669-7581;  
jvacirca@dcas.nyc.gov*

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## CITYWIDE PURCHASING

#### ■ SOLICITATIONS

*Services (Other Than Human Services)*

**PUBLIC SURPLUS ONLINE AUCTION** – Other – PIN# 0000000000 – DUE 12-31-14.

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.

*Department of Citywide Administrative Services, 66-26 Metropolitan Avenue, Queens Village, NY 11379. Donald Lepore (718) 417-2152; Fax: (212) 313-3135;  
dlepore@dcas.nyc.gov*

s6-f25

## MUNICIPAL SUPPLY SERVICES

#### ■ AWARDS

*Goods*

**GRP: FOR SPUMIFER FOAM EDUCTOR** – Competitive Sealed Bids – PIN# 8571200453 – AMT: \$315,000.00 – TO: Spumifer American LLC, P.O. Box 684, Ridgefield Park, NJ 07660.

● **HYDRAULIC POWERED RESCUE SYSTEMS (BRAND SPECIFIC)** – Competitive Sealed Bids – PIN# 8571200600 – AMT: \$732,550.00 – TO: Chief Fire and Rescue Apparatus Sales Inc., 40 Haven Avenue, Port Washington, NY 11050.

● **AVIATION EQUIPMENT** – Competitive Sealed Bids – PIN# 8571200636 – AMT: \$213,380.00 – TO: Helicopter Helmet, LLC, 3227 Walter Drive Bldg. B, Johns Island, SC 29455.

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## VENDOR LISTS

*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:

- Collection Truck Bodies
- Collection Truck Cab Chassis
- 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

## DESIGN & CONSTRUCTION

#### ■ AWARDS

*Construction / Construction Services*

**PRELIMINARY AND FINAL DESIGN** – Request for Proposals – PIN# 8502012HW0024P – AMT: \$2,413,558.00 – TO: Stantec Consulting Services, Inc., 50 West 23rd Street, 8th Floor, New York, NY 10010.

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## EMPLOYEES RETIREMENT SYSTEM

#### ■ AWARDS

*Services (Other Than Human Services)*

**QUALITY ASSURANCE ANALYST** – Request for Proposals – PIN# 0090104201201 – AMT: \$307,000.00 – TO: Trigyn Technologies, 100 Metroplex Drive, Suite 101, Edison, NJ 08817. Contract term from January 22, 2013 through June 30, 2015 for Quality Assurance Analyst IT Consultant.

Consultant was selected from a vendor who submitted a proposal based on the RFP, which was posted in the City Record.

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## ENVIRONMENTAL PROTECTION

### WATER SUPPLY

#### ■ SOLICITATIONS

*Services (Other Than Human Services)*

**PREVENTIVE MAINTENANCE AND REPAIR OF GAS METERS AT THE HILLVIEW RESERVOIR, UPSTATE, NY** – Competitive Sealed Bids – PIN# 82613CGM2013 – DUE 01-31-13 AT 11:30 A.M. – Contract #CGM-2013. Document Fee: \$40.00. There will be a pre-bid conference on 1/17/2013 at 10:00 A.M. at 405 East 203rd Street, Bronx, N.Y. 10467. The Project Manager for this job is George Mathai (718) 595-6609. Please be advised, this contract is subject to the Local Law 129 M/WBE requirement.

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.

*Department of Environmental Protection,  
59-17 Junction Blvd., 17th Floor, Flushing, NY 11373.  
Greg Hall (718) 595-3423; ghall@dep.nyc.gov*

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## 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.**

j1-d31

## HUMAN RESOURCES ADMINISTRATION

### AGENCY CHIEF CONTRACTING OFFICER

#### ■ AWARDS

*Human / Client Services*

**BACK TO WORK SERVICES IN SERVICE AREA V, HOMELESS AND HOUSING IN BROOKLYN, QUEENS, AND STATEN ISLAND** – Competitive Sealed Proposals – Judgment required in evaluating proposals - PIN# 06913H077411 – AMT: \$7,334,118.00 – TO: Arbor E and T, LLC Rescare Workforce Services, 9901 Linn Station Road, Louisville, KY 40223. Term: 1/1/13 - 12/31/15. E-PIN: 09611P0056011.

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### EMERGENCY RESTORATION CENTERS CASE MANAGEMENT

– Emergency Purchase – Judgment required in evaluating proposals - PIN# 06913H084005 – AMT: \$247,833.30 – TO: SCO Family of Services, 1 Alexander Place, Glen Cove, NY 11542. Term: 11/7/12 - 2/7/13. E-PIN: 09613E0005001. Commodity Code - 99036 - Emergency Facility Support Management ("99036 wasn't available from the commodity code list).

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## CONTRACT MANAGEMENT

#### ■ AWARDS

*Services (Other Than Human Services)*

**NETWORKING HARDWARE AND SOFTWARE MAINTENANCE AND SUPPORT SERVICE** – Intergovernmental Purchase – Judgment required in evaluating proposals - PIN# 09612O0031001 – AMT: \$3,207,438.44 – TO: CBS Technologies Corp., 6000 New Horizon Blvd., Amityville, NY 11701. The contract term shall be from 1/1/13 to 12/31/15 and the Internal PIN number is 069-13-310-6084.

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## INFORMATION TECHNOLOGY AND TELECOMMUNICATIONS

#### ■ AWARDS

*Services (Other Than Human Services)*

**CITYWIDE GEOGRAPHIC INFORMATION TECHNOLOGIES AND SERVICES** – Competitive Sealed Proposals – Judgment required in evaluating proposals -

PIN# 85810P0001004 – AMT: \$1,000,000.00 – TO: Gannett Fleming, Inc. DBA GeoDecisions, P.O. Box 67100 Harrisburg, PA 17106.

● **BUSINESS CONTINUITY AND DISASTER RECOVERY** – Intergovernmental Purchase – Judgment required in evaluating proposals - PIN# 85812G0008001 – AMT: \$5,616,378.00 – TO: International Business Machine Corp., 590 Madison Avenue, 16th Floor, Drop 6518, New York, NY 10022.

● **ECTP 1 MAINTENANCE AND MODIFICATION SERVICES** – Intergovernmental Purchase – Judgment required in evaluating proposals - PIN# 85812G0006001 – AMT: \$56,236,831.16 – TO: Northrop Grumman Systems Corporation, 111 Livingston Street, 20th Floor, Brooklyn, NY 11201.

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## POLICE

### CONTRACT ADMINISTRATION UNIT

#### ■ SOLICITATIONS

*Services (Other Than Human Services)*

**BID EXTENSION: ANALYTICAL INSTRUMENTATION MAINTENANCE** – Competitive Sealed Bids – PIN# 05612B0017 – DUE 01-29-13 AT 11:00 A.M. – BID EXTENSION: The New York City Police Department seeks a vendor for furnishing all labor and material necessary and required for analytical instrumentation maintenance service at the Police Laboratory - EPIN: 05612B0017 - Agency PIN 056120000822. If you are interested, you may obtain a free copy of the bid package online at [www.nyc.gov/cityrecord](http://www.nyc.gov/cityrecord), click "visit City Record On-Line (CROL)" link. Click "Search Procurement Notices." Enter EPIN: 05612B0017. Click "Submit." Log in or enroll to download solicitations and/or awards. You may also pick-up in person at the address 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.

*Police Department, 51 Chambers Street, Room 310, New York, NY 10007. Stephanie Gallop (646) 610-5225.*

☛ j11

## TRANSPORTATION

### TRAFFIC AND PLANNING

#### ■ AWARDS

*Construction / Construction Services*

**TRAFFIC SIGNAL MAINTENANCE - QUEENS** – Competitive Sealed Bids – PIN# 84112QUTR631 – AMT: \$14,214,759.35 – TO: Welsbach Electric, 111-01 14th Avenue, College Point, NY 11356.

● **TRAFFIC SIGNAL MAINTENANCE - MANHATTAN** – Competitive Sealed Bids – PIN# 84112MNTR634 – AMT: \$14,753,152.60 – TO: Hellman Electric, 855 Brush Avenue, Bronx, NY 10465.

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## TRIBOROUGH BRIDGE & TUNNEL AUTHORITY

#### ■ SOLICITATIONS

*Goods*

**2013 FLEX FUEL E-85 CHEVROLET MALIBU 4DR SEDAN** – Competitive Sealed Bids – PIN# OP1485000000 – DUE 01-25-13 AT 3:00 P.M.

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

*Triborough Bridge and Tunnel Authority, 2 Broadway, 24th Floor, New York, NY 10004.  
Victoria Warren (646) 252-7092; Fax: (646) 252-7077;  
vprocure@mtabt.org*

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## YOUTH AND COMMUNITY DEVELOPMENT

#### ■ SOLICITATIONS

*Human / Client Services*

**DYCD OUT-OF-SCHOOL TIME (OST) INITIATIVE** – Negotiated Acquisition – PIN# 26013N0060 – DUE 01-25-13 – The New York City Department of Youth and Community Development (DYCD) invites community-based not-for-profit organizations to submit expressions of interest for the Out of School Time (OST) Initiative program sites that are funded by the New York City Council through June 30, 2013. The eligible OST Initiative program sites are listed in Attachment A below. Please be advised that ONLY the currently funded program sites will be eligible for a contract award. This solicitation seeks to make awards to qualified providers to allow them to continue OST programming in the summer of 2013. The goals of OST summer programming are to sustain the participation of youth in high quality OST activities that foster social and emotional learning and build cognitive skills, prevent summer learning loss, and narrow the educational achievement gap. Expressions of Interests are due by January 25, 2013 at 5:00 P.M. If you have any questions, please email [RFPQuestions@dycd.nyc.gov](mailto:RFPQuestions@dycd.nyc.gov) with the subject line: "DYCD OUT-OF-SCHOOL TIME (OST) INITIATIVE NEGOTIATED ACQUISITION".

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.

*Department of Youth and Community Development,  
156 William Street, 2nd Floor, New York, NY 10038.  
Michael Owh (212) 442-5982; Fax: (212) 676-8129;  
acco@dycd.nyc.gov*

j9-15

**AGENCY PUBLIC HEARINGS ON CONTRACT AWARDS**

**NOTE: Individuals requesting Sign Language Interpreters should contact the Mayor's Office of Contract Services, Public Hearings Unit, 253 Broadway, 9th Floor, New York, N.Y. 10007, (212) 788-7490, no later than SEVEN (7) BUSINESS DAYS PRIOR TO THE PUBLIC HEARING. TDD users should call Verizon relay services.**

**HEALTH AND MENTAL HYGIENE**

■ PUBLIC HEARING

**NOTICE IS HEREBY GIVEN** that a Contract Public Hearing will be held on Thursday, January 17, 2013, in Spector Hall, 22 Reade Street, Main Floor, Manhattan, commencing at 10:00 A.M. on the following:

**IN THE MATTER** of a proposed contract between the Department of Health and Mental Hygiene and the Contractor listed below, for NY/NY III Congregate Supportive Housing Programs – Population Option II – Chronically homeless families, or families at serious risk of becoming chronically homeless, in which the head of the household suffers from serious and persistent mental illness (SPMI) or a mentally ill and chemically addicted (MICA) disorder. The term of this contract shall be from February 1, 2013 to June 30, 2015 and contain two three-year options to renew from July 1, 2015 to June 30, 2018 and from July 1, 2018 to June 30, 2021.

**CONTRACTOR/ADDRESS**

Good Shepherd Services  
305 7th Avenue, 9th Floor, New York, NY 10001

**PIN** 08PO076347R0X00  
**E-PIN** 81613P0018001  
**Amount** \$992,900

The proposed contractor was selected by means of the Competitive Sealed Proposal Method, pursuant to Section 3-03 of the Procurement Policy Board Rules.

A draft copy of the proposed contract is available for public inspection at the New York City Department of Health and Mental Hygiene, Office of the Agency Chief Contracting Officer, 42-09 28th Street – 17th Floor, Long Island City, NY 11101, from January 11, 2013 to January 17, 2013, excluding Saturdays, Sundays and Holidays, between the hours of 10:00 A.M. and 4:00 P.M.

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**SMALL BUSINESS SERVICES**

■ PUBLIC HEARING

**NOTICE IS HEREBY GIVEN** that a Contract Public Hearing will be held on Thursday, January 17, 2013, in Spector Hall, 22 Reade Street, Main Floor, Borough of Manhattan, commencing at 10:00 A.M. on the following:

**IN THE MATTER** of a proposed contract between the Department of Small Business Services (“DSBS” or “Agency”) and the Contractor listed below, to conduct a Workforce Development initiative for job training and employment services, addressing the need for these services to neighborhoods with high levels of unemployment. The contract term shall be for 12 months from July 1, 2012 to June 30 2013.

**CONTRACTOR/ADDRESS**

Consortium for Worker Education  
275 Seventh Ave., 18th Floor, New York, NY 10001

**Amount** \$4,227,000 **E-PIN#** 80113L0055001

The proposed contractor has been selected by means of City Council Discretionary Funds appropriation, pursuant to Section 1-02(e) of the Procurement Board Rules.

A draft copy of the proposed contract is available for public inspection at the Department of Small Business Services, 110 William Street, 7th Floor, New York, NY 10038, from January 11, 2013 to January 17, 2013, excluding Weekends and Holidays, from 9:00 A.M. to 5:00 P.M.

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**AGENCY RULES**

**ENVIRONMENTAL PROTECTION**

■ NOTICE

**Promulgation of Amendments to Chapter 12 of Title 15 of the Rules of the City of New York Requiring Posting of Notices at Dry Cleaning Facilities**

**NOTICE IS HEREBY GIVEN PURSUANT TO THE AUTHORITY VESTED IN THE Commissioner of Environmental Protection** by sections 1043 and 1403(c) of the Charter of the City of New York, and section 24-105 of the Administrative Code of the City of New York, that the Department of Environmental Protection promulgates a rule requiring posting of notices at dry cleaning facilities (15 RCNY 12-01 *et seq.*). This rule was proposed and published on October 26, 2012 in the City Record. The required hearing was held on November 28, 2012.

**Rule Amendment**

Pursuant to authority vested in the Commissioner of Environmental Protection by Section 1043 and 1403(c) of the

Charter of the City of New York, and Section 24-105 of the Administrative Code of the City of New York, and in accordance with the requirements of Section 1043 of the Charter of City of New York, the Department of Environmental Protection adopts a rule requiring posting of notices at dry cleaning facilities.

**Statement of Basis and Purpose**

Section 1403(c) of the New York City Charter and Section 24-105 of the Administrative Code authorize the Commissioner to regulate and control the emission of harmful air pollutants into the open air.

Dry cleaners use chemicals, including those that may be hazardous. Existing Department of Environmental Protection (DEP) rules set forth the primary permits and other compliance requirements for existing and new dry cleaners. DEP currently requires dry cleaners to post a notice that informs the public of the use of the chemical perchloroethylene (perc) in the dry cleaning process.

The rule requires an additional notice for perc that would inform the public how to access Material Safety Data Sheets from DEP’s website. These Material Safety Data Sheets provide more detailed information about the chemicals used in dry cleaning. In addition, the rule requires that the notice include the dry cleaner’s DEP permit number.

The rule also requires dry cleaners that use chemicals other than perc to post a notice that would identify the primary non-perc chemical used. Recently, dry cleaners have been promoting the use of non-perc solvents as environmentally green solvents, but customers typically are not informed about what chemical the dry cleaner uses. The notice must also contain the information about the Material Safety Data Sheets and the dry cleaner’s DEP permit number.

After receiving public comments, the requirement to post that the public can call 311 to report chemical odors or leaks was removed. A Department of Consumer Affairs Posting Notice at dry cleaners provides the 311 number, as well as a State Department of Environmental Conservation odor complaint phone number.

The new notices, which must be posted where they can be easily seen, will keep the public informed of perc and the primary non-perc chemical used in the dry cleaning process. A dry cleaner that uses both perc and non-perc chemicals would have to post separate notices informing the public about the use of perc and the primary non-perc chemical.

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

\*\*\*

**Section 1. Section 12-01 of Chapter 12 of Title 15 of the Rules of the City of New York is amended to read as follows:**

**§12-01 Applicability.**

This Rule applies to all new and existing [perchloroethylene (perc)] dry cleaning facilities in the City of New York.

**§2. Paragraph 20 of subdivision b of section 12-02 of Chapter 12 of Title 15 of the Rules of the City of New York is amended to read as follows:**

(20) *Dry cleaning.* The process used to remove soil, greases, paints and other unwanted substances from articles with the use of perc or non perc.

**§3. Subdivision b of section 12-02 of Chapter 12 of Title 15 of the Rules of the City of New York is amended by adding new paragraphs 44-a, 47-a, and 57(a) to read as follows:**

(44-a) *Material safety data sheet.* The material safety data sheet as defined in section 24-702 of the Administrative Code of the City of New York.

...

(47-a) *Non perc.* Any chemical substance used in the dry cleaning process other than perc.

...

(54-a) *Primary chemical.* The chemical that is used in the greatest concentration in the dry cleaning process.

**§4. Section 12-18 of Chapter 12 of Title 15 of the Rules of the City of New York is amended to read as follows:**

**§12-18 Posting Notice.**

(a) The facility owner must post the notice required by §232.18 of Title 6 of the Official Compilation of Codes, Rules, and Regulations of the State of New York in a conspicuous location in the dry cleaning facility to inform building tenants and/or customers of the substances (perc) used in the dry cleaning system and potential health effects associated with exposure to them.

(b) In addition to the notice required by subdivision (a), the owner of a dry cleaning facility that uses perc in the cleaning process must post in a conspicuous location in the facility a notice, on a form to be provided by the Department and with dimensions of 8 ½ x 11 inches, that contains the following statements:

(i) “Information about the hazardous chemical substance (perc) used at this dry cleaning facility can be found on the Material Safety Data Sheet, which may be read at [www.nyc.gov/dep/drycleanermsds](http://www.nyc.gov/dep/drycleanermsds).”  
(ii) “This facility is inspected and permitted by the Department of Environmental Protection. The Department of Environmental Protection permit number is \_\_\_\_\_. The RTK ID # is \_\_\_\_\_.”

(c) The owner of a dry cleaning facility that uses non-perc in the cleaning process must post in a conspicuous location in the facility a notice, on a form to be provided by the Department and with dimensions of 8 ½ x 11 inches, that contains the following statements:

(i) “The primary non-perc chemical substance used at this dry cleaning facility is \_\_\_\_\_.”  
(ii) “Detailed information about the primary non-perc chemical substance can be found on the Material Safety Data Sheet, which may be read at [www.nyc.gov/dep/drycleanermsds](http://www.nyc.gov/dep/drycleanermsds).”  
(iii) “This facility is inspected and permitted by the Department of Environmental Protection. The Department of Environmental Protection permit number is \_\_\_\_\_. The RTK ID # where applicable is \_\_\_\_\_.”

(d) The owner of a dry cleaning facility that uses both perc and non-perc in the cleaning process must post the notice required by subdivision (c) of this section, in addition to the notices required by subdivisions (a) and (b) of this section.

§5. This rule shall take effect twelve months after its final publication in the city record.

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**SPECIAL MATERIALS**

**CITYWIDE ADMINISTRATIVE SERVICES**

**MUNICIPAL SUPPLY SERVICES**

■ NOTICE

**OFFICIAL FUEL PRICE SCHEDULE NO. 7013  
FUEL OIL AND KEROSENE**

CONTRACT NO.	ITEM NO.	FUEL/OIL TYPE		VENDOR	CHANGE	PRICE EFF. 1/7/2013
3187250	5.0	#1DULS	CITY WIDE BY TW	GLOBAL MONTELLO GROUP	-.0249 GAL.	3.6760 GAL.
3187250	6.0	#1DULS	P/U	GLOBAL MONTELLO GROUP	-.0249 GAL.	3.5510 GAL.
3187251	11.0	#1DULS >=80%	CITY WIDE BY TW	SPRAGUE ENERGY CORP.	-.0249 GAL.	3.8217 GAL.
3187251	12.0	#1DULS B100 <=20%	CITY WIDE BY TW	SPRAGUE ENERGY CORP.	-.0249 GAL.	5.0875 GAL.
3187251	13.0	#1DULS >=80%	P/U	SPRAGUE ENERGY CORP.	-.0249 GAL.	3.7374 GAL.
3187251	14.0	#1DULS B100 <=20%	P/U	SPRAGUE ENERGY CORP.	-.0249 GAL.	5.0031 GAL.
3087064	1.0	#1DULSB50	CITY WIDE BY TW	METRO FUEL OIL CORP.	+.0090 GAL.	4.0848 GAL.
3187249	1.0	#2DULS	CITY WIDE BY TW	CASTLE OIL CORPORATION	-.0275 GAL.	3.2332 GAL.
3187249	2.0	#2DULS	P/U	CASTLE OIL CORPORATION	-.0275 GAL.	3.1917 GAL.
3187249	3.0	#2DULS	CITY WIDE BY TW	CASTLE OIL CORPORATION	-.0275 GAL.	3.2487 GAL.
3187249	4.0	#2DULS	P/U	CASTLE OIL CORPORATION	-.0275 GAL.	3.2117 GAL.
3187249	7.0	#2DULS >=80%	CITY WIDE BY TW	CASTLE OIL CORPORATION	-.0275 GAL.	3.2410 GAL.
3187249	8.0	#2DULS B100 <=20%	CITY WIDE BY TW	CASTLE OIL CORPORATION	-.0275 GAL.	3.3782 GAL.
3187249	9.0	#2DULS >=80%	P/U	CASTLE OIL CORPORATION	-.0275 GAL.	3.2017 GAL.
3187249	10.0	#2DULS B100 <=20%	P/U	CASTLE OIL CORPORATION	-.0275 GAL.	3.3352 GAL.
3387022	15.1	#2DULS	BARGE MTF III & ST. GEORGE & WI	SPRAGUE ENERGY CORP.	-.0275 GAL.	3.3291 GAL.
3087065	2.0	#2DULSB50	CITY WIDE BY TW	SPRAGUE ENERGY CORP.	+.0077 GAL.	3.8322 GAL.
3287257	7.1	#2DULSDISP	DISPENSED	SPRAGUE ENERGY CORP.	-.0275 GAL.	3.5696 GAL.
3187263	1.0	JETA	FLOYD BENNETT	METRO FUEL OIL CORP.	+.0061 GAL.	3.7299 GAL.
3387042	1.0	#2B5	CITY WIDE BY TW	CASTLE OIL CORPORATION	-.0275 GAL.	3.2008 GAL.
3387042	2.0	#4B5	CITY WIDE BY TW	CASTLE OIL CORPORATION	+.0199 GAL.	3.0060 GAL.
3387042	3.0	#6B5	CITY WIDE BY TW	CASTLE OIL CORPORATION	+.0712 GAL.	2.8469 GAL.
3387042	4.0	B100 <=20%	CITY WIDE BY TW	CASTLE OIL CORPORATION	-.0275 GAL.	3.7996 GAL.
3387042	5.0	#2(ULSH) >=80%	CITY WIDE BY TW	CASTLE OIL CORPORATION	-.0275 GAL.	3.1643 GAL.

**OFFICIAL FUEL PRICE SCHEDULE NO. 7014  
FUEL OIL, PRIME AND START**

CONTRACT NO.	ITEM NO.	FUEL/OIL TYPE		VENDOR	CHANGE	PRICE EFF. 1/7/2013
3087225	1.0	#4	CITY WIDE BY TW	METRO FUEL OIL CORP.	+.0224 GAL.	3.4057 GAL.
3087225	2.0	#6	CITY WIDE BY TW	METRO FUEL OIL CORP.	+.0764 GAL.	3.1852 GAL.
3087154	1.0	ULSH MANH		F & S PETROLEUM CORP.	-.0275 GAL.	3.2535 GAL.
3087154	79.0	ULSH BRONX		F & S PETROLEUM CORP.	-.0275 GAL.	3.2535 GAL.
3087154	157.0	ULSH BKLYN, QUEENS, SI		F & S PETROLEUM CORP.	-.0275 GAL.	3.3335 GAL.

OFFICIAL FUEL PRICE SCHEDULE NO. 7015  
FUEL OIL AND REPAIRS

Table with 6 columns: CONTRACT NO., ITEM NO., FUEL/OIL TYPE, VENDOR, CHANGE, PRICE. Lists fuel prices for various items and vendors like Pacific Energy.

OFFICIAL FUEL PRICE SCHEDULE NO. 7016  
GASOLINE

Table with 6 columns: CONTRACT NO., ITEM NO., FUEL/OIL TYPE, VENDOR, CHANGE, PRICE. Lists gasoline prices for various items and vendors like Sprague Energy Corp.

REMINDER FOR ALL AGENCIES:

Please Send Inspection Copy Of Receiving Report for all Gasoline (E70, UL & PREM) Delivered by Tank Wagon to DMSS/ Bureau Of Quality Assurance (BQA), 1 Centre St., 18th Floor, NY, NY 10007.

HOUSING PRESERVATION & DEVELOPMENT

NOTICE

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

Notice Date: January 11, 2013

To: Occupants, Former Occupants, and Other Interested Parties

Table with 4 columns: Property, Address, Application #, Inquiry Period. Lists various addresses in Manhattan and Brooklyn with application details.

Authority: SRO, Administrative Code §27-2093

Before the Department of Buildings can issue a permit for the alteration or demolition of a single room occupancy multiple dwelling, the owner must obtain a "Certification of No Harassment" from the Department of Housing Preservation and Development ("HPD") stating that there has not been harassment of the building's lawful occupants during a specified time period.

The owner of the building identified above has applied for a Certification of No Harassment. If you have any comments or evidence of harassment at this building, please notify HPD at

CONH Unit, 100 Gold Street, 3rd Floor, New York, NY 10038 by letter postmarked not later than 30 days from the date of this notice or by an in-person statement made within the same period.

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

Notice Date: January 11, 2013

To: Occupants, Former Occupants, and Other Interested Parties

Table with 4 columns: Property, Address, Application #, Inquiry Period. Lists addresses in Manhattan with application details.

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

Before the Department of Buildings can issue a permit for the alteration or demolition of a multiple dwelling in certain areas designated in the Zoning Resolution, the owner must obtain a "Certification of No Harassment" from the Department of Housing Preservation and Development ("HPD") stating that there has not been harassment of the building's lawful occupants during a specified time period.

The owner of the building identified above has applied for a Certification of No Harassment. If you have any comments or evidence of harassment at this building, please notify HPD at CONH Unit, 100 Gold Street, 3rd Floor, New York, NY 10038 by letter postmarked not later than 30 days from the date of this notice or by an in-person statement made within the same period.

OFFICE OF THE MAYOR

NOTICE

PROCLAMATION OF ELECTION

As a result of James Sanders, Jr. accepting a seat in the New York State Senate, effective January 1, 2013, and his resignation from the City Council, a vacancy has been created in the seat he has held as a Council Member for the thirty-first Council district.

DATED: January 3, 2013 s/s Michael R. Bloomberg Mayor

j7-f19

OFFICE OF CONTRACT SERVICES

NOTICE

Notice of Intent to Issue New Solicitations Not Included in FY 2013 Annual Contracting Plan and Schedule

NOTICE IS HEREBY GIVEN that the Mayor will be issuing the following solicitations not included in the FY 2013 Annual Contracting Plan and Schedule that is published pursuant to New York City Charter Section 312(a):

Agency: Department of Environmental Protection Nature of services sought: Maintenance of elevators at various DEP north region facilities. Start date of the proposed contract: 5/1/2013 End date of the proposed contract: 4/30/2016 Method of solicitation the agency intends to utilize: Competitive Sealed Bid

Agency: Department of Environmental Protection Nature of services sought: Air monitoring and analysis for asbestos abatement and lead abatement projects for DEP facilities throughout the five boroughs of New York City and upstate New York Start date of the proposed contract: 6/30/2013 End date of the proposed contract: 6/30/2015 Method of solicitation the agency intends to utilize: Competitive Sealed Bid

Notice of Intent to Issue New Solicitations Not Included in FY 2013 Annual Contracting Plan and Schedule

NOTICE IS HEREBY GIVEN that the Mayor will be entering into the following extension of a contract not included in the FY 2013 Annual Contracting Plan and Schedule that is published pursuant to New York City Charter Section 312(a):

Agency: Department of Correction Vendor: SimplexGrinnell LP Nature of services: Service and Maintenance for Fire Alarm Systems at the North Infirmity Command and the George R. Vierno Center Method of extension the agency intends to utilize: Amendment Extension New start date of the proposed extended contract: 3/30/2013 New end date of the proposed extended contract: 3/29/2014 Modifications sought to the nature of services performed under the contract: None Reason(s) the agency intends to extend the contract: To provide continued services until a new contract is in place

COURT NOTICE MAP FOR ATLANTIC AVENUE EXTENSION

