



# THE CITY RECORD

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## THE CITY RECORD

**BILL DE BLASIO**

Mayor

**LISETTE CAMILO**

Commissioner, Department of Citywide  
Administrative Services

**JANAE C. FERREIRA**

Editor, The City Record

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## PUBLIC HEARINGS AND MEETINGS

See Also: Procurement; Agency Rules

### BOARD MEETINGS

#### MEETING

#### City Planning Commission

Meets in Spector Hall, 22 Reade Street, New York, NY 10007, twice monthly on Wednesday, at 10:00 A.M., unless otherwise ordered by the Commission.

#### City Council

Meets by Charter twice a month in Councilman's Chamber, City Hall, Manhattan, NY 10007, at 1:30 P.M.

#### Contract Awards Public Hearing

Meets in Spector Hall, 22 Reade Street, Main Floor, Manhattan, weekly, on Thursday, commencing 10:00 A.M., and other days, times and location as warranted.

#### Civilian Complaint Review Board

Generally meets at 10:00 A.M. on the second Wednesday of each month at 40 Rector Street, 2nd Floor, New York, NY 10006. Visit <http://www.nyc.gov/html/ccrb/html/meeting.html> for additional information and scheduling changes.

#### Design Commission

Meets at City Hall, Third Floor, New York, NY 10007. For meeting schedule, please visit [nyc.gov/designcommission](http://nyc.gov/designcommission) or call (212) 788-3071.

#### Department of Education

Meets in the Hall of the Board for a monthly business meeting on the Third Wednesday, of each month at 6:00 P.M. The Annual Meeting is held on the first Tuesday of July at 10:00 A.M.

#### Board of Elections

32 Broadway, 7th Floor, New York, NY 10004, on Tuesday, at 1:30 P.M. and at the call of the Commissioner.

#### Environmental Control Board

Meets at 100 Church Street, 12th Floor, Training Room #143, New York, NY 10007 at 9:15 A.M. once a month at the call of the Chairman.

#### Board of Health

Meets at Gotham Center, 42-09 28th Street, Long Island City, NY 11101, at 10:00 A.M., quarterly or at the call of the Chairman.

#### Health Insurance Board

Meets in Room 530, Municipal Building, Manhattan, NY 10007, at the call of the Chairman.

#### Board of Higher Education

Meets at 535 East 80th Street, Manhattan, NY 10021, at 5:30 P.M., on fourth Monday in January, February, March, April, June, September, October, November and December. Annual meeting held on fourth Monday in May.

#### Citywide Administrative Services

Division of Citywide Personnel Services will hold hearings as needed in Room 2203, 2 Washington Street, New York, NY 10004.

#### Commission on Human Rights

Meets on 10th Floor in the Commission's Central Office, 40 Rector Street, New York, NY 10006, on the fourth Wednesday of each month, at 8:00 A.M.

**In Rem Foreclosure Release Board**

Meets in Spector Hall, 22 Reade Street, Main Floor, Manhattan, Monthly on Tuesdays, commencing 10:00 A.M., and other days, times and location as warranted.

**Franchise and Concession Review Committee**

Meets in Spector Hall, 22 Reade Street, Main Floor, and other days, times and location as warranted.

**Real Property Acquisition and Disposition**

Meets in Spector Hall, 22 Reade Street, Main Floor, Manhattan, bi-weekly, on Wednesdays, commencing 10:00 A.M., and other days, times and location as warranted.

**Landmarks Preservation Commission**

Meets in the Hearing Room, Municipal Building, 9th Floor North, 1 Centre Street in Manhattan on approximately three Tuesday's each month, commencing at 9:30 A.M. unless otherwise noticed by the Commission. For current meeting dates, times and agendas, please visit our website at [www.nyc.gov/landmarks](http://www.nyc.gov/landmarks).

**Employees' Retirement System**

Meets in the Boardroom, 22nd Floor, 335 Adams Street, Brooklyn, NY 11201, at 9:30 A.M., on the third Thursday of each month, at the call of the Chairman.

**Housing Authority**

Board Meetings of the New York City Housing Authority are scheduled for the last Wednesday of each month (except August) at 10:00 A.M. in the Board Room on the 12th Floor of 250 Broadway, New York, NY 10007 (unless otherwise noted). Any changes to the schedule will be posted here and on NYCHA's website at [http://www.nyc.gov/html/nycha/html/about/boardmeeting\\_schedule.shtml](http://www.nyc.gov/html/nycha/html/about/boardmeeting_schedule.shtml) to the extent practicable at a reasonable time before the meeting. For additional information, please visit NYCHA's website or contact (212) 306-6088.

**Parole Commission**

Meets at its office, 100 Centre Street, Manhattan, NY 10013, on Thursday, at 10:30 A.M.

**Board of Revision of Awards**

Meets in Room 603, Municipal Building, Manhattan, NY 10007, at the call of the Chairman.

**Board of Standards and Appeals**

Meets at 40 Rector Street, 6th Floor, Hearing Room "E" on Tuesdays at 10:00 A.M. Review Sessions begin at 9:30 A.M. and are customarily held on Mondays preceding a Tuesday public hearing in the BSA conference room on the 9th Floor of 40 Rector Street. For changes in the schedule, or additional information, please call the Application Desk at (212) 513-4670 or consult the bulletin board at the Board's Offices, at 40 Rector Street, 9th Floor.

**Tax Commission**

Meets in Room 936, Municipal Building, Manhattan, NY 10007, each month at the call of the President. Manhattan, monthly on Wednesdays, commencing 2:30 P.M.

**BOROUGH PRESIDENT - MANHATTAN**

■ PUBLIC HEARINGS

CORRECTED NOTICE

The July Meeting of the Manhattan Borough Board, Public Hearing, and Vote on 343 Madison Avenue/MTA HQ (an application by BP 343 Madison Associates LLC in partnership with the MTA, for two Vanderbilt Corridor special permits (ZR 81-633 and 81-634) to facilitate the redevelopment of the site with a maximum 30.0 FAR commercial building located, at 341-347 Madison Avenue, in the East Midtown neighborhood of Manhattan Community District 5), Citywide Hotels Text Amendment (a Zoning Text Amendment to analyze and understand the potential impact of a citywide City Planning Commission (CPC) Hotel Special Permit in NYC), Health and Fitness Citywide Text Amendment (a proposal to amend the Zoning Resolution to modify regulations related to gyms, spas, licensed massage therapy, and other health and fitness facilities defined as "Physical Culture or Health Establishments." The proposed text amendment will remove the requirement for such facilities to receive a special permit by the Board of Standards and Appeals (ZR 73-36)), and FRESH Update (A citywide text amendment to expand the FRESH program to other underserved neighborhoods of the Bronx, Brooklyn, Queens and Staten Island. In addition, the proposal will modify rules for certification of a FRESH food store) will be held on Thursday, July 15th, 2021, at 8:30 A.M., at 1 Centre Street, 19th Floor South, New York, NY 10007.

Accessibility questions: Brian Lafferty, (212) 669-4564, [blafferty@manhattanbp.nyc.gov](mailto:blafferty@manhattanbp.nyc.gov), by: Wednesday, July 14, 2021, 4:00 P.M.



**CITY PLANNING COMMISSION**

■ PUBLIC HEARINGS

In light of the Governor's announcement on June 24, 2021 of the end of the State-declared state of emergency, and in support of the City's continued efforts to contain the spread of COVID-19, the City Planning Commission will hold a public hearing accessible both in person and remotely.

The public hearing will be held on Wednesday, July 14, 2021, starting at 10:00 A.M. Eastern Daylight Time. The public hearing will be held in person in the NYC City Planning Commission Hearing Room, Lower Concourse, 120 Broadway, New York, NY. Masks are required to be worn to enter the building and during the hearing.

The meeting will be live streamed through Department of City Planning's (DCP's) website and accessible from the following webpage, which contains specific instructions on how to observe and participate remotely via the teleconferencing application Zoom, as well as materials relating to the meeting: <https://www1.nyc.gov/site/nycengage/events/city-planning-commission-public-meeting/287258/1>

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

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

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

Written comments will also be accepted until 11:59 P.M., one week before the date of vote. Such written testimony may be submitted at the hearing or through the CPC Comments form that is accessible through the above webpage.

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

**CITYWIDE**

**No. 1**

**CITYWIDE HOTELS TEXT AMENDMENT**

**CITYWIDE** **N 210406 ZRY**  
**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, to modify Article III, Chapter 2 (Use Regulations), Article IV, Chapter 2 (Use Regulations) and related Sections, to create a special permit for new hotels, motels, tourist cabins and boatels in Commercial Districts and in M1 Districts paired with Residence Districts.

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

\* \* \*

**ARTICLE III**  
**COMMERCIAL DISTRICT REGULATIONS**

**Chapter 2**  
**Use Regulations**

**32-00**  
**GENERAL PROVISIONS**

\* \* \*

**32-02**  
**Special Provisions for Hotels**

#Transient hotels#, as listed in Section 32-14 (Use Group 5), and #motels#, #tourist cabins# or #boatels#, as listed in Section 32-16 (Use Group 7A), shall be subject to the special provisions of this Section. For the purposes of this Section, #transient hotels# shall include #motels#, #tourist cabins# and #boatels#.

In all Districts, #transient hotels# shall be permitted only as set forth in this Section.

- (a) **Applicability**  
A special permit for #transient hotels#, by the City Planning Commission, pursuant to Section 74-802 (Transient hotels within Commercial Districts) shall be applicable to:
  - (1) the #development# of a #transient hotel#;
  - (2) a change of #use# or #conversion# to a #transient hotel#, or an #enlargement#, containing a #transient hotel#, of a #building# that, as of [date of adoption], did not contain such #use#; or
  - (3) an #enlargement# or #extension# of a #transient hotel# that existed prior to [date of adoption], that increases the #floor area# of such #use# by 20 percent or more.
- (b) **Exclusions**  
Notwithstanding the above, the provisions of this Section shall not apply to the following:
  - (1) a #transient hotel# operated exclusively for the public purpose of temporary housing assistance by the City or State of New York, or operated by a non-governmental entity pursuant to an active contract or other written agreement with an agency of the City or State specifying such public purpose;
  - (2) where an application for a project containing a #transient hotel# has been filed at the Board of Standards and Appeals before [date of adoption] and such application has been approved after January 1, 2018, provided that:
    - (i) such #transient hotel# was considered in such application, as evidenced by its description or assessment at a specified location in a land use application or in environmental review documents; and
    - (ii) in the event that a temporary or final certificate of occupancy has not been issued by [six years after date of adoption], the building permit shall automatically lapse and the right to continue construction shall terminate. An application to renew the building permit may be made to the Board of Standards and Appeals not more than 30 days after the lapse of such building permit pursuant to the applicable provisions of Section 11-332 (Extension of period to complete construction); or
  - (3) where an application for a project containing a #transient hotel# has been certified by the City Planning Commission before [date of adoption] and has been approved by the Commission after January 1, 2018, provided that:
    - (i) such #transient hotel# was considered in such application, as evidenced by its description or assessment at a specified location in a land use application or in environmental review documents; and
    - (ii) in the event that a temporary or final certificate of occupancy has not been issued by [six years after date of adoption], the building permit shall automatically lapse and the right to continue construction shall terminate. An application to renew the building permit may be made to the Board of Standards and Appeals not more than 30 days after the lapse of such building permit pursuant to the applicable provisions of Section 11-332. For such applications where a special permit for a #transient hotel# has been certified by the Commission pursuant to a #Special Purpose District#, such application may continue pursuant to the regulations and term of years proposed or in effect at the time such special permit was certified by the Commission.
- (c) **Existing hotels**
  - (1) Any #transient hotel# existing on [date of adoption] shall be considered a conforming #use# and may be continued, structurally altered, #extended# or #enlarged# subject to the limitations set forth in this Section and subject to the applicable #bulk# regulations. However, if for a continuous period of two years such #transient hotel# is discontinued, the space allocated to such #transient hotel# shall thereafter be used only for a conforming #use# other than a #transient hotel#, or may be utilized for a #transient hotel# only if the Commission grants a special permit for such #use# in accordance with the provisions of Section 74-802 or other applicable section of this Resolution.
  - (2) The provisions of paragraph (c)(1) of this Section shall be modified up to [six years after date of adoption] to allow a #transient hotel# existing on [date of adoption] to be restored to such #use# regardless of more than two years of discontinuance of the #use#, and regardless of any change of #use# between [date of adoption] and [six years after date of adoption].
  - (3) In the event a casualty damages or destroys a #transient hotel# that was in such #use# as of [date of adoption], such #building# may be reconstructed and used as a #transient hotel# without obtaining a special permit. A #non-complying building# may be reconstructed pursuant to Section 54-40

(DAMAGE OR DESTRUCTION IN NON-COMPLYING BUILDINGS).

- (d) **Vesting regulations**  
The provisions of Section 11-30 (BUILDING PERMITS ISSUED BEFORE EFFECTIVE DATE OF AMENDMENT) regarding the right to continue construction shall apply. As an alternative, the following provisions shall apply.
  - (1) If, on or before [date of referral], an application for a #development#, #enlargement# or #conversion# to a #transient hotel# has been filed with the Department of Buildings, and if, on or before [date of adoption], the Department of Buildings has approved an application for a foundation, a new #building# or an alteration based on a complete zoning analysis showing zoning compliance for such #transient hotel#, such application may be continued, and construction may be started or continued. The application may be revised and retain vested status, provided that the #floor area# for the #transient hotel# is not increased beyond the amount approved.
  - (2) However, in the case of an application for a #development#, #enlargement# or #conversion# to a #transient hotel# that has been filed with the Department of Buildings prior to January 1, 2018 and has not received a permit contingent on zoning approval on or before [date of adoption], the provisions of paragraph (d)(1) of this Section shall not apply. In lieu thereof, the provisions of this paragraph shall apply. For such applications, if, on or before [date of adoption] a permit contingent on zoning approval was lawfully issued by the Department of Buildings, such construction may be started or continued.  
In the event that a temporary or final certificate of occupancy has not been issued by [six years after date of adoption], the building permit shall automatically lapse and the right to continue construction shall terminate. An application to renew the building permit may be made to the Board of Standards and Appeals not more than 30 days after the lapse of such building permit pursuant to the applicable provisions of Section 11-332 (Extension of period to complete construction).

\* \* \*

**32-10  
USES PERMITTED AS-OF-RIGHT**

\* \* \*

**32-14**

**Use Group 5**

C1\* C2\*\* C4 C5 C6 C8

Use Group 5 consists of hotels used primarily for transient occupancy.

A. Transient Accommodations

#Hotels, transient#\*\*\* [PRC-H]

B. #Accessory Uses#

\* In a C1-1, C1-2, C1-3 or C1-4 District, a #transient hotel# shall not be permitted

\*\* In a C2-1, C2-2, C2-3 or C2-4 District, each #transient hotel# shall be located on a #zoning lot# in whole or in part within a 1,000-foot radius of the entrance or exit of a limited-access expressway, freeway, parkway, or highway, all of which prohibit direct vehicular access to abutting land and provide complete separation of conflicting traffic flows, measured from the centerline of the entrance or exit ramp at its intersection with the nearest adjacent #street#

\*\*\* Subject to the provisions of Section 32-02 (Special Provisions for Hotels)

\* \* \*

**32-16**

**Use Group 7**

C2 C6\* C8

Use Group 7 consists primarily of home maintenance or repair services which:

- (1) fulfill recurrent needs of residents in nearby areas;
- (2) have a relatively small service area and are, therefore, widely distributed throughout the City; and
- (3) are incompatible in primary retail districts since they break the continuity of retail frontage.

A. Transient Accommodations

#Motels#, #tourist cabins# or #boatels#\*\* [PRC-H]

In C2 Districts, each #motel# or #tourist cabin# shall be located on a #zoning lot# in whole or in part within a 1,000 foot radius of the entrance or exit of a limited-access expressway, freeway, parkway or highway, all of which prohibit direct vehicular access to abutting land and provide complete separation of conflicting traffic flows, measured from the centerline of the entrance or exit ramp at its intersection with the nearest adjacent #street#

\* \* \*

E. #Accessory Uses#

\* In a C6-1A District, #uses# in Use Group 7 are not permitted

\*\* Subject to the provisions of Section 32-02 (Special Provisions for Hotels)

\* \* \*

32-30 USES PERMITTED BY SPECIAL PERMIT

32-31 By the Board of Standards and Appeals

In the districts indicated, the following #uses# are permitted by special permit of the Board of Standards and Appeals, in accordance with standards set forth in Article VII, Chapter 3.

C4-1 Amusement arcades [PRC-E]

C2 C4 C6 C7 #Automotive service stations#, open or enclosed, with sites of not less than 7,500 square feet per establishment, and provided that facilities for lubrication, minor repairs, or washing are permitted only if located within a #completely enclosed building#

C3 #Boatels# [PRC-H]

C1 C2 C3 Camps, overnight or outdoor day [PRC-H]

\* \* \*

ARTICLE IV MANUFACTURING DISTRICT REGULATIONS

Chapter 2 Use Regulations

\* \* \*

42-10 USES PERMITTED AS-OF-RIGHT

42-11 Use Groups 4A, 4B, 4C, 5, 6C, 6E, 7A, 9A and 12B M1

Use Groups 4B, 4C, 5, 6C, 6E, 7A, 9A and 12B as set forth in Sections 32-13, 32-14, 32-15, 32-16, 32-18, 32-21.

Use Group 4A shall be limited to all health facilities requiring approval under Article 28 of the Public Health Law of the State of New York that, prior to July 10, 1974, have received approval of Part I of the required application from the Commissioner of Health, ambulatory diagnostic or treatment health care facilities, as listed in Section 22-14 (Use Group 4), and houses of worship. Such #uses# are not subject to the special permit provisions of Sections 42-32 and 74-921.

#Transient hotels#, as listed in Section 32-14 (Use Group 5), and #motels#, #tourist cabins# or #boatels#, as listed in Section 32-16 (Use Group 7A), shall be subject to the special provisions of Section 42-111 (Special provisions for hotels in M1 Districts) or, where applicable, Section 32-02 (Special Provisions for Hotels). For the purposes of this Section, inclusive, #transient hotels# shall include #motels#, #tourist cabins# and #boatels#.

42-111 Special provisions for hotels in M1 Districts

In M1 Districts, #transient hotels# shall be permitted only as set forth in this Section. The City Planning Commission may permit #transient hotels# in an M1 District pursuant to a special permit set forth in another Section of this Resolution, or pursuant to Section 74-803 (Transient hotels within M1 Districts), as applicable.

(a) Applicability

Such special permit for #transient hotels# pursuant to Section 74-803 shall be applicable to:

- (1) #development# of a #transient hotel#;
(2) a change of #use# or #conversion# to a #transient hotel#, or an #enlargement#, containing a #transient hotel#, of a #building# that, as of December 20, 2018, did not contain such #use#; or
(3) #enlargement# or #extension# of a #transient hotel# that existed prior to December 20, 2018, that increases the #floor area# of such #use# by 20 percent or more.

(b) Exclusions

The provisions of this Section shall not apply to the following:

- (1) A special permit shall not be required for a #transient hotel# operated exclusively for the public purpose of temporary housing assistance by the City or State of New York, or operated by a non-governmental entity pursuant to an active contract or other written agreement with an agency of the City or State specifying such public purpose.
(1) In addition, a special permit pursuant to the provisions of Section 74-803 shall not be required for #developments#, #enlargements#, #extensions# or changes of #use# of #transient hotels# in:
(i)(2) a #transient hotel# located within John F. Kennedy International Airport and LaGuardia Airport, which shall

include property under the jurisdiction of the Port Authority of New York and New Jersey for airport use;

(ii)(3) a #transient hotel# in an M1-6D District, a #Special Mixed Use District# or any other #Special Purpose District# where any M1 District is paired with a #Residence District#, all of which shall instead be subject to the provisions of Section 32-02 (Special Provisions for Hotels); or

(iii) an M1 District where another special permit in this Resolution permitting such #use# is applicable, subject to approval by the City Planning Commission, including, but not limited to, a special permit for a #transient hotel# applicable within a Special Purpose District or in a Historic District designated by the Landmarks Preservation Commission.

(4)(2) A special permit pursuant to the provisions of Section 74-803 shall also not be required in an M1-2 District for a change of #use# to a #transient hotel# that occupies no more than 30 percent of the #floor area# on the #zoning lot# and where such #zoning lot# contains a minimum #lot area# of 100,000 square feet, comprises an entire #block#, and contains #buildings# with a minimum total of 500,000 square feet of #floor area# on December 20, 2018.

(c) Within M1-5A and M1-5B Districts

Within an M1-5A or M1-5B District, a special permit pursuant to Section 74-803 shall be required in conjunction with a special permit pursuant to Section 74-781 (Modifications by special permit of the City Planning Commission of uses in M1-5A and M1-5B Districts) except that a permit pursuant to Section 74-781 shall not be required for a #transient hotel# located above the ground floor level, where the #floor area# used for such #use# on the ground floor does not exceed an amount minimally necessary to access and service such #transient hotel#.

(d) Existing hotels

- (1) Any #transient hotel# existing prior to December 20, 2018, within an M1 District shall be considered a conforming #use# and may be continued, structurally altered, #extended# or #enlarged# subject to the limitations set forth in this Section and subject to the applicable #bulk# regulations. However, if for a continuous period of two years such #transient hotel# is discontinued, or the active operation of substantially all the #uses# in the #building# or other structure# is discontinued, the space allocated to such #transient hotel# shall thereafter be used only for a conforming #use#, or may be utilized #used# for a #transient hotel# only if the Commission grants a special permit for such #use# in accordance with the provisions of Section 74-803 or other applicable section of this Resolution.
(2) The provisions of paragraph (d)(1) of this Section shall be modified up to [six years after date of adoption] to allow a #transient hotel# existing on [date of adoption] to be restored to such #use# regardless of more than two years of discontinuance of the #use#, and regardless of any change of #use# between [date of adoption] and [six years after date of adoption].
(3) In addition, in the event a casualty damages or destroys a #transient hotel# within an M1 District that was in such #use# as of December 20, 2018, such #building# may be reconstructed and used as a #transient hotel# without obtaining a special permit. A #non-complying building# may be reconstructed pursuant to Section 54-40 (DAMAGE OR DESTRUCTION IN NON-COMPLYING BUILDINGS).

(e) Vesting

The provisions of Section 11-30 (BUILDING PERMITS ISSUED BEFORE EFFECTIVE DATE OF AMENDMENT) regarding the right to continue construction shall apply. As an alternative, if on or before April 23, 2018, a building permit for a #development#, #enlargement# or #conversion# to a #transient hotel#, or a partial permit for a #development# of a #transient hotel# was lawfully issued by the Department of Buildings, such construction may be started or continued. In the event that construction has not been completed and a certificate of occupancy including a temporary certificate of occupancy, has not been issued by December 20, 2021, the building permit shall automatically lapse and the right to continue construction shall terminate. An application to renew the building permit may be made to the Board of Standards and Appeals not more than 30 days after the lapse of such building permit pursuant to the applicable provisions of Section 11-332 (Extension of period to complete construction).

Any special permit approved by the City Council for a #transient hotel# prior to December 20, 2018, shall be permitted and this Section shall not apply to such #transient hotel#, subject to the provisions of Section 11-42 (Lapse of Authorization or Special Permit Granted by the City Planning Commission Pursuant to the 1961 Zoning Resolution).

\* \* \*

42-30  
USES PERMITTED BY SPECIAL PERMIT

\* \* \*

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

\* \* \*

M1 M2 M3  
Trade expositions, with rated capacity of more than 2,500 persons [PRC-D]

M1  
#Transient hotels#, as listed in Section 32-14 (Use Group 5), and #motels#, #tourist cabins# or #boats#, as listed in Section 32-16 (Use Group 7A), pursuant to the special provisions of Section 42-111 (Special provisions for hotels in M1 Districts)

M1 M2 M3  
#Uses# listed in a permitted Use Group for which #railroad or transit air space# is #developed#

\* \* \*

42-40  
SUPPLEMENTARY USE REGULATIONS AND SPECIAL PROVISIONS APPLYING ALONG DISTRICT BOUNDARIES

\* \* \*

42-48  
Supplemental Use Regulations in M1-6 Districts

\* \* \*

42-483  
Commercial uses

The #commercial use# regulations applicable in M1 Districts shall apply in M1-6D Districts, except that:

- (a) #Transient hotels# shall be allowed, except that #developments# or #enlargements# of #transient hotels# with greater than 100 sleeping units on #zoning lots# where #residential use# is permitted as-of-right, in accordance with paragraph (a) of Section 42-481 (Residential use), shall only be allowed upon certification by the Chairperson of the City Planning Commission to the Commissioner of Buildings that the residential development goal has been met for the area in which such #transient hotel# is located, as set forth in this paragraph, (a), or where such residential development goal has not been met, by special permit pursuant to Section 74-802 (In M1-6D Districts):  
The residential development goal shall be met when at least 865 #dwelling units#, permitted pursuant to the provisions of Section 42-481, on #zoning lots# located within an area bounded by West 28th Street, West 30th Street, a line 100 feet west of Seventh Avenue, and a line 100 feet east of Eighth Avenue, have received temporary or final certificates of occupancy subsequent to September 21, 2011.
- (b)(a) Food stores, including supermarkets, grocery stores and delicatessen stores, shall not be limited as to size of establishment.
- (c)(b) On #narrow streets#, ground floor #commercial uses# shall be subject to special streetscape provisions, as set forth in Section 42-485.
- (d)(c) All #uses# listed in Use Group 10 shall be permitted without limitation, except as provided for in paragraph (c)(b) of this Section.

\* \* \*

ARTICLE VII  
ADMINISTRATION

Chapter 3  
Special Permits by the Board of Standards and Appeals

\* \* \*

73-25  
Boatels

In C3 Districts, the Board of Standards and Appeals may permit #boatels# provided that the following findings are made:

- (a) that such #use# is so located as not to impair the essential character or the future use or development of the nearby residential neighborhood; and
- (b) that any restaurant permitted in connection with such #use# satisfies the conditions for issuance of special permits to eating or drinking places, as set forth in Section 73-24.

The Board may modify the regulations relating to #signs# in C3 Districts to permit a maximum total #surface area# of 50 square feet of non-#illuminated# or #illuminated# non-#flashing signs# on each of not more than three #street# or water frontages.

The Board may prescribe appropriate conditions or safeguards to minimize adverse effects on the character of the surrounding area,

including requirements with respect to the location of #illuminated signs#, the shielding of floodlights or adequate screening:

73-26  
73-25  
Children's Amusement Parks

\* \* \*

73-27  
73-26  
Funeral Establishments

\* \* \*

73-28  
73-27  
Newspaper Publishing

\* \* \*

73-29  
73-28  
Utilization of Explosives in Manufacturing Processes

\* \* \*

Chapter 4  
Special Permits by the City Planning Commission

\* \* \*

74-80  
TRANSIENT HOTELS

\* \* \*

74-802  
In M1-6D Districts

In M1-6D Districts, in areas that have not met the residential development goal set forth in paragraph (a) of Section 42-483 (Commercial uses), the City Planning Commission may permit #developments# or #enlargements# of #transient hotels# with greater than 100 sleeping units on #zoning lots# where #residential use# is permitted as-of-right, in accordance with Section 42-481 (Residential use), provided the Commission finds that:

- (a) a sufficient development site is available in the area to meet the residential development goal; or
- (b) a harmonious mix of #residential# and non-#residential uses# has been established in the area, and such #transient hotel# resulting from a #development# or #enlargement# is consistent with such character of the surrounding area.

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

Transient hotels within Commercial Districts

In C1 Districts, except C1-1, C1-2, C1-3 and C1-4 Districts, in C2 Districts, except C2-1, C2-2, C2-3 and C2-4 Districts where #transient hotels# are not permitted pursuant to Section 32-14 (Use Group 5), in C4, C5, C6 and C8 Districts, in M1 Districts paired with a #Residence District#, and in M1-6D Districts, #transient hotels#, as listed in Section 32-14 (Use Group 5), and #motels#, #tourist cabins# or #boats#, as listed in Section 32-16 (Use Group 7A), shall be permitted only by special permit of the City Planning Commission. In order to grant such special permit, the Commission shall find that such #use# will not impair the future use or development of the surrounding area. The Commission may prescribe additional conditions and safeguards to minimize adverse effects on the character of the surrounding area.

74-803  
Transient hotels within M1 Districts

In M1 Districts, pursuant to Section 42-111 (Special provisions for hotels in M1 Districts), #transient hotels#, as listed in Section 32-14 (Use Group 5), and #motels#, #tourist cabins# or #boats#, as listed in Section 32-16 (Use Group 7A), shall be permitted only by special permit of the City Planning Commission. In order to grant such special permit, the Commission shall find that:

- (a) the site plan incorporates elements that address any potential conflicts between the proposed #use# and adjacent #uses#, such as the location of the proposed access to the #building# and to service areas for refuse and laundry, and the #building's# orientation and landscaping;
- (b) the site plan demonstrates that the proposed #street wall# location and the design and landscaping of any area of the #zoning lot# between the #street line# and all #street walls# of the #building# and their prolongations will result in a site design that does not impair the character of the existing streetscape;
- (c) such #use# will not cause undue vehicular or pedestrian congestion on local #streets# or unduly inhibit vehicular or pedestrian movement or loading operations; and
- (d) such #use# will not impair the essential character including, but not limited to, existing industrial businesses, or future use or development of the surrounding area.

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

\* \* \*

ARTICLE VIII  
SPECIAL PURPOSE DISTRICTS

Chapter 1  
Special Midtown District

\* \* \*

81-60  
SPECIAL REGULATIONS FOR THE EAST MIDTOWN SUBDISTRICT

\* \* \*

81-62  
Special Use Provisions

81-621  
Special provisions for transient hotels

Within the East Midtown Subdistrict, as shown on Map 1 (Special Midtown District and Subdistricts) in Appendix A of this Chapter, the #development# of a #building# containing a #transient hotel#, as listed in Use Group 5, or the #conversion# or change of #use# within an existing #building# to a #transient hotel#, shall only be allowed by special permit of the City Planning Commission pursuant to the provisions of this Section. In addition, in Subareas other than the Vanderbilt Corridor, as shown on Map 2 (Special East Midtown District and Subareas), the #enlargement# of a #building# containing a #transient hotel# shall only be allowed by special permit of the City Planning Commission pursuant to the provisions of this Section.

However, in the event a casualty damages or destroys a #building# within the East Midtown Subdistrict that was used as a #transient hotel# as of May 27, 2015, in the Vanderbilt Corridor Subarea or on August 9, 2017, in other Subareas, such #building# may be reconstructed and used as a #transient hotel# without obtaining a special permit, provided the #floor area# of such reconstructed #building#, less the #floor area# of any other #buildings# on the #zoning lot# does not exceed the applicable basic maximum #floor area ratio# for the #zoning lot# set forth in Section 81-60, inclusive. #Transient hotels# existing on May 27, 2015 within the Vanderbilt Corridor Subarea or on August 9, 2017, in other Subareas, shall be considered conforming #uses#.

To permit such a #transient hotel#, the Commission shall find that such #transient hotel# will:

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

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

However, after August 9, 2017, #development# of a #building# containing a #transient hotel# shall be permitted under the regulations which were in effect prior to August 9, 2017, if a new building application for such #development# was filed at the Department of Buildings after June 9, 2016, and a partial permit for such application was issued by the Department of Buildings on or prior to July 20, 2017, and a temporary certificate of occupancy for the entire #building# has been granted prior to January 31, 2020. In the event that such temporary certificate of occupancy has not been granted prior to such date, and an application is filed prior to such date, pursuant to this Section, with the Board of Standards and Appeals, the Board may permit the new building permit to be renewed for a term of one year upon the following findings:

- (1) that the applicant has been prevented from completing such construction by hardship or circumstances beyond the applicant's control;
- (2) that the applicant has not recovered all or substantially all of the financial expenditures incurred in construction, nor is the applicant able to recover substantially all of the financial expenditures incurred through development that conforms and complies with any applicable amendment to this Resolution; and
- (3) that there are no considerations of public safety, health and welfare that have become apparent since the issuance of the permit that indicate an overriding benefit to the public in enforcement of the special permit provisions of this Section. In the event that the Board permits the renewal, the temporary certificate of occupancy shall be obtained by no later than January 31, 2021.

81-622  
81-621  
Location of uses in mixed buildings

\* \* \*

81-70  
SPECIAL REGULATIONS FOR THEATER SUBDISTRICT

\* \* \*

81-72  
Use Regulations Modified

\* \* \*

81-722  
Use Group T

The following #uses# are subject to the limitations on location and #floor area# of the underlying zoning district:

\* \* \*

#Use#  
Hotels, where permitted, pursuant to Section 32-02 (Special Provisions for Hotels) - lobby space limited to 20 percent of total #zoning lot# frontage on #wide streets#

\* \* \*

Chapter 3  
Special Limited Commercial District

\* \* \*

83-03  
Use Group "LC"

Use Group "LC" comprises #residential uses# listed in Use Groups 1 and 2, and a group of specially related #uses# selected from Use Groups 3, 4, 5, 6, 8 and 9 to provide for the special needs, comfort, convenience, enjoyment, education and recreation of the residents of the surrounding communities and of the many visitors who are attracted to its activities.

\* \* \*

H. Transient Accommodations  
#Hotels, transient#, where permitted pursuant to Section 32-02 (Special Provisions for Hotels)

\* \* \*

Chapter 4  
Special Battery Park District

\* \* \*

84-10  
ZONE A GENERAL DISTRICT REGULATIONS

\* \* \*

84-12  
Use Regulations

In the areas indicated as permitted #commercial# locations in Appendices 2.3 and 3.3, the #use# regulations applying in a C2 District shall apply, except as provided in Sections 84-031 (Special permit uses), 84-032 (Uses not permitted), 84-121 (Uses along Esplanade) and this Section.

In the case of a #mixed building# containing #residential# and #commercial uses#, #residential uses# are permitted on the same #story# as a #commercial use#, provided no access exists between such #uses# at any level containing #residences# and provided any #commercial uses# are not located over any #residences#.

However, such #commercial use# may be located over #residences# by authorization of the City Planning Commission upon finding that sufficient separation of #residences# from #commercial uses# exists within the #building#.

Notwithstanding any other provisions of this Resolution, the permitted #uses# listed in Use Groups 6, 7, 8, 9 or 14 and the additional #uses# permitted hereunder shall be limited, per establishment, to 10,000 square feet of #floor area# of any #story# and shall not be located above the first #story# ceiling, except that:

- (a) in any #building# containing an #arcade# required in Section 84-134 (Mandatory arcades), any permitted #use# may be located above the first #story# ceiling and below the second #story# ceiling; and
- (b) supermarkets are permitted with no limitation on #floor area#. Notwithstanding any other provisions of this Resolution, the #zoning lot# south of First Place and east of Battery Place may contain #residential uses#, #transient hotel uses# where permitted pursuant to Section 32-02 (Special Provisions for Hotels), or both #residential# and hotel #uses#.

In the case of hotel #uses# on this #zoning lot#:

- (1) a #physical culture or health establishment# may be permitted; and
- (2) an eating and drinking establishment, as permitted in Section 32-15 (Use Group 6), and a #physical culture and health establishment# or a non-#residential accessory use#, may be located above a #story# containing #residential uses#.

\* \* \*

Chapter 8  
Special Hudson Square District

\* \* \*

88-10  
SUPPLEMENTAL USE REGULATIONS

\* \* \*

88-13  
Commercial Use

The #commercial use# regulations applicable in M1 Districts shall apply in the #Special Hudson Square District#, except that:

- (a) food stores, including supermarkets, grocery stores or delicatessen stores, shall not be limited as to the size of the establishment;
- (b) #uses# listed in Use Group 6A, other than food stores, and Use Groups 6C, pursuant to Section 42-13, 6E, 10 and 12B, shall be limited to 10,000 square feet of #floor area# at the ground floor

- level, per establishment. Portions of such establishments located above or below ground floor level shall not be limited in size;
- (c) ground floor #commercial uses# shall be subject to special streetscape provisions set forth in Section 88-131;
- (d) #commercial uses# permitted in M1 Districts shall be subject to the modifications set forth in Section 123-22 (Modification of Use Groups 16, 17 and 18), inclusive;
- (e) #transient hotels# shall be subject to the provisions of Section 32-02 (Special Provisions for Hotels); and allowed, except that:
  - (1) #development# or #enlargement# of #transient hotels# with greater than 100 sleeping units on #zoning lots# where #residential use# is permitted as-of-right, in accordance with paragraph (a) of Section 88-11, shall only be allowed upon certification by the Chairperson of the City Planning Commission to the Commissioner of Buildings that the residential development goal has been met for the #Special Hudson Square District# as set forth in this paragraph (e) (1), or, where such residential development goal has not been met, by special permit pursuant to Section 88-132 (Special permit for large transient hotels). The residential development goal shall be met when at least 2,255 #dwelling units#, permitted pursuant to the provisions of Section 88-11, within the #Special Hudson Square District#, have received temporary or final certificates of occupancy subsequent to March 20, 2013; and
  - (2) a change of #use# within a #qualifying building# to a #transient hotel# with greater than 100 sleeping units shall only be allowed by special permit, pursuant to Section 88-132; and
- (f) eating or drinking establishments with entertainment and a capacity of more than 200 persons, or establishments of any capacity with dancing, are permitted only by special permit of the Board of Standards and Appeals, pursuant to Section 73-244.

\* \* \*

**88-132  
Special permit for large transient hotels**

- (a) #Developments# or #enlargements# In the #Special Hudson Square District#, prior to the residential development goal set forth in paragraph (e) of Section 88-13 (Commercial Use) having been achieved, the City Planning Commission may permit #developments# or #enlargements# of #transient hotels# with greater than 100 sleeping units on #zoning lots# where #residential use# is permitted as-of-right, in accordance with paragraph (a) of Section 88-11, provided the Commission finds that:
  - (1) sufficient development sites are available in the area to meet the residential development goal; or
  - (2) a harmonious mix of #residential# and non-#residential-uses# has been established in the surrounding area; and such #transient hotel# resulting from a #development# or #enlargement# is consistent with the character of such surrounding area.
- (b) Changes of #use# In the #Special Hudson Square District#, the City Planning Commission may permit the change of #use# of #floor area# within #qualifying buildings# to a Use Group 5 #transient hotel# with greater than 100 sleeping units provided that, at minimum, the amount of #floor area# changed to such #transient hotel# is:
  - (1) preserved for Use Group 6B office #use# within a #qualifying building# located within the #Special Hudson Square District#; or
  - (2) created for Use Group 6B office #use# within a #building developed# after March 20, 2013, or within the #enlarged# portion of a #building#, where such #enlargement# was constructed within one year of the date an application pursuant to this Section is filed with the Department of City Planning (DCP). Such #developed# or #enlarged buildings# may be located anywhere within the #Special Hudson Square District#, and shall have either temporary or final certificates of occupancy for Use Group 6B office #use#.

In order to permit such change of #use#, the Commission shall find that the proposed #transient hotel# is so located as not to impair the essential character, or the future use or development, of the surrounding area.

A restrictive declaration acceptable to the DCP shall be executed and recorded, binding the owners, successors and assigns to preserve an amount of Use Group 6B office #use# within a #qualifying building#, or created within a #development# or #enlargement#, as applicable. Such restrictive declaration shall be recorded in the Office of the City Register. A copy of such declaration shall be provided to the Department of Buildings upon application for any building permit related to a change in #use# from Use Group 6B office #use# to any other #use#.

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

\* \* \*

**ARTICLE IX  
SPECIAL PURPOSE DISTRICTS**

\* \* \*

**Chapter 4  
Special Sheepshead Bay District**

\* \* \*

**94-06  
Special Use Regulations**

\* \* \*

**94-061  
Permitted residential, community facility and commercial uses**

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

In Areas A, B, C, D and E, as indicated in Appendix A (Special Sheepshead Bay District Map) of this Chapter, only those #commercial uses# listed in Section 94-062 (Use Group SB), those #uses# listed in Section 62-211 (Water-Dependent (WD) uses) from Use Groups 6, 7, where permitted pursuant to Section 32-02 (Special Provisions for Hotels), 9 and 14, and those #uses# permitted pursuant to Section 94-063 (Uses permitted by special permit), shall be allowed. In addition, in Area B, a food store, as listed in Section 32-15 (Use Group 6), shall also be allowed on a #zoning lot# existing on May 27, 2015, for a period of 10 years from such date. Such food store shall be limited to one such establishment per #zoning lot# and shall be limited to 15,000 square feet of #floor area# utilized for the sale of food and non-food grocery products, and further such establishment shall be limited to an additional 6,500 square feet of #floor area# for #accessory# office and storage space. There shall be no limitation on the amount of #floor area# utilized for eating or drinking places as listed in Use Group SB, pursuant to Section 94-062.

In Area F, only #commercial uses# listed in Use Group 6 and those listed in Section 62-211 from Use Groups 6, 7, where permitted pursuant to Section 32-02 (Special Provisions for Hotels), 9 and 14 shall be allowed within the underlying #Commercial Districts#.

In Area G, only #commercial uses# listed in Use Groups 6, 7, where permitted pursuant to Section 32-02 (Special Provisions for Hotels), 8 and 9 and those listed in Section 62-211 from Use Groups 6, 7, 9 and 14 shall be allowed within the underlying #Commercial Districts#.

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

\* \* \*

#Hotels, transient#, #motels# or #boatels#, where permitted, pursuant to Section 32-02 (Special Provisions for Hotels)

Jewelry or art metal craft shops

#Motels# or #boatels#

\* \* \*

**Chapter 6  
Special Clinton District**

\* \* \*

**96-30  
OTHER AREAS**

\* \* \*

**96-34  
Special Regulations in Northern Subarea C1**  
Within Northern Subarea C1, Special Use Regulations Areas C1-1 and C1-2, as shown on the map in Appendix A of this Chapter, are subject to the special #use# regulations of this Section. In addition, the special Inclusionary Housing regulations set forth in this Section shall apply in Area C1-1.

- (a) Inclusionary Housing Program
  - The boundaries of the #Inclusionary Housing designated area# within the #Special Clinton District# are shown on Map 2 in Manhattan Community District 4, in APPENDIX F of this Resolution. Such area shall be an #Inclusionary Housing designated area#, pursuant to Section 12-10 (DEFINITIONS), for the purpose of making the Inclusionary Housing Program regulations of Section 23-90, inclusive, applicable as modified within the Special District.
  - Within such #Inclusionary Housing designated area# the following special regulations shall apply. The #residential floor area# of the #zoning lot# may be increased by 1.25 square feet for each square foot of #low income floor area# provided, or by 0.625 square feet for each one square foot of #middle income floor area# provided, up to the maximum #floor area# set forth in Section 23-154 (Inclusionary Housing). However, the amount of #low income floor area# plus half the amount of #middle income floor area# required to receive such #floor area compensation# need not exceed 20 percent of the total #floor area#, exclusive of ground

floor non-residential floor area# on the compensated zoning lot#, provided that no more than 8,000 square feet of middle income floor area# may be included within this calculation.

- (b) Special use# regulations
  - (1) In Special Use Regulations Areas C1-1 and C1-2, the following uses# shall be permitted below the level of the lowest floor occupied by dwelling units#:
    - (i)(1) automobile showrooms or sales with preparation of automobiles for delivery; and
    - (ii)(2) automobile repairs.
  - (2) Transient hotels# shall not be permitted within the portion of Area C1-1 that is located between Eleventh Avenue and a line 250 feet west of Eleventh Avenue, and in the portion located between West 57th Street and a line 100 feet south of West 57th Street, except by special permit of the City Planning Commission, pursuant to the provisions of this paragraph (b)(2)-

The Commission may permit transient hotels#, resulting from a development#, enlargement#, extension# or change of use#, provided that the Commission shall find that such transient hotel# is so located as not to impair the essential character of, or the future use or development of the surrounding area. The Commission may prescribe appropriate conditions and safeguards to minimize adverse effects on the character of the surrounding area.

**Chapter 7  
Special 125th Street District**

\* \* \*  
\* \* \*

**97-14  
Transient Hotels Within the Park Avenue Hub Subdistrict**

Within the Park Avenue Hub Subdistrict, as shown on Map 1 in Appendix A of this Chapter, the development# or enlargement# of a building# containing a transient hotel#, as listed in Section 32-14 (Use Group 5), or the conversion# or change of use# within an existing building# to a transient hotel#, shall only be allowed:

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

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

For the purpose of applying the provisions of this Section, the residential development# goal shall be met when at least 3,865 dwelling units# within the combined areas of the Special East Harlem Corridors District#, and the Park Avenue Hub Subdistrict, as shown on Map 1 in Appendix A of this Chapter, have received temporary or final certificates of occupancy subsequent to November 30, 2017.

\* \* \*

**97-412  
Maximum floor area ratio in the Park Avenue Hub Subdistrict**

Within the Park Avenue Hub Subdistrict, as shown on Map 1 in Appendix A of this Chapter, the maximum floor area ratio# for zoning lots# is set forth in paragraph (a) of this Section, and is modified for certain zoning lots# in accordance with paragraph (b) of this Section.

- (a) Maximum floor area ratio# The maximum floor area ratio# shall be 12.0. Where a development# or enlargement# contains residential floor area#, such zoning lot# shall satisfy the provisions of either:
  - (1) a minimum non-residential floor area ratio# of 2.0 shall be provided on such zoning lot#. Such floor area# shall not include any floor area# containing a transient hotel# pursuant to the provisions of Section 97-14 (Transient Hotels Within the Park Avenue Hub Subdistrict); or

\* \* \*

**Chapter 9  
Special Madison Avenue Preservation District**

\* \* \*

**99-03  
Special Use Regulations**

\* \* \*

**99-031  
Use Group MP**

Use Group MP comprises a group of commercial# establishments selected to promote and strengthen the existing commercial# character of the Special District. The commercial uses# listed in Table A of this Section are permitted in any portion of the Special District located within a C1 District. The commercial uses# listed in Tables A and B of this Section are permitted in any portion of the Special District located within a C5 District.

**Table A**

**A. Transient Accommodations**

Hotels, transient#, where permitted pursuant to Section 32-02 (Special Provisions for Hotels)

\* \* \*

**ARTICLE XI  
SPECIAL PURPOSE DISTRICTS**

**Chapter 1  
Special Tribeca Mixed Use District**

\* \* \*

**111-10  
SPECIAL USE REGULATIONS**

\* \* \*

**111-13  
Additional Use Regulations**

\* \* \*

**(d) Areas A4, A5, A6 and A7**

Transient hotels# shall be allowed, except that developments#, enlargements#, extensions# or changes of use# that result in a transient hotel# with greater than 100 sleeping units shall only be allowed pursuant to Section 111-31 (Special Permit for Large Transient Hotels). However, any transient hotel# that received a special permit pursuant to Section 74-711, granted prior to October 13, 2010, may continue under the terms of such approval.

**(e)(d) Environmental conditions for Area A2**

\* \* \*

**111-31  
Special Permit for Large Transient Hotels**

In Areas A4 through A7, the City Planning Commission may permit transient hotels# that are comprised of more than 100 sleeping units, provided the Commission shall find that such transient hotel#, resulting from a development#, enlargement#, extension# or change of use#, is so located as not to impair the essential residential character of, or the future use or development of, the surrounding area. The Commission may prescribe additional conditions and safeguards to minimize adverse effects on the character of the surrounding area.

**111-32  
Special Permit for Certain Large Commercial Establishments**

\* \* \*

**ARTICLE XII  
SPECIAL PURPOSE DISTRICTS**

**Chapter 1  
Special Garment Center District**

\* \* \*

**121-10  
SPECIAL USE REGULATIONS**

\* \* \*

**121-11  
Transient Hotels and Offices**

In the Special Garment Center District#, transient hotels#, as listed in Section 32-14 (Use Group 5), and motels#, tourist cabins# or boatels#, as listed in Section 32-16 (Use Group 7A), shall be permitted only by special permit of the City Planning Commission pursuant to Section 121-70 (Special Permit for Transient Hotels).

However, a special permit shall not be required for a transient hotel# operated exclusively for the public purpose of temporary housing assistance by the City or State of New York, or operated by a non-governmental entity pursuant to an active contract or other written agreement with an agency of the City or State specifying such public purpose.

Furthermore, for a building# subject to the provisions of Section 121-60 (ANTI-HARASSMENT AND DEMOLITION REGULATIONS IN SUBDISTRICT A-2) and for which HRPD# issued a certification of no harassment# that was in effect on June 11, 2018, a special permit pursuant to Section 74-802 (Transient hotels within Commercial Districts) shall not be required where such building# is enlarged# and a portion of which is subsequently converted to residences# pursuant to Article I, Chapter 5 (Residential Conversions Within Existing Buildings), provided all new transient hotel# rooms shall be located in the enlarged# portion of such building#, and except for transient hotel# lobbies and accessory uses# located below the

floor level of the second #story#, the non-#enlarged# portion of such #building# shall contain only permanently affordable #residences# pursuant to a #regulatory agreement# enforceable by #HPD#. Any #transient hotel# existing prior to December 20, 2018, within the #Special Garment Center District#, shall be considered a conforming #use#. Any #enlargement# or #extension# of such existing conforming #use# shall not require a special permit. In the event a casualty damages or destroys a #building# within the #Special Garment Center District# that was used as a #transient hotel# as of December 20, 2018, such #building# may be reconstructed and continue as a #transient hotel# without obtaining a special permit, provided the #floor area# of such reconstructed #building# does not exceed the #floor area# permitted pursuant to the provisions of Section 121-31 (Maximum Permitted Floor Area Within Subdistrict A-1) or Section 121-41 (Maximum Permitted Floor Area Within Subdistrict A-2), as applicable. In Subdistrict A-2, any #development# or #enlargement# that includes offices, as listed in Section 32-15 (Use Group 6B) #developed# or #enlarged# after January 19, 2005, shall be permitted only pursuant to Section 93-13 (Special Office Use Regulations).

\* \* \*

**121-70  
SPECIAL PERMIT FOR TRANSIENT HOTELS**

In the #Special Garment Center District#, the City Planning Commission may permit a #transient hotel# as listed in Use Group 5, including #motels#, #tourist cabins# or #boatels# as listed in Use Group 7, that is not otherwise permitted pursuant to Section 121-10 (SPECIAL USE REGULATIONS), provided that:

- (a) the location of such proposed #transient hotel# within the Special District will not impair the achievement of a diverse and harmonious mix of #commercial#, #manufacturing# and #community facility uses# within Subdistrict A-1 and of #residential#, #commercial#, #manufacturing# and #community facility uses# in Subdistrict A-2, consistent with the applicable district regulations;
- (b) the site plan for such #transient hotel# demonstrates that the design is appropriate, does not impair the character of the area and incorporates elements that are necessary to address any potential conflicts between the proposed #use# and adjacent #uses#, such as the location of the proposed access to the #building#, the orientation of the #building# and landscaping;
- (c) such #transient hotel use# will not cause undue vehicular or pedestrian congestion on local #streets; and
- (d) such #transient hotel use# is consistent with the planning objectives of the Special District.

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

\* \* \*

**ARTICLE XIII  
SPECIAL PURPOSE DISTRICTS**

**Chapter 1  
Special Coney Island District**

\* \* \*

**131-10  
SPECIAL USE REGULATIONS**

\* \* \*

**131-11  
Use Group 5**

For the purposes of this Chapter, the definition of #transient hotel# shall be modified to allow only such hotels used exclusively for transient occupancy. Such #transient hotels# used exclusively for transient occupancy shall be permitted only in specified locations as set forth in this Chapter, where permitted pursuant to Section 32-02 (Special Provisions for Hotels).

\* \* \*

**131-13  
Special Use Regulations in Subdistricts**

\* \* \*

**131-131  
Coney East Subdistrict**

The #use# regulations of the underlying C7 District are modified as set forth in this Section. The provisions of Section 32-02 (Special Provisions for Hotels) are modified to apply in a C7 District. The locations of the mandatory ground floor #use# regulations of paragraphs (b), (c), (d) and (f) of this Section are shown on the #streets#, or portions of #streets#, specified on Map 2 in the Appendix to this Chapter. #Transient hotels# and Use Groups A, B and C, as set forth in Sections 131-11 through 131-123, inclusive, and #public parking garages#, shall be the only #uses# allowed in the Coney East Subdistrict, and shall comply with the following regulations:

\* \* \*

- (e) #Transient hotels#
  - (1) Where permitted pursuant to Section 32-02, #Transient-transient hotels# shall be permitted only on #blocks# with

Surf Avenue frontage, except that no #transient hotels# shall be permitted on that portion of the #block# bounded by West 15th and West 16th Streets south of the prolongation of the centerline of Bowery.

- (2) #Transient hotel use# shall not be permitted within 50 feet of Bowery on the ground floor level of a #building#, except that where a #zoning lot# has frontage only on Bowery, a #transient hotel# lobby may occupy up to 30 feet of such frontage.
- (3) For #transient hotels# located on #zoning lots# with at least 20,000 square feet of #lot area#, an amount of #floor area# or #lot area# of Use Group A1 #uses# equal to at least 20 percent of the total #floor area# permitted on such #zoning lot# shall be provided either onsite or anywhere within the Coney East Subdistrict.
- (4) The #street wall# of the ground floor level of a #transient hotel# shall be occupied by active #accessory uses# including, but not limited to, lobbies, retail establishments, eating and drinking establishments and amusements.
- (5) #Accessory# retail establishments within a #transient hotel# shall be limited to 2,500 square feet of #floor area#.

\* \* \*

**131-132  
Coney North and Coney West Subdistricts**

In the Coney North and Coney West Subdistricts, #uses# allowed by the underlying district regulations shall apply, except as modified in this Section for #uses# fronting upon #streets# specified on Map 2 (Mandatory Ground Floor Use Requirements) in the Appendix to this Chapter. For the purposes of this Section, the "building line" shown on Parcel F on Map 2 shall be considered a #street line# of Ocean Way or Parachute Way, as applicable. Furthermore, an open or enclosed ice skating rink shall be a permitted #use# anywhere within Parcel F in the Coney West Subdistrict.

- (a) Mandatory ground floor level #uses# along certain #streets#
 

Any #use# listed in Use Groups A, B and C, as set forth in Section 131-12, inclusive, not otherwise allowed by the underlying district regulations, shall be permitted within 70 feet of Riegelmann Boardwalk and within 100 feet of all other designated #streets#, as shown on Map 2.

- (1) Riegelmann Boardwalk
 

Only #uses# listed in Use Groups A, B and C and, where permitted pursuant to Section 32-02 (Special Provisions for Hotels), #transient hotels# located above the ground floor level are permitted within 70 feet of Riegelmann Boardwalk, except that a #transient hotel# lobby may occupy up to 30 feet of such ground floor frontage along Riegelmann Boardwalk. Use Group C #uses# shall be limited to 2,500 square feet of #floor area# and 30 feet of #street# frontage for each establishment. All other establishments shall be limited to 60 feet of #street# frontage, except that for any establishment on a corner, one #street# frontage may extend up to 100 feet. All ground floor #uses# within #buildings# shall have a depth of at least 15 feet measured from the #street wall# of the #building#. However, such minimum depth requirement may be reduced where necessary in order to accommodate vertical circulation cores or structural columns associated with upper #stories# of the #building#.
- (2) #Streets# other than Riegelmann Boardwalk
 

At least 20 percent of the frontage of a #building# or of an open #use#, on a #street# specified on Map 2, shall be allocated exclusively to #uses# listed in Use Groups A, B or C. The remaining frontage of such #building# or open #use#, on a specified #street#, shall be allocated to #commercial uses# permitted by the underlying district regulations or, where permitted pursuant to Section 32-02, a #transient hotel#. In addition, a #residential# lobby may occupy up to 40 feet of frontage along a specified #street# frontage.

There shall be at least four separate ground floor or open #commercial# establishments fronting upon each #block# fronting on Surf Avenue.

All ground floor #commercial uses# within #buildings# shall have a depth of at least 50 feet measured from the #street wall# of the #building#. Such minimum 50 foot depth requirement may be reduced where necessary in order to accommodate a #residential# lobby, vertical circulation cores or structural columns associated with upper #stories# of the #building#.

- (b) Prohibited ground floor level #uses# along #streets# other than Riegelmann Boardwalk

No #use# listed in this paragraph, (b), shall be permitted within 50 feet of a #street# specified on Map 2. Lobbies or entryways to non-ground floor level #uses# are permitted, provided the length of #street# frontage occupied by such lobbies or entryways does not exceed, in total, 60 feet.

\* \* \*

From Use Group 5A:

All #uses#, except that #transient hotels# shall be permitted within 200 feet of Surf Avenue between Stillwell Avenue and West 16th Street, where permitted pursuant to Section 32-02.

\* \* \*

**Chapter 4  
Special Governors Island District**

[NOTE: Modifications to this chapter are based on zoning changes proposed pursuant to the current Governors Island Text Amendment N 210126 ZRM]

\* \* \*

**134-10  
SPECIAL USE REGULATIONS**

**134-11  
Permitted Uses**

\* \* \*

**134-111  
Permitted uses in subdistricts**

In the Northern Subdistrict and the Southern Subdistrict, the following #uses# shall be permitted, except as otherwise specified in Section 134-112 (Permitted uses in the Open Space Subarea). In addition, in the Northern Subdistrict, the provisions of Section 134-14 (Certification for Large Commercial Establishments) shall apply to any #commercial use# exceeding 7,500 square feet of #floor area#.

From Use Groups 1 through 4, as set forth in Sections 22-11 through 22-14:

All #uses#.

From Use Group 5, as set forth in Section 32-14:

All #uses#, where permitted pursuant to Section 32-02 (Special Provisions for Hotels).

From Use Group 6, as set forth in Section 32-15:

All #uses#, except automobile supply stores, drive-in banks, carpet, rug, linoleum or other floor covering stores, furniture stores, loan offices, medical or orthopedic appliance stores, paint stores, sewing machine stores or typewriter stores.

From Use Group 7, as set forth in Section 32-16:

All #uses# in Use Group 7A, where permitted pursuant to Section 32-02 (Special Provisions for Hotels).

From Use Group 7B: bicycle rental or repair shops, sailmaking establishments, and sign painting shops, limited to 2,500 square feet of #floor area# per establishment.

\* \* \*

**134-112  
Permitted uses in the Open Space Subarea**

In the Open Space Subarea of the Southern Subdistrict, the following #uses# shall be permitted.

\* \* \*

(b) On any pier in the Open Space Subarea, #uses# shall be limited to the following:

From Use Group 4, as set forth in Section 22-14:

Clubs, limited to non-profit private beach clubs and non-profit private boat clubs.

From Use Group 6, as set forth in Section 32-15:

Docks for water taxis, with a vessel capacity of up to 99 passengers.

From Use Group 7, as set forth in Section 32-16:

#Boatels#, where permitted pursuant to Section 32-02 (Special Provisions for Hotels)

\* \* \*

**Chapter 8  
Special East Harlem Corridors District**

\* \* \*

**138-10  
SPECIAL USE REGULATIONS**

\* \* \*

**138-12  
Transient Hotels**  
C1-5 C2-5 C4-6 C6-4 M1-6/R9 M1-6/R10

In the districts indicated, the #development# or #enlargement# of a #building# containing a #transient hotel#, as listed in Section 32-14 (Use Group 5), or the #conversion# or change of #use# within an existing #building# to a #transient hotel#, shall only be allowed:

(a) upon certification by the Chairperson of the City Planning Commission to the Commissioner of Buildings that the residential development goal, as set forth in this Section, has been met, or

(b) where such residential development goal, has not been met, by special permit by the City Planning Commission. To permit such a #transient hotel#, the Commission shall find that:

- (1) sufficient sites are available in the area to meet the #residential development# goal; or
- (2) a harmonious mix of #residential# and non-#residential-uses# has been established in the area, and such #transient hotel# is consistent with the character of the surrounding area.

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

For the purpose of applying the provisions of this Section, the #residential development# goal shall be met when at least 3,865-#dwelling units# within the combined areas of the #Special East Harlem Corridors District#, and the Park Avenue Hub Subdistrict, as shown on Map 1 in Appendix A of Article IX, Chapter 7 (Special 125th Street District), have received temporary or final certificates of occupancy subsequent to November 30, 2017.

**138-13  
Physical Culture or Health Establishments**

Within the #Special East Harlem Corridors District#, the provisions of Section 73-36 (Physical Culture or Health Establishments) shall not apply. In lieu thereof, #physical culture or health establishments# shall be permitted as-of-right in C2-5, C4-6 and C6-4 Districts, and in M1 Districts paired with an R9 or R10 District.

**138-14 138-13  
Public Parking Garages**

\* \* \*

**ARTICLE XIV  
SPECIAL PURPOSE DISTRICTS**

**Chapter 1  
Special Jerome Corridor District**

\* \* \*

**141-10  
SPECIAL USE REGULATIONS**

\* \* \*

**141-11  
Special Permit for Transient Hotels**

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

(a) upon certification by the Chairperson of the City Planning Commission to the Commissioner of Buildings that the #residential development# goal, as set forth in this Section, has been met; or

(b) by special permit by the City Planning Commission where such #residential development# goal, has not been met. To permit such a #transient hotel#, the Commission shall find that:

- (1) sufficient sites are available in the area to meet the #residential development# goal; or
- (2) a harmonious mix of #residential# and non-#residential-uses# has been established in the area, and such #transient hotel# is consistent with the character of the surrounding area.

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

For the purpose of applying the provisions of this Section, the #residential development# goal shall be met when at least 3,006-#dwelling units# within the #Special Jerome Corridor District# have received temporary or final certificates of occupancy subsequent to March 22, 2018.

**141-12  
Physical Culture or Health Establishments**

#Physical culture or health establishments# shall be permitted as-of-right in C2 and C4 Districts. For the purposes of applying the underlying regulations to such #use#, a #physical culture or health

establishment# shall be considered a Use Group 9 #use# and shall be within parking requirement category B.

141-13-141-12

Modification of Supplemental Use Provisions

\* \* \*

Chapter 2

Special Inwood District

\* \* \*

142-10

SPECIAL USE REGULATIONS

\* \* \*

142-11

Permitted Uses

\* \* \*

142-111

Special provisions for transient hotels

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

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

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

For the purpose of applying the provisions of this Section, the residential development goal shall be met when at least 3,860 #dwelling units# within the #Special Inwood District# have received temporary or final certificates of occupancy subsequent to August 8, 2018.

142-112

Regulations for manufacturing uses in Subareas B2 and B3

\* \* \*

NOTICE

On Wednesday, July 14, 2021, a public hearing is being held by the City Planning Commission (CPC), accessible both in person and remotely, in conjunction with the above ULURP hearing to receive comments related to a Draft Environmental Impact Statement (DEIS) concerning an application by the New York City Department of City Planning (DCP). The Proposed Action is a zoning text amendment to require a CPC special permit for new and enlarged transient hotels (Use Group 5) and motels, tourist cabins, and boatels (Use Group 7). The new CPC special permit would replace existing special permits for hotels in Special Purpose Districts. These include the Inwood, Jerome Avenue, East Harlem, Midtown, Garment Center, Hudson Square, 125th Street, Clinton, and Tribeca Special Purpose Districts. It would also require a CPC special permit citywide for new hotels and enlargements in C1 (except for C1- 1, C1-2, C1-3 or C1-4 Districts), C2 , C4, C5, C6, C8, Mixed Use (MX), and paired M1/R districts. This is the "Area of Applicability" for the Proposed Action. The proposed text amendment would retain existing findings and regulations for hotels in M1 districts where a special permit was adopted in December 2018. The Proposed Action would also retain provisions adopted in the 2018 text amendment to exempt hotels in M1 districts operated for a public purpose. The proposed zoning text amendment would affect every community district within the City, since all community districts contain zoning districts that currently permit as-of-right hotel development, either in the form of commercial (C) districts or mixed-use (MX) districts. In addition, since changes to discontinuance provisions described below may apply to existing commercial hotels that are closed on the date of enactment and could apply in all districts citywide, the action has the potential to affect all community districts.

Written comments on the DEIS are requested and will be received and considered by the Lead Agency through Monday, July 26, 2021.

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

This hearing is being held pursuant to the State Environmental Quality Review Act (SEQRA) and City Environmental Quality Review (CEQR), CEQR No. 21DCP111Y.

BOROUGH OF BROOKLYN
Nos. 2 & 3
2840 KNAPP STREET REZONING
No. 2

CD 15

C 200203 ZMK

IN THE MATTER OF an application submitted by Lipkaw Realty, LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 29a, changing from an R5 to an R6 District property bounded by the Shore Parkway (northerly portion), Knapp Street, a line 250 feet northerly of Emmons Avenue, and Brigham Street and its northerly centerline prolongation, as shown on a diagram (for illustrative purposes only) dated April 19, 2021, and subject to the conditions of CEQR Declaration of E-611.

No. 3

N 200204 ZRK

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

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

\* \* \*

APPENDIX F
Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas

\* \* \*

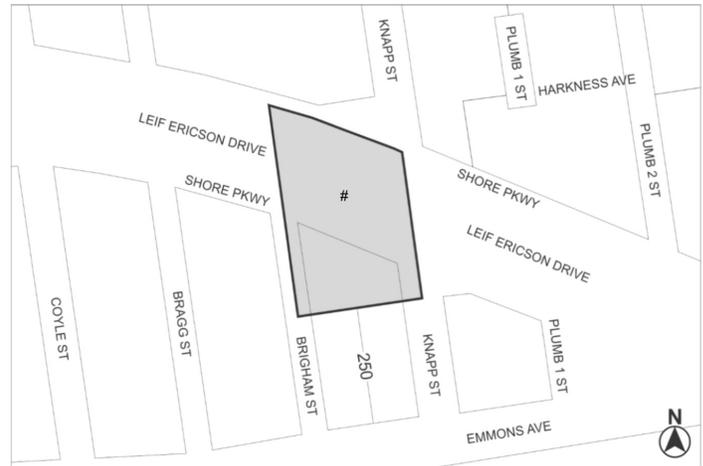
BROOKLYN

\* \* \*

Brooklyn Community District 15

\* \* \*

Map 2 [date of adoption]



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

Portion of Community District 15, Brooklyn

\* \* \*

Nos. 4 & 5
307 KENT AVENUE REZONING
No. 4

CD 1

C 200306 ZMK

IN THE MATTER OF an application submitted by 307 Kent Associates pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 12d:

- 1. changing from an M3-1 District to an M1-5 District property bounded by South 2nd Street, a line 300 feet northwesterly of Wythe Avenue, South 3rd Street, and Kent Avenue;
2. changing from an M3-1 District to an M1-4/R6A District property bounded by South 2nd Street, a line 210 feet northwesterly of Wythe Avenue, South 3rd Street, and a line 300 feet northwesterly of Wythe Street; and

- 3. establishing a Special Mixed Use District (MX-8) bounded by South 2<sup>nd</sup> Street, a line 210 feet northwesterly of Wythe Avenue, South 3<sup>rd</sup> Street, and a line 300 feet westerly of Wythe Street;
- 4. as shown on a diagram (for illustrative purposes only) dated April 5, 2021, and subject to the conditions of CEQR Declaration E-592.

No. 5

**CD 1** **N 200307 ZRK**  
**IN THE MATTER OF** an application submitted by Soma 142, LLC pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing Area.

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

**APPENDIX F**  
**INCLUSIONARY HOUSING DESIGNATED AREAS AND**  
**MANDATORY INCLUSIONARY HOUSING AREAS**

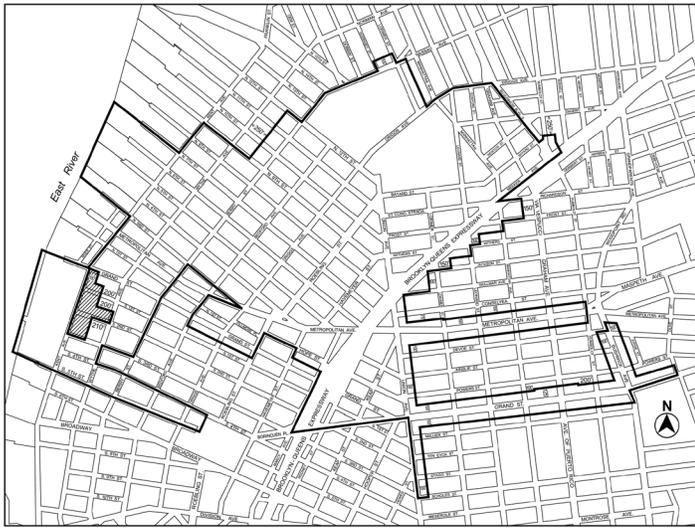
**Brooklyn**

**Brooklyn Community District 1**

\* \* \*

Map 2 - [Date of Adoption]

[Existing Map]



[Proposed Map]



**NOTICE**

On Wednesday, July 14, 2021, a public hearing is being held by the City Planning Commission, accessible both in person and remotely, in conjunction with the above ULURP hearing to receive comments related to a Draft Environmental Impact Statement (DEIS) concerning an application by 307

Kent Associates. The Proposed Actions include a zoning map amendment to rezone the western portion of Block 2415, including Block 2415, Lots 1, 6, 10, 7501, 7502, and a portion of (p/o) Lots 16 and 38 (the Rezoning Area), from M3-1 to M1-5 and MX-8 (M1-4/R6A), as well as a text amendment to Appendix F of the Zoning Resolution to remove a portion of the Rezoning Area from the "Excluded Area" shown on the applicable map in order to establish a Mandatory Inclusionary Housing (MIH) area and to make MIH regulations applicable. The Proposed Actions would facilitate a proposal by the applicant to construct a mixed-use office, community facility, and retail building (the Proposed Project) at 307 Kent Avenue (Block 2415, Lot 1, Projected Development Site 1), a site controlled by the applicant in the Williamsburg neighborhood of Brooklyn, Community District 1.

Written comments on the DEIS are requested and will be received and considered by the Lead Agency through Monday, July 26, 2021.

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

This hearing is being held pursuant to the State Environmental Quality Review Act (SEQRA) and City Environmental Quality Review (CEQR), CEQR No. 20DCP100K.

**No. 6**  
**101 VARICK AVENUE**

**CD 1** **C 210329 PCK**  
**IN THE MATTER OF** an application submitted by the New York City Department of Transportation and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the site selection and acquisition of a property, located at 101 Varick Avenue (Block 2974, Lot 113) for use as a DOT operations and warehouse facility.

**BOROUGH OF MANHATTAN**  
**No. 7**

**RESTORING THE GEORGE CITY MAP AMENDMENT**  
**CD 12** **C 180024 MMM**

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

- the elimination, discontinuance and closing of West 178th Street and West 180th Street between Haven Avenue and Cabrini Boulevard;
- the elimination, discontinuance and closing of West 179th Street between the westerly end of West 179th Street and Cabrini Boulevard;
- the elimination, discontinuance and closing of Haven Avenue between West 177th Street and West 178th Street;
- the elimination, discontinuance and closing of Haven Avenue between West 179th Street and West 180th Street;
- the elimination, discontinuance and closing of West 177th Street at its intersection with Haven Avenue;
- the widening of a portion of Haven Avenue south of West 181st Street;
- the adjustment of grades and block dimensions necessitated thereby;

including authorization for any acquisition or disposition of real property related thereto, in accordance with Map Acc Nos. 30259 and 3026.

**Nos. 8 & 9**  
**629-639 WEST 142<sup>ND</sup> STREET REZONING**  
**No. 8**

**CD 9** **C 210261 ZMM**

**IN THE MATTER OF** an application submitted by Soma 142, LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 6a, by changing from an existing R6A District to an R9A District property bounded by a line midway between West 142<sup>rd</sup> Street and West 143<sup>rd</sup> Street and its westerly prolongation, a line 365 feet westerly of Broadway, West 142<sup>nd</sup> Street and its westerly prolongation, and the easterly boundary line of Riverside Park, as shown on a diagram (for illustrative purposes only) dated March 15, 2021, and subject to the conditions of CEQR Declaration E-607.

**No. 9**

**CD 9** **N 210262 ZRM**

**IN THE MATTER OF** an application submitted by Soma 142, LLC pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York,

modifying APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing Area.

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

APPENDIX F

Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas

Manhattan

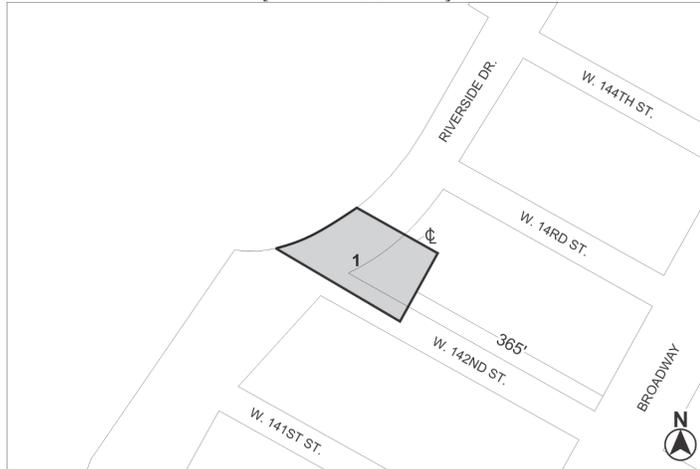
\* \* \*
\* \* \*

Manhattan Community District 9

\* \* \*

Map 4 - [date of adoption]

[PROPOSED MAP]



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

Portion of Community District 9, Manhattan
\* \* \*

No. 10
THE WINDERMERE

CD 4 C 210202 ZSM

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

- 1. the use regulations of:
a. Section 22-10 (Uses Permitted As-of Right) to allow the conversion of residential floor area to commercial floor area; and
b. Section 32-421 (Limitation on Floors Occupied by Commercial Uses) to allow commercial use in Use Group 6 uses to be located above the first story of a building occupied by residential use on its upper stories; and
2. the bulk regulations of:
a. Sections 35-32 (Open Space Ratio for Residential Portions of Buildings) and 23-15 (Open Space and Floor Area Regulations in R6 through R10 Districts) to reduce the required amount of open space;
b. Section 33-43 (Maximum Height of Walls and Required Setbacks) to allow the building to penetrate the permitted height and setback requirements;
c. Section 23-86 (Minimum Distance between Legally Required Windows and Walls or Lot Lines) to reduce the minimum required distance between legally required windows and walls; and
d. Section 23-87 (Permitted Obstructions in Courts) to allow portions of the building to be located within the inner court;

in connection with the proposed conversion, alteration and enlargement of an existing 8-story building, on property, located at 400-406 West 57th Street (Block 1066, Lot 32), in C1-8 and R8/C1-5 Districts, within the Special Clinton District.

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

BOROUGH OF QUEENS

No. 11

LEFRAK CITY SENIOR CENTER

CD 4 C 210337 PCQ

IN THE MATTER OF an application submitted by the Department for the Aging and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the site selection and acquisition of property located a 96-05 Horace Harding Expressway (Block 1918, p/o Lot 114) for use as a neighborhood senior center.

No. 12

106-02 ROCKAWAY BEACH BOULEVARD REZONING

CD 14 C 180395 ZMQ

IN THE MATTER OF an application submitted by RBB II LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 30a and 30b:

- 1. eliminating from an existing R5D District a C2-3 District bounded by Rockaway Freeway, Beach 106th Street, Rockaway Beach Boulevard, and Beach 108th Street; and
2. changing from an R5D District to a M1-3 District property bounded by Rockaway Freeway, the centerline of a Railroad Right-Of-Way, Beach 106th Street, Rockaway Beach Boulevard, and Beach 108th Street;

as shown in a diagram (for illustrative purposes only) dated April 5, 2021, and subject to the conditions of CEQR Declaration E-215.

BOROUGH OF STATEN ISLAND

Nos. 13, 14 & 15

RIVER NORTH (LIBERTY TOWERS)

No. 13

CD 1 C 210289 ZMR

IN THE MATTER OF an application submitted by Richmond SI Owner, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 21c:

- 1. eliminating from an existing R6 District a C2-2 District bounded by Richmond Terrace, Hamilton Avenue, a line 100 feet westerly of Stuyvesant Place, a line 100 feet southwesterly of Richmond Terrace, and Nicholas Street;
2. eliminating a Special Hillside Preservation District (HS) bounded by Richmond Terrace, Stuyvesant Place, Hamilton Avenue, a line 185 feet westerly of Stuyvesant Place, a line 185 feet southwesterly of Richmond Terrace, and Nicholas Street;
3. changing from an R6 District to an R7-3 District property bounded by Richmond Terrace, Stuyvesant Place, Hamilton Avenue, a line 185 feet westerly of Stuyvesant Place, a line 185 feet southwesterly of Richmond Terrace, and Nicholas Street;
4. establishing within an existing R6 District a C2-4 District bounded by Richmond Terrace, Hamilton Avenue, and Stuyvesant Place;
5. establishing within a proposed R7-3 District a C2-4 District bounded by Richmond Terrace, Stuyvesant Place, Hamilton Avenue, a line 185 feet westerly of Stuyvesant Place, a line 185 feet southwesterly of Richmond Terrace, and Nicholas Street; and
6. establishing a Special St. George District (SG) bounded by Richmond Terrace, Hamilton Avenue, a line 185 feet westerly of Stuyvesant Place, a line 185 feet southwesterly of Richmond Terrace, and Nicholas Street;

as shown on a diagram (for illustrative purposes only) dated May 3, 2021, and subject to the conditions of CEQR Declaration E-614.

No. 14

CD 1 C 210291 ZSR

IN THE MATTER OF an application submitted by Richmond SI Owner, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit, pursuant to Section 128-62\* of the Zoning Resolution as follows:

- 1. to modify the rear yard requirements of Section 23-47 (Minimum Required rear yard);
2. to modify the permitted obstruction requirements of Section 128-31 (Rooftop Regulations) and Section 33-42 (Permitted Obstructions);
3. to modify the height and setback requirements of Section 128-33\* (Maximum Base Height) and Section 128-34\* (Maximum Building Height); and
4. to modify the planting requirements of Section 128-42 (Planting Areas);

in connection with a proposed mixed-use development, on property located at 24 Stuyvesant Place (Block 13, Lots 82, 92, 100 and p/o Lot 8), in an R7-3/C2-4\*\* District, within the Special St. George District (SG)\*\*.

\* Note: Sections 128-33, 128-34 & 128-62 are proposed to be change under a concurrent related application for a Zoning Text change (N 210290 ZRR).

\*\* Note: This site is proposed to be rezoned by changing R6(HS) & R6/C2-2(HS) Districts to an R7-3/C2-4(SG) District under a concurrent related application for a Zoning Map change (C 210289 ZMR).

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

No. 15

CD 1 N 210290 ZRR

IN THE MATTER OF an application submitted by Richmond SI Owner, LLC, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying Article XII, Chapter 8 (Special St. George District) and related Sections, and modifying APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area.

Matter underlined is new, to be added;

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

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

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

\* \* \*

ARTICLE II RESIDENCE DISTRICT REGULATIONS

Chapter 1 Statement of Legislative Intent

\* \* \*

21-10 PURPOSES OF SPECIFIC RESIDENCE DISTRICTS

\* \* \*

21-15 R3-2, R4, R4B, R5, R6, R7, R8, R9 and R10 — General Residence Districts

These districts are designed to provide for all types of residential buildings, in order to permit a broad range of housing types, with appropriate standards for each district on density, open space, and spacing of buildings. However, R4B Districts are limited to single- or two-family dwellings, and zero lot line buildings are not permitted in R3-2, R4 (except R4-1 and R4B), and R5 (except R5B) Districts. The various districts are mapped in relation to a desirable future residential density pattern, with emphasis on accessibility to transportation facilities and to various community facilities, and upon the character of existing development. These districts also include community facilities and open uses which serve the residents of these districts or benefit from a residential environment.

R7-3 and R9-1 Districts may be mapped only as specified in this paragraph. Such districts may be mapped within the waterfront area and in the #Special Mixed Use Districts#. In addition, R7-3 Districts may be mapped in the #Special Long Island City Mixed Use District# and #Special St. George District#, and R9-1 Districts may be mapped in #Mandatory Inclusionary Housing areas#.

\* \* \*

Chapter 3 Residential Bulk Regulations in Residence Districts

23-00 APPLICABILITY AND GENERAL PURPOSES

23-01 Applicability of This Chapter

\* \* \*

23-011 Quality Housing Program

\* \* \*

R6 R7 R8 R9 R10

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

- (1) Article VII, Chapter 8 (Special Regulations applying to Large Scale Residential Developments), except that they may be permitted as an alternative to apply within #Large Scale Residential Developments# located:

- (i) in C2-5 Districts mapped within R9-1 Districts in Community District 3 in the Borough of Manhattan.
- (2) Special Purpose Districts However, such optional Quality Housing #bulk# regulations are permitted as an alternative to apply in the following Special Purpose Districts:

\* \* \*

Special Ocean Parkway District;

Special St. George District;

Special Transit Land Use District; or

Special Tribeca Mixed Use District.

\* \* \*

ARTICLE XII SPECIAL PURPOSE DISTRICTS

Chapter 8 Special St. George District

128-00 GENERAL PURPOSES

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

- (a) to build upon St. George's existing strengths as a civic center, neighborhood and transit hub by providing rules that will bolster a thriving, pedestrian-friendly business and residence district;
- (b) to establish zoning regulations that facilitate continuous ground floor retail and the critical mass needed to attract and sustain a broader mix of uses;
- (c) to require a tall, slender building form that capitalizes on St. George's hillside topography and maintains waterfront vistas;
- (d) to encourage the reuse and reinvestment of vacant office buildings;
- (e) to accommodate an appropriate level of off-street parking while reducing its visual impact; and
- (f) to enhance neighborhood economic diversity by broadening the range of housing choices for residents at varied incomes; and
- (g) to promote the most desirable use of land and building development in accordance with the District Plan for St. George and thus conserve the value of land and buildings and thereby protect the City's tax revenues.

128-01 Definitions

Definitions specifically applicable to this Chapter are set forth in this Section and may modify definitions set forth in Section 12-10 (DEFINITIONS). Where matter in italics is defined both in Section 12-10 and in this Chapter, the definitions in this Chapter shall govern.

Commercial street

A "commercial street" shall be a #street#, or portion thereof, where special regulations pertaining to ground floor #uses# on #commercial streets#, pursuant to Section 128-11, apply to #zoning lots# fronting upon such #streets#. #Commercial streets# are designated on Map 2 in the Appendix to this Chapter.

\* \* \*

128-056 Applicability of the Quality Housing Program

In C4-2 Districts, the optional Quality Housing #bulk# regulations permitted as an alternative pursuant to Section 23-011 (Quality Housing Program) shall not apply. In lieu thereof, the #bulk# regulations of this Chapter shall apply. However, where any of the Quality Housing Program elements set forth Article II, Chapter 8 (Quality Housing Program) are provided, the associated #floor area# exemption shall apply.

In C2-4 Districts mapped within R6 Districts, the optional Quality Housing #bulk# regulations permitted as an alternative pursuant to Section 23-011 shall apply.

In R7-3 Districts, the Quality Housing Program shall apply. For the purposes of applying such regulations, #buildings# constructed pursuant to the #bulk# regulations of this Chapter shall be considered #Quality Housing buildings#, and any #building# containing #residences# shall also comply with the requirements of Article II, Chapter 8.

For the purposes of applying the Quality Housing Program elements set forth in Article II, Chapter 8 to C2-4 Districts mapped within R6 Districts and to R7-3 Districts, the elements set forth in Sections 28-

23 (Planting Areas) and 28-40 (Parking for Quality Housing) shall be superseded by the planting and parking location provisions of this Chapter.

\* \* \*

**128-20 FLOOR AREA, LOT COVERAGE AND YARD REGULATIONS**

**128-21 Maximum Floor Area Ratio**

In C4-2 Districts within the Upland Subdistrict, the underlying #floor area ratio# and #open space# regulations shall not apply. In lieu thereof, the maximum #floor area ratio# for any #use#, separately or in combination, shall be 3.4, and no #floor area# bonuses shall apply, except that for #zoning lots# with less than 10,000 square feet of #lot area# without frontage on a #commercial street#, the maximum #floor area ratio# for any #use#, separately or in combination, shall be 2.2, and no #floor area# bonuses shall apply.

In R7-3 Districts, the maximum #floor area ratio# for any #use# within a #Mandatory Inclusionary Housing area# shall be 6.0.

**128-22 Maximum Lot Coverage**

In C4-2 Districts within the Upland Subdistrict and in R7-3 Districts, the underlying #open space ratio# provisions shall not apply. In lieu thereof, the maximum permitted #lot coverage# for a #residential building#, or portion thereof, shall be 70 percent for an #interior# or #through lot# and 100 percent for a #corner lot#.

\* \* \*

**128-30 HEIGHT AND SETBACK REGULATIONS**

The provisions of this Section, inclusive, shall apply to all #buildings or other structures# within the Upland Subdistrict, except in C2-4 Districts mapped within R6 Districts, where the underlying height and setback regulations shall apply.

In C1-2 Districts mapped within R3-2 Districts, all #buildings or other structures# shall comply with the height and setback regulations of R4 Districts, except that the maximum perimeter wall height shall be 26 feet, and the #street wall# location provisions of Section 128-32 (Street Wall Location) shall apply.

The underlying height and setback regulations of C4-2 Districts within the Upland Subdistrict shall not apply. In lieu thereof, the height and setback regulations of this Section, inclusive, shall apply. In R7-3 Districts, all #buildings or other structures# shall comply with the height and setback regulations of this Section, inclusive.

In the South and North Waterfront Subdistricts, the underlying height and setback regulations of Section 62-34 (Height and Setback Regulations on Waterfront Blocks) shall apply, except that:

- (a) in the South Waterfront Subdistrict, rooftop regulations shall be as modified in Section 128-31 (Rooftop Regulations); and
- (b) in the North Waterfront Subdistrict, #developments#, #enlargements#, alterations and changes of #use# permitted pursuant to Section 128-61 (Special Permit for North Waterfront Sites) shall instead be subject to the Proposed Plans, as set forth in Section 128-61, as approved pursuant to such special permit.

All heights shall be measured from the #base plane#, except that wherever a minimum or maximum base height is specified for #zoning lots# with multiple #street frontages#, such heights shall be determined separately for each #street# frontage, with each height measured from the final grade of the sidewalk fronting such #street wall#.

\* \* \*

**128-32 Street Wall Location**

The following #street wall# regulations shall apply in C1-2 Districts mapped within R3-2 Districts and in C4-2 Districts within the Upland Subdistrict. In R7-3 Districts, no #street wall# location provisions shall apply.

- (a) #Street walls# along #commercial streets#

\* \* \*

**128-33 Maximum Base Height**

In C4-2 Districts within the Upland Subdistrict, the The maximum height of a #building or other structure# before setback shall be as specified on Map 3 (Minimum and Maximum Base Heights) in the Appendix to this Chapter. Where a maximum base height of 65 feet applies as shown on Map 3, such maximum base height shall be reduced to 40 feet for #zoning lots developed# or #enlarged# pursuant to the tower provisions of Section 128-35. When a #building# fronts on two intersecting #streets# for which different maximum base heights

apply, the higher base height may wrap around to the #street# with the lower base height for a distance of up to 100 feet.

In R7-3 Districts, the maximum base height shall be 75 feet.

In C4-2 Districts within the Upland Subdistrict and in R7-3 Districts, all All portions of #buildings or other structures# above such maximum base heights shall provide a setback at least 10 feet in depth measured from any #street wall# facing a #wide street# and 15 feet in depth from any #street wall# facing a #narrow street#.

In C4-2 Districts within the Upland Subdistrict and in R7-3 Districts, dormers may exceed the maximum base height in accordance with the provisions of paragraph (c) of Section 23-621 (Permitted obstructions in certain districts). However, on any #zoning lot# that includes a tower #developed# or #enlarged# pursuant to Section 128-35, dormers shall not be permitted.

**128-34 Maximum Building Height**

In C4-2 Districts within the Upland Subdistrict, for #buildings# that are not #developed# or #enlarged# pursuant to the tower provisions of Section 128-35 (Towers), the maximum height of a #building or other structure# and the maximum number of #stories#, as applicable, shall be as set forth in Section 23-662 (Maximum height of buildings and setback regulations) for a residential equivalent of an R6 District. Separate maximum #building# heights are set forth within such Section for #developments# or #enlargements# with #qualifying ground floors# and for those with #non-qualifying ground floors#. However, on Bay Street where there is a maximum base height of 85 feet, the maximum height of a #building or other structure# also shall be 85 feet.

In C4-2 Districts within the Upland Subdistrict for #buildings# that are #developed# or #enlarged# pursuant to the tower provisions of Section 128-35, the maximum height of the tower portion of a #building# shall be 200 feet, and the height of all other portions of the #building# shall not exceed the applicable maximum base height. Where a maximum base height of 65 feet applies as shown on Map 3 in the Appendix to this Chapter, such maximum base height shall be reduced to 40 feet for #zoning lots developed# or #enlarged# pursuant to the tower provisions of Section 128-35.

In R7-3 Districts, the maximum height of a #building or other structure# shall be 185 feet or 18 #stories#, whichever is lower. The tower provisions of Section 128-35 shall not apply.

\* \* \*

**128-50 PARKING REGULATIONS**

\* \* \*

**128-51 Required Off-street Parking and Loading**

In the #Special St. George District#, the following parking and loading regulations shall apply:

- (a) In C4-2 Districts, the following special regulations shall apply:

- (a)(1) #Residential uses#

One off-street parking space shall be provided for each #dwelling unit# created after October 23, 2008, including any #dwelling units# within #buildings# converted, pursuant to Article I, Chapter 5 (Residential Conversion Within Existing Buildings), except that the provisions of Section 25-25 (Modification of Requirements for Income-restricted Housing Units, Affordable Independent Residences for Seniors or Other Government-assisted Dwelling Units) shall apply to #income-restricted housing units#. However, where the total number of required spaces is five or fewer or, for #conversions#, where the total number of required spaces is 20 or fewer, no parking shall be required, except that such waiver provision shall not apply to any #zoning lot# subdivided after October 28, 2008. The provisions of Section 73-46 (Waiver of Requirements for Conversions) shall apply to #conversions# where more than 20 parking spaces are required.

- (b)(2) #Commercial# #uses#

For #commercial# #uses#, the off-street parking and loading requirements of a C4-3 District shall apply, except that food stores with 2,000 or more square feet of #floor area# per establishment shall require one parking space per 400 square feet of #floor area# and, for places of assembly and hotels, the off-street parking and loading requirements of a C4-2 District shall apply.

(c)(3) #Community facility use#

For ambulatory diagnostic or treatment health care facilities listed in Use Group 4, the off-street parking requirements of a C4-3 District shall apply.

(b) In R7-3 Districts, the parking and loading regulations of an R7-2 District shall apply, except as modified by Sections 128-52 (Special Floor Area Regulations) through 128-56 (Curb Cuts on Commercial Streets).

(c) In C2-4 Districts mapped within R6 Districts, the underlying regulations shall apply, except as modified by Sections 128-52 through 128-56.

\* \* \*

128-60

SPECIAL APPROVALS

The special permit for North Waterfront sites set forth in Section 128-61 is established in order to guide and encourage appropriate #use# and #development# in a unique location within the #Special St. George District# that serves as a gateway between Staten Island and Manhattan for both visitors and daily commuters. Redevelopment of the North Waterfront sites pursuant to this special permit provides an appropriate means to address the special characteristics of these sites, while accommodating their continuing transportation function, as part of their transformation into a regional destination that will contribute to the revitalization of the #Special St. George District# and surrounding area.

The special permit for #buildings# in R7-3 Districts set forth in Section 128-62 is established to allow modification of #bulk# regulations and mandatory improvements, except #floor area ratio# provisions, in order to encourage better site planning, and streetscapes that are consistent with the goals of the Special District.

\* \* \*

128-62

Special Permit for Buildings in R7-3 Districts

For any #zoning lot# in an R7-3 District, the City Planning Commission may permit modification of #bulk# regulations, except #floor area ratio# provisions, and modification of mandatory improvements, provided the Commission shall find that such modifications:

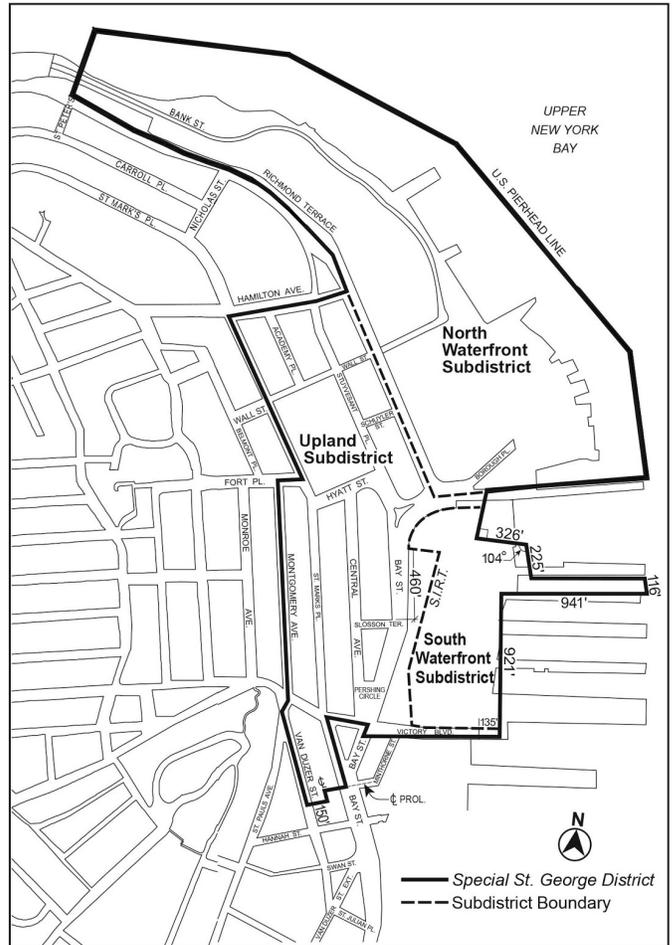
- (a) will aid in achieving the general purposes and intent of the Special District;
- (b) will enhance the distribution of #bulk# on the #zoning lot#;
- (c) will not unduly obstruct access to light and air from surrounding #streets# and properties; and
- (d) will result in a better site plan and urban design relationship with adjacent #streets#, open areas, and the surrounding neighborhood.

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

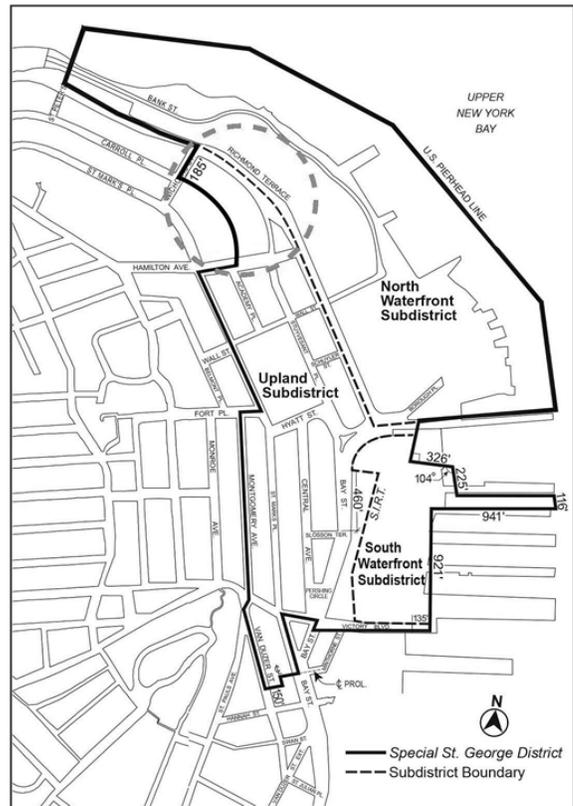
Appendix - Special St. George District Plan

Map 1 - Special St. George District and Subdistricts [date of adoption]

[EXISTING MAP]

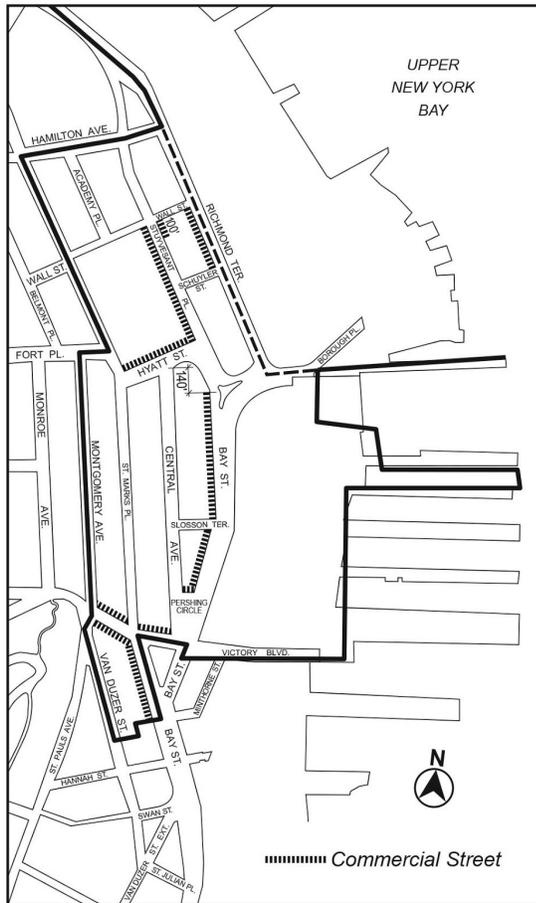


[PROPOSED MAP]

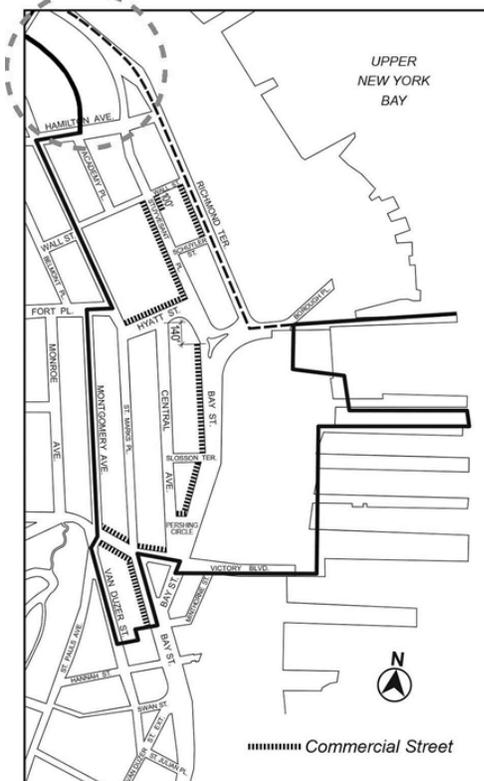


Map 2 - Commercial Streets [date of adoption]

[EXISTING MAP]

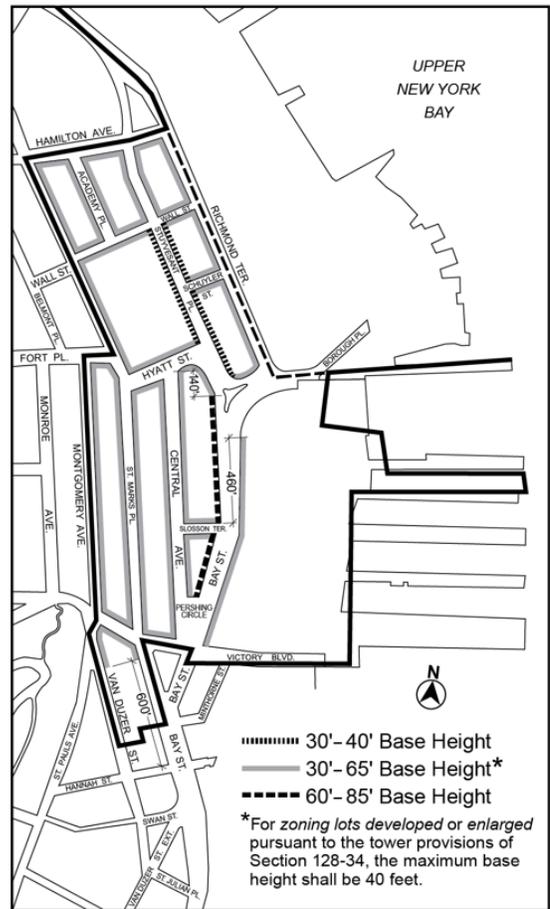


[PROPOSED MAP]

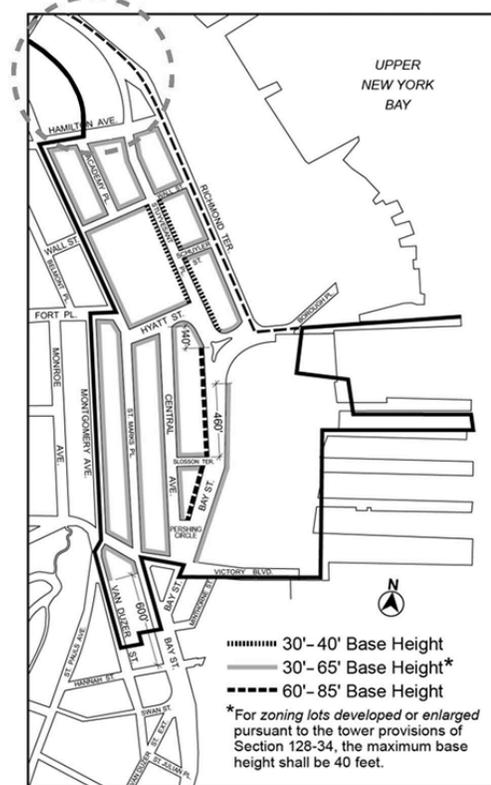


Map 3 –Minimum and Maximum Base Heights [date of adoption]

[EXISTING MAP]



[PROPOSED MAP]



Map 4 – Tower Restriction Areas [date of adoption]



\* \* \*

APPENDIX F

Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas

\* \* \*

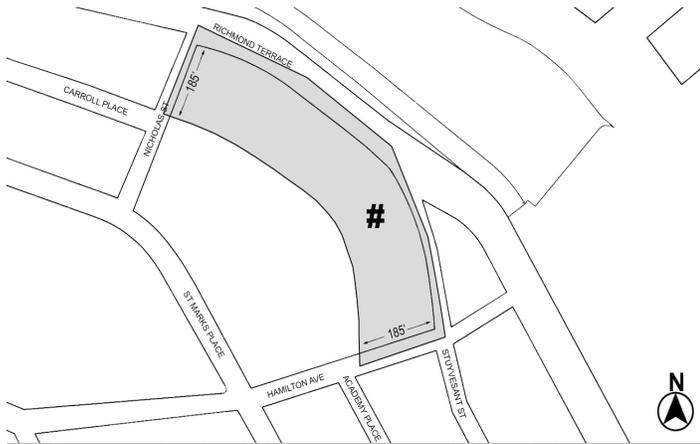
STATEN ISLAND

Staten Island Community District 1

\* \* \*

Map 3 – [date of adoption]

[PROPOSED MAP]



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

\* \* \*

NOTICE

On Wednesday, July 14, 2021, a public hearing is being held by the City Planning Commission (CPC), accessible both in person and remotely, in conjunction with the above ULURP hearing to receive comments related to a Draft Environmental Impact Statement (DEIS) concerning an application by Richmond SI Owner LLC (“The Applicant”). The Applicant seeks approval of a series of discretionary land use actions including a zoning map amendment, zoning text amendments, and a special permit (the “Proposed Actions”) from the City Planning Commission (CPC) that would facilitate the development of a mixed use project comprising residential and commercial uses, open space, and accessory parking (the “Proposed Development”) in the St. George neighborhood of Staten Island, Community District 1. The Project Area includes two vacant development sites and an underdeveloped site near the St. George Waterfront and the Staten Island Ferry Terminal. The Proposed Actions would facilitate the development of 919,442 gross square feet (gsf) of floor area within four buildings across two development sites. The Applicant’s site would be developed with three buildings totaling 801,594 gsf (see architectural drawings in Appendix A). The Applicant also would develop an approximately 7,790 square foot (sf) privately owned public space next to the intersection of Stuyvesant Place and Hamilton Avenue. An additional site that is not controlled or under ownership of the Applicant (“Projected Development Site 2) is projected to be developed as a result of the Proposed Actions.

Written comments on the DEIS are requested and will be received and considered by the Lead Agency through Monday, July 26, 2021.

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

This hearing is being held pursuant to the State Environmental Quality Review Act (SEQRA) and City Environmental Quality Review (CEQR), CEQR No. 20DCP140R.

Nos. 16 & 17

252 VICTORY BOULEVARD

No. 16

CD 1

C 210361 ZMR

IN THE MATTER OF an application submitted by Victory Boulevard Realty, LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 21c:

1. changing from an R3-2 District to an R6B District property bounded by the northwesterly centerline prolongation of Avon Place, the northeasterly prolongation of the northwesterly streetline of Rosewood Place, the northwesterly prolongation of a line 100 feet southwesterly of Avon Place, a line midway between Victory Boulevard and Rosewood Place and its northeasterly prolongation, the northwesterly centerline prolongation of Bayview Place, and Victory Boulevard;
2. changing from an R3X District to an R6B District property bounded by the northwesterly prolongation of a line 100 feet southwesterly of Avon Place, the northeasterly prolongation of the northwesterly streetline of Rosewood Place, the northwesterly centerline prolongation of Bayview Place, and a line midway between Victory Boulevard and Rosewood Place and its northeasterly prolongation;
3. establishing within an existing R3-2 District a C1-3 District bounded by the northwesterly centerline prolongation of Bayview Place, a line midway between Victory Boulevard and Rosewood Place, a line 400 feet northeasterly of Cebra Avenue, and Victory Boulevard; and
4. establishing within the proposed R6B District a C1-3 District bounded by northwesterly centerline prolongation of Avon Place, a line 75 feet southeasterly of Victory Boulevard, the northwesterly centerline prolongation of Bayview Place, and Victory Boulevard;

as shown on a diagram (for illustrative purposes only) dated May 3, 2021, and subject to the conditions of CEQR Declaration E-615.

No. 17

CD 1

N 210362 ZRR

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

Matter underlined is new, to be added;

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

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

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

APPENDIX F

Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas

\* \* \*

STATEN ISLAND

Staten Island Community District 1

\* \* \*

Map 2 – [date of adoption]

[EXISTING]



█ Mandatory Inclusionary Housing Program Area see Sections 23-154(6)(3), 135-043 and 135-21 (MIH Area 2) and see Section 23-154(6)(3) (MIH Area 3)  
 Area 2 — 6/26/19 MIH Program Option 1 and Deep Affordability Option  
 Area 3 — 6/26/19 MIH Program Option 1 and Deep Affordability Option

[PROPOSED]



█ Mandatory Inclusionary Housing Program Area see Section 23-154(6)(3), 135-043 and 135-21 (MIH Area 2) and see Section 23-154(6)(3) (MIH Area 3)  
 Area 2 — 6/26/19 MIH Program Option 1 and Deep Affordability Option  
 Area 3 — 6/26/19 MIH Program Option 1 and Deep Affordability Option  
 Area # — [date of adoption] MIH Program Option 1 and Option 2

Portion of Community District 1, Staten Island

\* \* \*

**BOROUGH OF THE BRONX**  
**No. 18**  
**2100 BARTOW AVENUE**

**CD 10** **N 210435 PXX**  
**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 2100 Bartow Avenue (Block 5141, Lot 810) (Administration For Children's Services office).

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



j29-jy14

**COMMUNITY BOARDS**

█ **PUBLIC HEARINGS**

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

**BOROUGH OF BROOKLYN**

**COMMUNITY BOARD NO. 01** - Monday, July 12, 2021, at 6:00 P.M., held virtually via WEBEX, Held Public Hearing on:

79 Quay Street (210166 ZMK, N 210167 ZRK) – An application submitted by Quay Plaza LLC (Harry Einhorn), pursuant to section 197-c and 201 of the New York City Charter for amendment of the Zoning Map, Section No. 12c, by changing from an M1-2/R6A District to an M1-4/R7D District property, bounded by a line 100 feet northerly of Quay Street, a line 100 feet westerly of Franklin Street Quay Street, and West Street, Borough of Brooklyn, Community District 1.

<https://nycb.webex.com/nycb/onstage/g.php?MTID=e62ccf64fa097ca7857013f52361f7858>

Event number: 173 796 1477

Event password: 35jJsXkJ693

Join by phone

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

+1-408-418-9388 United States Toll

Access code: Access code: 173 967 3982

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

+1-408-418-9388 United States Toll

Access code: 173 796 1477

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

**BOROUGH OF BROOKLYN**

**COMMUNITY BOARD NO. 01** - Monday, July 12, 2021, at 6:00 P.M., held virtually via WEBEX, Held Public Hearing on:

Cooper Park Commons (210481 ZSK, 210480 ZMK, N 210482 ZRK, 21083 HAK, 21048 PPK) – A zoning map amendment from R6 to R7 & R72/C2-4 overlay, a zoning text amendment to map M1H, a special permit for Large Scale General Development (LSGD), disposition of City owned property and UDAAP designation and approval to facilitate the development of 556 units of affordable housing, 2,064 sf of commercial and 110,045 of community facility space, is proposed by HPD at Cooper Park Commons, formerly Greenpoint Hospital campus site, located in Greenpoint, Community District 1, Brooklyn.

<https://nycb.webex.com/nycb/onstage/g.php?MTID=e62ccf64fa097ca7857013f52361f7858>

Event number: 173 796 1477

Event password: 35jJsXkJ693

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

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

+1-408-418-9388 United States Toll

Access code: 173 796 1477

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

**BOROUGH OF BROOKLYN**

**COMMUNITY BOARD NO. 01** - Monday, July 12, 2021 at 6:00 P.M., held virtually via WEBEX, Held Public Hearing on:

**Open Restaurants/Sidewalk Cafes (N 210434 ZRY)** - The Open Restaurants text amendment entered public review on June 21, 2021.

Like all proposed changes to the Zoning Resolution, it will be reviewed by Community Boards and Borough Presidents with public meetings for New Yorkers to learn more and give their feedback. This process is anticipated to move in parallel to legislative changes necessary to facilitate the permanent Open Restaurants program.

<https://nycrb.webex.com/nycrb/onstage/g.php?MTID=e62ccf64fa097ca7857013f52361f7858>

Event number: 173 796 1477

Event password: 35jJsXkJ693

Join by phone

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

+1-408-418-9388 United States Toll

Access code: Access code: 173 967 3982

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

+1-408-418-9388 United States Toll

Access code: 173 796 1477

Accessibility questions: CB1, (718) 389-0009, by: Thursday, July 8, 2021, 5:00 P.M.



jy8-12

**BOARD OF CORRECTION**

■ MEETING

The New York City Board of Correction will hold a public meeting, on Tuesday, July 13, 2021, at 9:00 A.M. The Board will discuss issues impacting the New York City jail system.

More information is available on the Board's website, at <https://www1.nyc.gov/site/boc/meetings/july-13-2021.page>

jy7-13

**EMPLOYEES' RETIREMENT SYSTEM**

■ MEETING

Please be advised that the next COVSF Meeting of the Board of Trustees of the New York City Employees' Retirement System has been scheduled for Monday, July 19, 2021, at 2:00 P.M. To be held at the New York City Employees' Retirement System, 335 Adams Street, 22nd Floor, Boardroom, Brooklyn, NY 11201-3751.

The meeting will be held at 335 Adams Street, 22rd Floor, Board Room and you can still view the meeting online, at [www.nycers.org/meeting-webcasts](http://www.nycers.org/meeting-webcasts).

☛ jy12-16

**FRANCHISE AND CONCESSION REVIEW COMMITTEE**

■ MEETING

**PUBLIC NOTICE IS HEREBY GIVEN THAT** the Franchise and Concession Review Committee, will hold a public meeting on Thursday, July 22, 2021, at 2:30 P.M., at the Thomas Jefferson recreation center which is located at 2180 1st Avenue, New York, NY 10029.

NOTE: This location is accessible to individuals using wheelchairs or other mobility devices. For further information on accessibility or to make a request for accommodations, such as sign language interpretation services, please contact the Mayor's Office of Contract Services (MOCS) via email, at [DisabilityAffairs@mocs.nyc.gov](mailto:DisabilityAffairs@mocs.nyc.gov) or via phone at (212) 788-0010. Any person requiring reasonable accommodation for the public meeting, should contact MOCS at least three (3) business days in advance of the meeting to ensure availability.

jy2-22

**OFFICE OF LABOR RELATIONS**

■ MEETING

The New York City Deferred Compensation Board, will hold its next Deferred Compensation Board Hardship meeting on Thursday, July 15, 2021, at 3:00 P.M. The meeting will be held remotely via conference call. Please visit the below link to access the audio recording of the Board meeting, or to access archived Board meeting audio/videos: <https://www1.nyc.gov/site/olr/deferred/dcp-board-webcasts.page>.

jy8-15

**LANDMARKS PRESERVATION COMMISSION**

■ PUBLIC HEARINGS

**NOTICE IS HEREBY GIVEN** that, pursuant to the provisions of Title 25, Chapter 3 of the Administrative Code of the City of New York (Sections 25-303, 25-307, 25-308, 25-309, 25-313, 25-318, 25-320) on Tuesday, July 13, 2021, the Landmarks Preservation Commission (LPC or agency) will hold a public hearing by teleconference with respect to the properties list below, and then followed by a public meeting.

The final order and estimated times for each application will be posted on the Landmarks Preservation Commission website, the Friday before the hearing. Please note that the order and estimated times are subject to change. The teleconference will be by the Zoom app and will be live streamed on the LPC's YouTube channel, [www.youtube.com/nyclpc](http://www.youtube.com/nyclpc). Members of the public should observe the meeting on the YouTube channel and may testify on particular matters by joining the meeting using either the Zoom app or by calling in from any phone. Specific instructions on how to observe and testify, including the meeting ID and password, and the call-in number, will be posted on the agency's website, under the "Hearings" tab, <https://www1.nyc.gov/site/lpc/hearings/hearings.page>, on the Monday before the public hearing. Any person requiring language assistance services or other reasonable accommodation in order to participate in the hearing or attend the meeting should contact the LPC by contacting Anthony Fabre, Director of Community and Intergovernmental Affairs, at [anfahre@lpc.nyc.gov](mailto:anfahre@lpc.nyc.gov), at least five (5) business days before the hearing or meeting. Please note: Due to the City's response to COVID-19, this public hearing and meeting is subject to change and/or cancellation.

**122 Gates Avenue - Clinton Hill Historic District**

**LPC-21-09251** - Block 1981 - Lot 35 - **Zoning:** R6B

**CERTIFICATE OF APPROPRIATENESS**

An Italianate style rowhouse, designed by Effingham Nichols & John W. Gregory and built c. 1863. Application is to construct a rear yard addition.

**347 President Street - Carroll Gardens Historic District**

**LPC-21-05095** - Block 436 - Lot 46 - **Zoning:** R6B

**CERTIFICATE OF APPROPRIATENESS**

A Neo-Grec style rowhouse, built in 1878. Application is to construct a rear yard addition.

**267 Cumberland Street - Fort Greene Historic District**

**LPC-21-06055** - Block 2102 - Lot 2 - **Zoning:** R6B

**CERTIFICATE OF APPROPRIATENESS**

A rowhouse built in 1863. Application is to construct a rear yard addition.

**174 Bergen Street - Boerum Hill Historic District**

**LPC-21-03796** - Block 386 - Lot 26 - **Zoning:** R6B

**CERTIFICATE OF APPROPRIATENESS**

A modified Italianate style rowhouse, built in 1873-74. Application is to replace windows.

**29 Center Drive - Douglaston Historic District**

**LPC-21-00717** - Block 8064 - Lot 76 - **Zoning:** R1-2

**CERTIFICATE OF APPROPRIATENESS**

A Greek Revival/Italianate style freestanding house with attached garage, built c. 1848-1850. Application is to construct additions, modify the garage, porch, steps and retaining wall, and reconstruct a cupola.

**100 Prospect Avenue - Douglaston Historic District**

**LPC-21-04351** - Block 8095 - Lot 42 - **Zoning:** R1-2

**CERTIFICATE OF APPROPRIATENESS**

An Arts and Craft/Shingle style house built in 1910. Application is to construct a retaining wall and fencing at the rear yard and widen the driveway.

**145 Hudson Street - Tribeca West Historic District**

**LPC-21-06618** - Block 214 - Lot 7502 - **Zoning:** C6-2A

**CERTIFICATE OF APPROPRIATENESS**

A 1920s Industrial style factory with Art Deco style elements, designed by Renwick, Aspinwall & Guard and built in 1929. Application is to alter the entrance.

**53 West 9th Street - Greenwich Village Historic District**  
LPC-21-07882 - Block 573 - Lot 71 - Zoning: R6  
**CERTIFICATE OF APPROPRIATENESS**

An Anglo-Italianate style house with English and Italianate style elements built in 1854. Application is to install shutters.

**408-410 Broadway - SoHo-Cast Iron Historic District**  
LPC-21-08147 - Block 196 - Lot 5 - Zoning: M1-5  
**CERTIFICATE OF APPROPRIATENESS**

An Italianate style store and loft building, designed by Henry Engelbert and built c. 1866-1868. Application is to modify openings, replace infill and install signage.

**547 West 26th Street - West Chelsea Historic District**  
LPC-21-08999 - Block 698 - Lot 10 - Zoning: M1-5  
**CERTIFICATE OF APPROPRIATENESS**

A utilitarian garage, designed by Charles H. Caldwell and built in 1912-14. Application is to install and alter canopies, and install.

**30 Rockefeller Plaza - Individual and Interior Landmark**  
LPC-21-09092 - Block 1265 - Lot 7501 - Zoning: C5-2.5, C5-3  
**CERTIFICATE OF APPROPRIATENESS**

An office building and designated lobby, designed by the Associated Architects and featuring artwork by Jose Maria Sert and Frank Brangwyn, and constructed in 1931-33 as part of an Art Deco style office, commercial and entertainment complex. Application is to modify openings, extend walls, and replace light fixtures within the interior lobby, install storefront infill at the ground floor, and install attractions and accretions at the rooftop observation terraces.

**333 Central Park West - Upper West Side/Central Park West Historic District**  
LPC-21-05268 - Block 1207 - Lot 29 - Zoning: R10A R7-2  
**CERTIFICATE OF APPROPRIATENESS**

A Neo-Renaissance style apartment building, designed by Albert Joseph Bodker and built in 1909-1910. Application is to install a rooftop pergola.

**15 East 91st Street - Expanded Carnegie Hill Historic District**  
LPC-21-05725 - Block 1503 - Lot 14 - Zoning: R10 R8B  
**CERTIFICATE OF APPROPRIATENESS**

A Modern style apartment building, designed by Leonard Schultze & Associates and built in 1946-47. Application is to remove a balcony enclosure.

**1083 Fifth Avenue - Expanded Carnegie Hill Historic District**  
LPC-21-01604 - Block 1501 - Lot 4 - Zoning: R10, P1  
**CERTIFICATE OF APPROPRIATENESS**

A Beaux-Arts style townhouse, designed by Turner & Kilian and built in 1901-02, with significant alterations by Ogden Codman in 1913-15. Application is to enlarge a rooftop bulkhead.

**120 East 106th Street - Individual Landmark**  
LPC-21-09366 - Block 1633 - Lot 61 - Zoning: R7-2  
**CERTIFICATE OF APPROPRIATENESS**

A Romanesque Revival style church building, designed by Napoleon Le Brun & Sons and built in 1883-1887. Application is to install a barrier-free access lift.

**1047 Amsterdam Avenue - Individual Landmark**  
LPC-21-09853 - Block 1865 - Lot 1 - Zoning: R7-2  
**CERTIFICATE OF APPROPRIATENESS**

An ecclesiastical complex set in landscaped grounds comprising seven religious and institutional buildings, designed in varied styles, by Ithiel Town, Heins & LaFarge, Cram, Goodhue & Ferguson, Hoyle, Doran & Berry, Cook & Welch, Ralph Adams Cram, and C. Grant LaFarge and built over the course of the 19th and 20th Century. Application is to remove a retaining wall, regrade, and install fencing and light fixtures.

j29-jy13

**NOTICE IS HEREBY GIVEN** that, pursuant to the provisions of Title 25, Chapter 3 of the Administrative Code of the City of New York (Sections 25-303, 25-307, 25-308, 25-309, 25-313, 25-318, 25-320) on Tuesday, July 20, 2021, at 9:30 A.M., a public hearing will be held at 1 Centre Street, 9th Floor, Borough of Manhattan with respect to the following properties and then followed by a public meeting.

The final order and estimated times for each application will be posted on the Landmarks Preservation Commission website, the Friday before the hearing. Please note that the order and estimated times are subject to change. Any person requiring reasonable accommodation in order to participate in the hearing or attend the meeting should contact the Landmarks Commission no later than five (5) business days before the hearing or meeting. **Finally, please be aware:** COVID-19 safety protocols are in effect at the location; all members of the public and applicants and their teams must wear a proper face covering.

**34-27 84th Street - Jackson Heights Historic District**  
LPC-21-04911 - Block 1445 - Lot 56 - Zoning: R5

**CERTIFICATE OF APPROPRIATENESS**

An Anglo-American Garden House style semi-detached house, designed by Robert Tappan and built in 1927. Application is to install a storm door with security grille.

**237 Beverly Road - Douglaston Historic District**  
LPC-21-07505 - Block 8033 - Lot 53 - Zoning: R1-2  
**CERTIFICATE OF APPROPRIATENESS**

An Arts & Crafts style house, designed by Frederick J. Schroeter, Jr. and built in 1924. Application is to enclose a porch, replace windows, and construct dormers and additions.

**356 Hollywood Avenue - Douglaston Hill Historic District**  
LPC-20-08873 - Block 8049 - Lot 25 - Zoning: R1-2  
**CERTIFICATE OF APPROPRIATENESS**

A free-standing English Cottage style house, designed by Philip Resnyk and built in 1930. Application is to legalize the replacement of windows, alterations to planters and installation of steps in non-compliance or without Landmarks Preservation Commission permit(s).

**49-51 Chambers Street - African Burial Ground & The Commons Historic District**  
LPC-21-10492 - Block 153 - Lot 7501 - Zoning: C6-4  
**MISCELLANEOUS - AMENDMENT**

A Beaux-Arts style skyscraper and interior banking hall, designed by Raymond F. Almiral and built in 1909-12. Application is to amend a proposal approved at the Public Meeting of July 21, 2020 for alterations to the banking hall, to include the installation of partitions, desk and cabinetry.

**36 Walker Street - Tribeca East Historic District**  
LPC-21-01775 - Block 194 - Lot 14 - Zoning: C6-2A  
**CERTIFICATE OF APPROPRIATENESS**

An Italianate style store and loft building, built in 1859-60. Application is to construct bulkheads and a pergola, remove steps, replace storefront infill, and install a cornice.

**140 West Broadway (aka 140-142 West Broadway and 82 Thomas Street) - Tribeca West Historic District**  
LPC-21-04082 - Block 144 - Lot 26 - Zoning: C6-2A  
**CERTIFICATE OF APPROPRIATENESS**

An Italianate/Neo-Grec style store and loft building, designed by Carl Pfeiffer and built in 1866. Application is to remove and relocate vault lights and replace the sidewalk and loading dock.

**38-44 Laight Street - Tribeca North Historic District**  
LPC-21-09458 - Block 220 - Lot 7503, 36 - Zoning: C6-2A  
**CERTIFICATE OF APPROPRIATENESS**

A Renaissance Revival style warehouse building, designed by Clinton & Russell and built in 1896. Application is to replace the sidewalk.

**15 Greenwich Avenue - Greenwich Village Historic District**  
LPC-21-05550 - Block 610 - Lot 56 - Zoning: C1-6  
**CERTIFICATE OF APPROPRIATENESS**

A one-story taxpayer constructed in 1937 and designed by Charles Kreymsborg. Application is to demolish the building and construct a new building.

**43 West 74th Street - Upper West Side/Central Park West Historic District**  
LPC-21-07897 - Block 1127 - Lot 11 - Zoning: R8B  
**CERTIFICATE OF APPROPRIATENESS**

A Renaissance Revival style rowhouse, designed by Max Hensel and built in 1889-90. Application is to demolish a rear extension and reconstruct the rear extension facade.

**390 Park Avenue - Individual Landmark**  
LPC-21-10428 - Block 1289 - Lot 36 - Zoning: C5-3  
**CERTIFICATE OF APPROPRIATENESS**

An International Style office building, designed by Gordon Bunshaft of Skidmore, Owings, & Merrill, and built in 1950-52. Application is to replace plaza paving and terrace pavers, modify walls at the plaza and 3rd Floor terrace, and install signage and railings.

**260 West End Avenue (aka 262-270 West 72nd Street) - West End - Collegiate Historic District**  
LPC-21-07273 - Block 1163 - Lot 61 - Zoning: C4-6A  
**CERTIFICATE OF APPROPRIATENESS**

A Colonial Revival style apartment building, designed by Schwartz & Gross and built in 1924-1925. Application is to establish a Master Plan governing the future installation of windows.

**724 East 18th Street - Fiske Terrace-Midwood Park Historic District**  
LPC-21-03784 - Block 5238 - Lot 68 - Zoning: R1-2  
**CERTIFICATE OF APPROPRIATENESS**

An altered Colonial Revival style freestanding house, designed by Benjamin Driesler and built c. 1907. Application is to install solar.

jy6-19

## PROPERTY DISPOSITION

### CITYWIDE ADMINISTRATIVE SERVICES

■ SALE

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

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

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

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

f23-a4

### HOUSING PRESERVATION AND DEVELOPMENT

■ PUBLIC HEARINGS

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

j4-d30

## 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.”*

**HHS ACCELERATOR**

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

Important information about the new method

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

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

**Participating NYC Agencies**

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

- Administration for Children’s Services (ACS)
- Department for the Aging (DFTA)
- Department of Consumer Affairs (DCA)
- Department of Corrections (DOC)
- Department of Health and Mental Hygiene (DOHMH)
- Department of Homeless Services (DHS)
- Department of Probation (DOP)
- Department of Small Business Services (SBS)
- Department of Youth and Community Development (DYCD)
- Housing and Preservation Department (HPD)
- Human Resources Administration (HRA)
- Office of the Criminal Justice Coordinator (CJC)

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

### ADMINISTRATION FOR CHILDREN’S SERVICES

**POLICY, PLANNING, AND MEASUREMENT**

■ INTENT TO AWARD

*Services (other than human services)*

**06821N0094-CASII TOOLS** - Negotiated Acquisition/Pre-Qualified List - PIN#06821N0094 - Due 7-21-21 at 2:00 P.M.

The Administration for Children’s Services (ACS) intends to enter into negotiations with AMERICAN ACADEMY OF CHILD & ADOLESCENT PSYCHIATRY to acquire the New York State-specified assessment tool. This evidence-based tool will support ACS’s decisions in making appropriate Level of Care determinations. In accordance with Section 3-04(b)(2)(ii) of the Procurement Policy Board Rules, ACS intends to use the negotiated acquisition process to enter into a 35 – month contract from August 1, 2021 through June 30, 2024, with an option to renew for an additional 3-years. Organizations interested in future solicitations for these services, are invited to do so by registering the NYC Mayor’s Office of Contract Services (MOCS) PASSPort system. To register with PASSPort, please go to [www.nyc.gov/PASSPort](http://www.nyc.gov/PASSPort). There you will find additional guides to assist you with the registration process.

In order to comply with the Federal requirements of the Family First Prevention Services Act (FFPSA) which NYS will implement on September 29, 2021, ACS sought an evidence-based assessment tool to ensure that placements are appropriately evaluated. Out of the 2 assessment tools approved by the NYS Office of Child and Family Services (OCFS), ACS selected the Child and Adolescent Services Intensity Instrument (CASII) developed by the American Academy of Child and Adolescent Psychiatry. Due to time constraints involved with having the tool in place to ensure compliance with FFPSA by the September 29 implementation date, competitive sealed bidding is not practicable. Competitive sealed bidding is also not practicable due to there only being 2 assessment tools approved by OCFS that jurisdictions can select for evaluating foster care placements (see attached NA justification).

CITYWIDE ADMINISTRATIVE SERVICES

AWARD

Goods

EQUIPMENT II, RENTAL OF VARIOUS FOR DOT - Competitive Sealed Bids - PIN#8572000228 - AMT: \$546,000.00 - TO: Able Equipment Rental Inc., 1050 Grand Boulevard, Deer Park, NY 11729.

jy12

EQUIPMENT II, RENTAL OF VARIOUS FOR DOT - Competitive Sealed Bids - PIN#8572000228 - AMT: \$607,294.00 - TO: Kaymac Industries LLC DBA Empire Tool Rental, 1636 Third Avenue, Suite 311, New York, NY 10128.

jy12

HEALTH AND MENTAL HYGIENE

AWARD

Human Services/Client Services

SUICIDE AWARENESS AND PREVENTION PROGRAMS - BP/City Council Discretionary - PIN#21AZ039401R0X00 - AMT: \$308,450.00 - TO: The Samaritans of New York, Inc., P.O. Box 1259 Madison Square Station, New York, NY 10159.

jy12

AUTISM AWARENESS/COURT-INVOLVED YOUTH/MENTAL HEALTH SERVICES - BP/City Council Discretionary - PIN#21A0046901R0X00 - AMT: \$349,050.00 - TO: New Alternatives for Children, Inc., 37 West 26th Street, New York, NY 10010.

jy12

HEALTHY MEALS FOR WORKERS AT DOHMH COVID-19 VACCINATION/POD - Emergency Purchase - PIN#21BS056401R0X00 - AMT: \$250,000.00 - TO: Eat W Culinary Professionals Inc., 512 Tiffany Street, Bronx, NY 10474.

jy12

MENTAL HEALTH SERVICES - BP/City Council Discretionary - PIN#21AZ038301R0X00 - AMT: \$342,437.00 - TO: Richmond Medical Center, 900 Merchants Con Course -204, Westbury, NY 11590.

jy12

Services (other than human services)

TO VACCINATE HEALTHCARE PERSONNEL AND VACCINATE INDIVIDUALS - Emergency Purchase - PIN#21ID058601R0X00 - AMT: \$100,000.00 - TO: Richmond Medical Center, 355 Bard Avenue, Staten Island, NY 10310.

jy12

TO VACCINATE HEALTHCARE PERSONNEL /INDIVIDUALS IN COMMUNITY - Emergency Purchase - PIN#21ID057701R0X00 - AMT: \$100,000.00 - TO: Maimonides Medical Center, 4810 Tenth Avenue, Brooklyn, NY 11219.

jy12

TEMPORARY MEDICAL STAFF - ERRS #012818 - Emergency Purchase - PIN#21PH053001R0X00 - AMT: \$3,000,000.00 - TO: The Nurse Network, Access Capital C/O The Nurse Network 400, New York, NY 10022.

jy12

TEMPORARY MEDICAL STAFF - ERRS #012818 - Emergency Purchase - PIN#21PH052701R0X00 - AMT: \$3,000,000.00 - TO: Staff Today Inc., 212 East Rowland, Suite #313, Covina, CA 91723.

jy12

HEALTHY MEALS FOR WORKERS AT DOHMH COVID-19 VACCINATION/POD - Emergency Purchase - PIN#21BS056901R0X00 - AMT: \$231,200.00 - TO: Jars of Delight LLC, 13742 223rd Street, Laurelton, NY 11413-2356.

jy12

ADMINISTRATION OF COVID-19 VACCINE - Emergency Purchase - PIN#21ID057801R0X00 - AMT: \$100,000.00 - TO: Saint Barnabas Hospital, 2021 Grand Concourse, Bronx, NY 10453.

jy12

RECEIPT, STORAGE, HANDLING, AND ADMINISTRATION OF COVID-19 VACCINES - Emergency Purchase - PIN#21ID057501R0X00 - AMT: \$7,590,000.00 - TO: Primary Care Development Corporation, 45 Broadway, New York, NY 10006.

jy12

HOMELESS SERVICES

INTENT TO AWARD

Human Services/Client Services

CONCOURSE HOUSE NEGOTIATED ACQUISITION EXTENSION - Negotiated Acquisition - Available only from a single source - PIN#07121N0011 - Due 7-14-21 at 3:59 P.M.

The Department of Homeless Services (DHS), intends to enter into the 1 year Negotiated Acquisition Extension (NAE), to increase the current Concourse House contract value to FY 22 in amount of \$2,293,757.00. This NAE will allow Concourse House, located, at 2751 Grand Concourse, Bronx, NY 10458, to continue provision of vital services for families with children.

Contract Term is 7/1/21 - 6/30/22. Contract Amount is \$2,293,757.00

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

Homeless Services, 150 Greenwich Street (WTC4), 37th Floor, New York, NY 10007. Jacques Frazier (929) 221-5554; frazierjac@dss.nyc.gov

jy8-14

07121N0011-CONCOURSE HOUSE NEGOTIATED ACQUISITION EXTENSION - Negotiated Acquisition - Other - PIN#07121N0011 - Due 7-14-21 at 2:00 P.M.

The Department of Homeless Services (DHS), intends to enter into the 12 month Negotiated Acquisition Extension (NAE), to increase the current Concourse House contract value, for FY 22, in amount of \$2,293,757.00. This site, located at 2751 Grand Concourse, Bronx, NY 10458, provides vital services for families with children.

The end of the current Concourse House contract term is 6-30-2022. DHS requested the Justification of Concourse House according the approved Budget Amendment.

jy7-13

THE EXTENTION OF FANE SHELTER CONTRACT WITH PALLADIA, INC. - Negotiated Acquisition - Available only from a single source - PIN#07121N0017 - Due 7-12-21 at 3:00 P.M.

The Department of Homeless Services (DHS), is requesting the one year Negotiated Acquisition Extension (NAE) for Palladia Inc. (Services for Undererved Inc.) for provision of transitional residence for single adults at the Fane Shelter, located at 205 West 135 Street, New York, NY 10030. This NAE will allow Palladia Inc., to continue services for DHS clients without any disruption while the procurement for the new long term contract is processed.

Contract Term is 7/1/2021 - 6/30/2022 Contract Amount is \$3,139,821.00

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

Homeless Services, 150 Greenwich Street (WTC4), 37th Floor, New York, NY 10007. Jacques Frazier (929) 221-5554; frazierjac@dss.nyc.gov

jy6-12

HOUSING AUTHORITY

PROCUREMENT

SOLICITATION

Construction/Construction Services

ROOFING REPLACEMENT AND ROOFTOP STRUCTURE RENOVATION @ VLADECK AND VLADECK II HOUSES - Competitive Sealed Bids - Due 8-10-21 at 11:00 A.M.

PIN#216846 - Roofing Replacement and Rooftop Structures at Vladeck Houses

PIN#217842 - Roofing Replacement and Rooftop Structure Renovation at Vladeck II Houses

Table with 3 columns: Event, Date, Time. Rows include Time Public Advertisement Begins (7/12/2021) and RFQ Question Deadline (7/27/2021 2:00 P.M.).

Question and Answer Release Date 8/3/2021 2:00 P.M.  
 RFQ Bid Submission Deadline 8/10/2021 11:00 A.M.

Chart for Cover Page  
 RFQ Solicitation Timetable  
 a. The release date of this RFQ is 7/12/2021  
 b. All questions related to this RFQ are to be submitted via email to the CPD Procurement Unit, at cpd.procurement@nycha.nyc.gov, with the RFQ number as the Subject line by no later than 2:00 P.M. on 7/27/2021.  
 c. Bids are due via iSupplier portal 8/10/2021.

**Bid Submission Requirements**

Vendors shall electronically upload a single .pdf containing ALL components of the bid into iSupplier by the RFQ Bid Submission Deadline. NYCHA will NOT accept hardcopy Bids or bids via email, fax, or mail.

Instructions for registering for iSupplier can be found, at <http://www1.nyc.gov/site/nycha/business/isupplier-vendor-registration.page>

After Proposer registers for iSupplier, it typically takes 24 to 72 hours for Proposer's iSupplier profile to be approved.

It is Vendors sole responsibility to complete iSupplier registration and submit its Bid before the RFQ Bid Submission Deadline. NYCHA is not responsible for delays caused by technical difficulty or caused by any other occurrence.

For assistance regarding iSupplier please email, [procurement@nycha.nyc.gov](mailto:procurement@nycha.nyc.gov)

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

Housing Authority, 90 Church Street, New York, NY 10007.  
 Latrena Johnson (212) 306-3223; [latrena.johnson@nycha.nyc.gov](mailto:latrena.johnson@nycha.nyc.gov)

← jy12

**HUMAN RESOURCES ADMINISTRATION**

■ INTENT TO AWARD

*Human Services/Client Services*

**NAE TO EXTEND FAMILY SHELTER SERVICES** - Negotiated Acquisition - Other - PIN#07121N0014 - Due 7-16-21 at 2:00 P.M.

Contract Term 7/1/2021 - 6/30/2022. Contract Amount \$4,280,966.00

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.

Human Resources Administration, 150 Greenwich Street, 37th Floor, New York, NY 10007. Jacques Frazier (929) 669-4460; [frazierjac@dss.nyc.gov](mailto:frazierjac@dss.nyc.gov)

jy9-15

**PARKS AND RECREATION**

**REVENUE AND CONCESSIONS**

■ SOLICITATION

*Construction/Construction Services*

**THE RECONSTRUCTION OF NAUTILUS PLAYGROUND, BOROUGH OF QUEENS.** - Competitive Sealed Bids - PIN# Q448-119M - Due 8-4-21 at 3:30 P.M.

**The Reconstruction of Nautilus Playground located on Merrick Boulevard and Baisley Boulevard, Borough of Queens known as Contract Number Q448-119m.**

This procurement is subject to:

Participation goals for MBEs and/or WBEs, as required by Local Law 1 of 2013.

Apprenticeship Requirements

Bid Documents Available Starting on: July 12, 2021

Bid Submission Due Date: August 4, 2021 Time: 3:30 P.M. by Mail or Drop Box at Olmsted Center Annex

Date of Bid Opening: August 6, 2021 Time: 10:30 A.M. via Zoom Conference Call

Conf. Number: +1 (929) 205-6099, 9573076290#, \*118035# or

Zoom video link: <https://us02web.zoom.us/j/9573076290?pwd=cnVXVzN2Q014SjBlaktvVzIzWnlvUT09>

Zoom Meeting ID: 957 307 6290 Zoom Passcode: 118035

Bid Security: Bid Bond or Deposit in the amount of 5% of Bid Amount

Cost Estimate Range: \$3,000,000.00 - \$5,000,000.00

Bid documents are available online for free through NYC Parks' Capital Bid System website, [nyc.gov/parks/capital-bids](http://nyc.gov/parks/capital-bids). To download the bid solicitation documents (including drawings if any), you must have an NYC ID Account and Login. If you are already in PASSPort, then you will use the same username and password to log into the Capital Bid Solicitations website. If you do not currently have an NYC ID account, you will be prompted to register for one through the Capital Bids Solicitation website. Also visit website for updated bid submission and bid opening procedures.

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

Parks and Recreation, Olmsted Center Annex, Flushing Meadows - Corona Park, Flushing, NY 11368. Kylie Murphy (718) 760-6686; [kylie.murphy@parks.nyc.gov](mailto:kylie.murphy@parks.nyc.gov)

← jy12

**TAXI AND LIMOUSINE COMMISSION**

■ INTENT TO AWARD

*Services (other than human services)*

**ADMINISTRATION OF THE NEW YORK CITY MEDALLION RELIEF PROGRAM** - Negotiated Acquisition - Other - PIN# 156 22P00023 - Due 7-16-21 at 5:00 P.M.

The New York City Taxi and Limousine Commission ("TLC"), intends to enter into a Negotiated Acquisition agreement with the **New York Business Development Corporation** to manage the City's Medallion Relief Program. The immediate issuance of relief payments is necessary to stabilize the medallion taxi industry, mitigate serious danger to this essential transportation service, and stimulate the industry's recovery from the pandemic. Medallion owners are burdened with taxi medallion loans they are unable to pay. Market share and earnings are on a downward trend, which has given rise to an unsustainable imbalance between medallion loan payments and cash flow from the operation of a taxi medallion. Conditions have worsened during the pandemic and there was an unforeseen halt in trips in the Manhattan Central Business District and at airports, which is the core foundation of the taxicab industry. Relief is urgently needed to address the imbalance between outstanding medallion loan payments, and the actual earnings from the operation of a taxi medallion. The relief to medallion owners will help them address this imbalance by renegotiating the terms of medallion loan agreements with lenders. With financial support and free legal service from the TLC's Owner/Driver Resource Center, medallion owners will have the tools needed to bring their medallion debt burden to a sustainable level, which in turn will put more taxis on the road to serve the public with safe and essential transportation.

It is not practicable and/or advantageous to award a contract by competitive sealed bidding or competitive sealed proposals due to a compelling need for services that cannot be timely met through those procurement methods.

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.

Taxi and Limousine Commission, 33 Beaver Street, 19th Floor, New York, NY 10004. Tanesha Middleton (212) 676-1022; [shellt@tlc.nyc.gov](mailto:shellt@tlc.nyc.gov)

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**TRANSPORTATION**

**BRIDGES**

■ SOLICITATION

*Construction Related Services*

**84121P0013 - REI SERVICES FOR PROTECTIVE COATING OF NORTHERN BLVD BRIDGES OVER FLUSHING RIVER, QUEENS** - Competitive Sealed Proposals - Other - PIN#84121P0013 - Due 8-9-21 at 2:00 P.M.

The services to be procured is the Resident Engineering Inspection Services in Connection with Protective Coating of Northern Boulevard Bridges over Flushing River, Borough of Queens.

A Pre-Proposal Conference (Optional) has been scheduled for July 20, 2021, Time: 10:00 A.M. through Zoom. Proposers who wish to connect to the Zoom Conference will need a Zoom ID and Password or the link. Therefore, proposers who wish to connect will need to contact the authorized agency contact person via email at least three (3) days prior to the Pre-Proposal Conference in order to obtain the information to connect. Proposers will need to provide the first name, last name of everyone who wishes to connect, name of the organization, phone number and email address.

This Request for Proposals (RFP) is released through PASSPort, New York City's online procurement portal. Responses to this RFP must be submitted via PASSPort. To access the RFP, vendors should visit the PASSPort public Portal, at <https://www1.nyc.gov/site/mocs/systems/about-go-to-passport.page> and click on the "Search Funding Opportunities in PASSPort" blue box. Doing so will take one to the public portal of all procurements in the PASSPort system. To quickly locate the RFP, insert the EPIN, 84121P0013, into the Keyword search field. In order to respond to the RFP, vendors must create an account within the PASSPort system if they have not already done so.

Pre-Bid Conference location -Virtual New York, NY 10041. Mandatory: no Date/Time - 2021-7-20 10:00

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**YOUTH AND COMMUNITY DEVELOPMENT**

**PROCUREMENT**

■ INTENT TO AWARD

*Services (other than human services)*

**CACFP FOOD RENEWAL FY22 - Renewal - PIN#99250C** - Due 7-13-21 at 9:00 A.M.

In accordance with Section 4-04 of the of the Procurement Policy Board rules, the Department of Youth and Community Development, intends to renew the Adult Care Food Program, at Community Centers, located in various New York City Housing Authority developments. The contractor will provide and deliver to the Centers complete, safe and nutritious meals, that conform to the United States Department of Agriculture Required Meal Patterns and Food Specifications and conform to the New York City Food Standards. The term of this contract shall be July 1, 2021 through June 30, 2022. The contractor's, contract number, address and PIN number is indicated below:

PIN: 99250C Amount: \$3,554,400  
The Maramont Corporation  
5600 First Avenue  
Brooklyn, NY 11220

Please be advised, that this publication, is for information purposes only. If you wish to contract DYCD for further information, please send an email, to [ACCO@dycd.nyc.gov](mailto:ACCO@dycd.nyc.gov).

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

Youth and Community Development, 2 Lafayette Street, 14th Floor, New York, NY 10007. Wendy Johnson (646) 343-6330; [wjohnson@dycd.nyc.gov](mailto:wjohnson@dycd.nyc.gov)

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**CONTRACT AWARD HEARINGS**

**NOTE: LOCATION(S) ARE ACCESSIBLE TO INDIVIDUALS USING WHEELCHAIRS OR OTHER MOBILITY DEVICES. FOR FURTHER INFORMATION ON ACCESSIBILITY OR TO MAKE A REQUEST FOR ACCOMMODATIONS, SUCH AS SIGN LANGUAGE INTERPRETATION SERVICES, PLEASE CONTACT THE MAYOR'S OFFICE OF CONTRACT SERVICES (MOCS) VIA EMAIL, AT [DISABILITYAFFAIRS@MOCS.NYC.GOV](mailto:DISABILITYAFFAIRS@MOCS.NYC.GOV) OR VIA PHONE, AT (212) 788-0010. ANY PERSON REQUIRING REASONABLE ACCOMMODATION FOR THE PUBLIC HEARING, SHOULD CONTACT MOCS, AT LEAST THREE (3) BUSINESS DAYS IN ADVANCE OF THE HEARING, TO ENSURE AVAILABILITY.**



**ADMINISTRATION FOR CHILDREN'S SERVICES**

■ PUBLIC HEARINGS

**NOTICE IS HEREBY GIVEN** that a Public Hearing will be held on Thursday, July 22, 2021 commencing at 10:00 A.M. on the following contract:

**IN THE MATTER OF** one (1) proposed contract between the Administration for Children's Services and Stellar Services, Inc., 70 West 36th Street, New York, NY 10018, EPIN: 06819W8241KXLA002, in the amount of \$200,000. The proposed contract is for Open Text Enhancement and Maintenance Services with a term of April 8, 2019 to April 7, 2021. The proposed contractor has been selected by means of the M/WBE small Purchase procurement method, pursuant to Section 3-08 (c)(1)(iv) of the Procurement Policy Board Rules.

In order to access the Public Hearing or to testify, please join the public hearing WebEx call by calling 1-646-992-2010 (New York), 1-408-418-9388 (outside of NY), Meeting ID: 173 728 0990, no later than 9:50 am on the date of the hearing. If you require further accommodations, please contact Fred Simmons at [freddie.simmons@acs.nyc.gov](mailto:freddie.simmons@acs.nyc.gov), no later than three business days before the hearing date.

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**NOTICE IS HEREBY GIVEN** that a Public Hearing will be held on Thursday, July 22, 2021 commencing at 10:00 a.m. on the following:

**IN THE MATTER OF** a proposed contract between the Administration for Children's Services and the American Academy of Child & Adolescent Psychiatry located at 3615 Wisconsin Avenue NW, Washington D.C, 20016 for the Child and Adolescent Services Intensity Instrument (CASII Tool) to make child placement assessments. The term of the contract will be August 1, 2021 through June 30, 2024 with a 3-year option to renew. The amount of the initial contract will be \$423,442 under the EPIN: 06821N0094001. The proposed contractor has been selected by means of a Negotiated Acquisition, pursuant to Section 3-04(b)(2)(ii) of the Procurement Policy Board Rules.

In order to access the public hearing conference or to testify, please join the public hearing WebEx call at 1-646-992-2010 (New York), 1-408-418-9388 (United States outside of NY), Meeting ID: 173 728 0990 no later than 9:50 am on the date of the hearing. If you require further accommodations, please contact Doron Pinchas via email at [doron.pinchas@acs.nyc.gov](mailto:doron.pinchas@acs.nyc.gov) no later than three business days before the hearing date.

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**ENVIRONMENTAL PROTECTION**

■ PUBLIC HEARINGS

**NOTICE IS HEREBY GIVEN** that a Public Hearing will be held by the Department of Environmental Protection via conference call on Monday, July 26, 2021 commencing at 11:00 A.M. Call in (audio only) +1 347-921-5612, 971781657# United States, New York City Phone Conference ID: 971 781 657

**IN THE MATTER OF** a Purchase between the Department of Environmental Protection and Compulink Technologies Inc. for the purchase of Privileged Access Management License Renewal. The

Contract term is 1 calendar year. Contract amount shall be \$117,855.93 Location: Citywide CTR456883. Contract was selected by MWBE Noncompetitive Small Purchase pursuant to Section 3-08(c)(1)(iv) of the PPB Rules. A copy of the Purchase may be requested by email, on business days through July 19, 2021. Requests should be sent to Mrs. Jessica Reyes, via email jreyes@dep.nyc.gov or Eddie Banilover via email ebanilover@dep.nyc.gov.

Pursuant to Section 2-11(c)(3) of the Procurement Policy Board Rules, if DEP does not receive, by July 19, 2021, from any individual a written request to speak at this hearing, then DEP need not conduct this hearing. Written notice should be sent to Mrs. Jessica Reyes, via email to jreyes@dep.nyc.gov.

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## AGENCY RULES

### BUILDINGS

#### ■ NOTICE

#### NOTICE OF ADOPTION OF RULE

**NOTICE IS HEREBY GIVEN**, pursuant to the authority vested in the Commissioner of Buildings by Section 643 of the New York City Charter and in accordance with Section 1043 of the Charter, that the Department of Buildings hereby adopts the amendments to Section 103-10 of Chapter 100 of Title 1 of the Rules of the City of New York, regarding certifications of inspection for gas piping systems.

This rule was first published on May 7, 2021 and a public hearing thereon was held on June 10, 2021.

Dated: 7/1/21  
New York, NY

/s/  
Melanie E. La Rocca  
Commissioner

#### Statement of Basis and Purpose of Rule

Gas piping systems are required to be inspected periodically and certificates of inspection are required to be submitted to the owner and DOB in accordance with section 103-10 of Title 1 of the Rules of the City of New York.

Local Law 12 of 2021 was passed by the City Council on December 17, 2020 and became law after it was returned unsigned by the Mayor. In relevant part, this local law was deemed to have been in force and effect as of January 1, 2020. Local Law 12 extended the deadlines for inspection and correction of building gas piping systems in community districts 1, 3 and 10 in all boroughs from December 31, 2020 to June 30, 2021. Section 103-10 of DOB's rules is amended to reflect that change.

This rule is also amended to provide that any buildings that received a temporary, interim or final certificate of occupancy on or after the effective date of Local Law 152 of 2016 have ten years to perform the initial inspection. This language more accurately reflects the purpose of the local law.

In addition, the amendment deletes language that could cause confusion regarding the timing of filing a certificate of inspection because the current language would limit inspections to being performed only between 60 and 120 days before the inspection due date.

Local Law 12 also extended to June 30, 2021 the deadline for submission of certifications of inspection for building gas piping systems in community districts 1, 3 and 10 in all boroughs that are inspected on or between September 1, 2020 and December 31, 2020. Section 103-10 of DOB's rules is amended to reflect that change.

This rule is further amended by reducing the penalty for failure to file the required certification from \$10,000 to \$5,000 to bring it in line with the penalty for similar reporting requirements.

The Department of Buildings' authority for these rules is found in sections 643 and 1043 of the New York City Charter, Article 318 of Chapter 3 of Title 28 of the New York City Administrative Code, and Local Law 12 of 2021.

[Deleted material is in brackets.]

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

Section 1. Subparagraph (i) of paragraph (2) of subdivision (a) of section 103-10 of Subchapter C of Chapter 100 of Title 1 of the Rules of the City of New York is amended to read as follows:

- (i) [December 31, 2020, and] June 30, 2021, as extended by local law 12 for the year 2021, no later than December 31 [within] in calendar year 2024, and every fourth calendar year thereafter, for buildings in community districts 1, 3, and 10 in all boroughs.

§ 2. Subparagraphs (i), (ii), (iii) and (iv) of paragraph (3) of subdivision (a) of section 103-10 of Subchapter C of Chapter 100 of Title 1 of the Rules of the City of New York is amended to read as follows:

- (i) Between January 1, 2020 and [December 31, 2020] June 30, 2021 (inclusive), [and within] as extended by local law 12 for the year 2021, no later than December 31 in calendar year 2024, and every fourth calendar year thereafter, building gas piping systems shall be inspected in community districts 1, 3, and 10 in all boroughs.
- (ii) [Between January 1, 2021 and December 31, 2021 (inclusive)] In calendar year 2021, and within every fourth calendar year thereafter, building gas piping systems shall be inspected in community districts 2, 5, 7, 13, and 18 in all boroughs.
- (iii) [Between January 1, 2022 and December 31, 2022 (inclusive)] In calendar year 2022, and within every fourth calendar year thereafter, building gas piping systems shall be inspected in community districts 4, 6, 8, 9, and 16 in all boroughs.
- (iv) [Between January 1, 2023 and December 31, 2023 (inclusive)] In calendar year 2023, and within every fourth calendar year thereafter, building gas piping systems shall be inspected in community districts 11, 12, 14, 15, and 17 and in any community district not specified in this paragraph (3) in all boroughs.

§ 3. Paragraph (4) of subdivision (a) of section 103-10 of Subchapter C of Chapter 100 of Title 1 of the Rules of the City of New York is amended to read as follows:

- (4) The initial inspection for a new building with a gas piping system shall be performed during the tenth year after the Department has issued a certificate of occupancy for such building. Following such initial inspection, a new building's subsequent periodic inspection must be conducted in accordance with the periodic inspection schedule set forth in paragraph (3) of this subdivision. For the purposes of this section, the term "new building" means a building, or any portion thereof, [approved] for which the Department has issued a temporary, interim or final certificate of occupancy [by the Department] on or after December [31, 2019] 6, 2016.

§ 4. Paragraphs (2), (3) and (4) of subdivision (d) of section 103-10 of Subchapter C of Chapter 100 of Title 1 of the Rules of the City of New York are amended to read as follows:

- (2) No later than sixty (60) days following a building's inspection date, [and no more than sixty (60) days prior to such building's inspection due date,] the building owner must submit to the Department, in a form and manner determined by the commissioner, a certification of inspection as described in paragraph (1) of this subdivision, along with a filing fee as specified in the rules of the Department. Such certification must indicate the date the inspection was performed and whether there are conditions requiring correction. Certifications of inspections submitted more than sixty (60) days after a building's inspection date will not satisfy the requirement of this paragraph. Failure to file a certification of inspection within sixty (60) days of the building's inspection date will require a new inspection.
- (3) No later than one hundred twenty (120) days following the building's inspection date, the building owner must submit to the Department, in a form and manner determined by the commissioner, along with a filing fee as specified in the rules of the Department, a certification from a licensed master plumber stating that all conditions identified in the inspection report described in paragraph (1) of this subdivision have been corrected. Such certification may indicate that correction of one (1) or more conditions will take additional time. If such certification of inspection pursuant to paragraph (2) of this subdivision indicates that no conditions requiring correction were identified in the inspection report, then no certification pursuant to this paragraph shall be required. Notwithstanding the foregoing provisions of this paragraph, for building gas piping systems in community districts 1, 3 and 10 in each borough that are inspected between September 1, 2020 and December 31, 2020 (inclusive), such building owners may submit such

certification and fee to the department on or before June 30, 2021.

- (4) If additional time to correct the condition(s) was indicated in the certification submitted pursuant to paragraph (3) of this subdivision, the building owner must submit to the Department, no later than one hundred eighty (180) days following the building's inspection date, in a form and manner determined by the commissioner, a certification from a licensed master plumber that all conditions identified in the building's inspection report have been corrected, along with a filing fee as specified in the rules of the Department. Notwithstanding the foregoing provisions of this paragraph, for building gas piping systems in community districts 1, 3 and 10 in each borough that are inspected between September 1, 2020 and December 31, 2020 (inclusive), such building owners may submit such certification and fee to the department on or before June 30, 2021.

§ 5. Subdivision (f) of section 103-10 of Subchapter C of Chapter 100 of Title 1 of the Rules of the City of New York is amended to read as follows:

- (f) Civil penalties for failure to file certification. A building owner who fails to submit a certification required to be submitted pursuant to this section on or before the filing due date specified in such paragraph will be liable for a civil penalty of [ten] five thousand dollars ((\$10,000.00)) (\$5,000.00), payable to the Department.

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CHANGES IN PERSONNEL

Table with columns: NAME, TITLE, NUM, SALARY, ACTION, PROV EFF DATE, AGENCY. Title: FIRE DEPARTMENT FOR PERIOD ENDING 05/28/21. Lists personnel changes for various departments.

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