



# 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

## BOROUGH PRESIDENT - BROOKLYN

### ■ PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN that, pursuant to Section 201 of the New York City Charter, the Brooklyn Borough President will hold a blended ULURP public hearing on the following matters, commencing at 6:00 P.M., on Monday, July 26, 2021, in the Courtroom of Brooklyn Borough Hall. Attendees who wish to join and testify remotely may do so via Webex:



### Event Address:

<https://nycbp.webex.com/nycbp/onstage/g.php?MTID=e31aad4e2088d51f2c62d3e1ded677295>

Event Number: 173 807 3341

Event Password: ulurp

Those wishing to call in without video may do so using the following information:

Audio Conference: +1-408-418-9388

Access Code: 173 807 3341

This hearing will be recorded for public transparency and made available on Borough President Adams' YouTube channel, One Brooklyn.

Note: For further information on accessibility or to make a request for accommodations, such as sign language interpretation services, please contact Nathan Sherfinski via email, at [nathan.sherfinski@brooklynbp.nyc.gov](mailto:nathan.sherfinski@brooklynbp.nyc.gov), or via phone at (718) 802-3857, at least five (5) business days in advance to ensure availability.

### 1) Cooper Park Commons (210480 ZMK, 210481 ZSK, 210482 ZRK, 210483 HAK, 210484 PPK)

An application submitted by the New York City Department of Housing Preservation and Development (HPD) and Maspeth Manager, LLC for land use actions to redevelop the former Greenpoint Hospital campus occupying an entire block bounded by Jackson Street, and Debevoise, Kingsland, and Maspeth avenues in Brooklyn Community District 1 (CD 1).

1. A zoning map amendment to change the project area from R6 to R7-2 and R7-2/C2-4 districts
2. A zoning text amendment to create a Mandatory Inclusionary Housing (MIH) area coterminous with the project area
3. A special permit to establish a Large-Scale General Development (LSGD) to modify regulations governing distance between buildings, height, and setbacks on the site

- 4. Urban Development Action Area (UDAA) designation, Urban Development Action Area Project (UDAAP) designation, and disposition of Lot 1, comprising 146,105 sq. ft.
- 5. Approval to modify a specified community facility use for the disposition of Lot 10, to permit and continue general community facility uses

The requested actions would facilitate a phased, mixed-use complex involving the construction of two new 14- and 18-story buildings, the enlargement of two existing ones, and the replacement of a 200-bed homeless shelter. The resulting development would yield 553 units of affordable and senior housing augmented by community facility uses and light retail. The project would establish connections among four privately-owned residences on the site and ensure the continued operation of the Greenpoint Renaissance Center.

**2) 824 Metropolitan Avenue (200314 ZMK, 200315 ZRK)**

An application by 824 Metropolitan Avenue Owner, LLC, pursuant to sections 197-c and 201 of the New York City Charter for land use actions affecting an 18,835 square foot (sq. ft.) property near the intersection of Bushwick and Metropolitan avenues. The proposed zoning map amendment would change portions of the project area from C8-2 and R6B districts to R6B/C2-4, R7A and R7A/C2-4. The proposed zoning text amendment would designate an MIH area coterminous with the project area. The requested actions are intended to facilitate an eight-story, 34,000 sq. ft. development with 36 dwelling units, and 7,000 sq. ft. of commercial uses in Brooklyn CD 1. Approximately 11 units would be affordable to households earning an average 80 percent of Area Median Income (AMI), pursuant to MIH Option 2.

Accessibility questions: Nathan Sherfinski, (718) 802-3857, nathan.sherfinski@brooklynbp.nyc.gov, by: Tuesday, July 20, 2021, 5:00 P.M



jy16-26

**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 Thursday, July 29, 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-special-public-meeting/295196/1>.

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](tel:212-720-3508)]. Requests must be submitted at least five business days before the meeting.

**BOROUGH OF MANHATTAN  
Nos. 1, 2 & 3  
NEW YORK BLOOD CENTER  
No. 1**

**CD 8** **C 210351 ZMM**  
**IN THE MATTER OF** an application submitted by New York Blood Center, Inc., pursuant to Sections 197-c and 201 of the New York City Charter, for an amendment of the Zoning Map, Section No. 8c:

- 1. changing from an R8B District to a C2-7 District property, bounded by East 67<sup>th</sup> Street, a line 325 feet easterly of Second Avenue, East 66<sup>th</sup> Street and a line 100 feet easterly of Second Avenue; and
- 2. changing from a C1-9 District to a C2-8 District property, bounded by East 67<sup>th</sup> Street, a line 100 feet easterly of Second Avenue, East 66<sup>th</sup> Street, Second Avenue, East 66<sup>th</sup> Street, and a line 100 feet westerly of Second Avenue;

as shown on a diagram (for illustrative purposes only), dated April 19, 2021, and subject to the conditions of CEQR Declaration E-612.

**No. 2**

**CD 8** **N 210352 ZRM**  
**IN THE MATTER OF** an application submitted by New York Blood Center, Inc., pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying Article VII, Chapter 4, for the purpose of allowing scientific research and development facilities in C2-7 Districts and allowing related use and bulk modifications, 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 III  
COMMERCIAL DISTRICT REGULATIONS**

**Chapter 2  
Use Regulations**

\* \* \*

**32-30  
USES PERMITTED BY SPECIAL PERMIT**

**32-32  
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, or as otherwise indicated in this Section.

\* \* \*

C1 C2 C3 C4 C5 C6 C7 C8

Railroad passenger stations

C2-7 C6

Research and development facility, scientific, in C2-7 Districts within Community District 8 in the Borough of Manhattan, and in C6 Districts

C1 C2 C3 C4 C5 C6 C7 C8

Seaplane bases

\* \* \*

**ARTICLE VII  
Administration**

\* \* \*

**Chapter 4  
Special Permits by the City Planning Commission**

**74-40  
USE PERMITS**

\* \* \*

**74-48  
Scientific Research and Development Facility**

In C2-7 Districts within Community District 8 in the Borough of Manhattan, and in C6 Districts, the City Planning Commission may permit a scientific research and development facility containing as a #commercial use#, where such facility contains laboratories for medical, biotechnological, chemical or genetic research, including space for production, storage and distribution of scientific products generated through research and may modify height and setback regulations for the facility. Such facility shall conform to the performance standards applicable to M1 Districts and occupy a #zoning lot# that either contains a minimum #lot area# of 40,000 square feet or comprises an entire #block#. No #residential use# is to be located anywhere on a #zoning lot# containing such a facility, in conjunction with such facility, may allow the modifications set forth in paragraph (a) of this Section. For a special permit to be granted, applications shall comply with conditions in paragraph (b) and the findings of paragraph (c) of this Section. Additional requirements are set forth in paragraph (d).

a. Additional modifications

For such scientific research and development facility, the Commission may modify the following:

1. height and setback regulations; and
2. where such facility is located within C2-7 Districts:
  - i. #sign# regulations;
  - ii. #floor area ratio# regulations, up to the maximum #floor area ratio# permitted for #community facility uses# for the District; and
  - iii. #yard# regulations.

b. Conditions

As a condition for granting a special permit, such facility shall:

1. conform to the performance standards applicable to M1 Districts;
2. occupy a #zoning lot# that either contains a minimum #lot area# of 40,000 square feet or comprises an entire #block#; and
3. occupy a #zoning lot# containing no #residential use#.

c. Findings

As a condition for granting a special permit, the Commission shall find that the scientific research and development facility:

- (a)(1) will not unduly affect the essential character or impair the future use and development of the surrounding area;
- (b)(2) will be located so as to draw a minimum of vehicular traffic to and through local #streets#;
- (c)(3) provides fully enclosed storage space for all raw materials, finished products, by-products and waste materials including debris, refuse and garbage; and
- (d)(4) that the modification of such height and setback to any applicable #bulk# regulations will not unduly obstruct the access of light and air to adjoining properties or public #streets#.

5. with regard to #sign# modifications:

- i. a signage plan has been submitted showing the location, size, height, and illumination of all #signs# on the #zoning lot#;
- ii. the modifications are consistent with the amount and location of commercial life sciences laboratories that the Commission finds appropriate on the #zoning lot#; and
- iii. #illuminated signs#, if provided:
  - a. utilize an illumination type, and are located and oriented in a manner so as to minimize any negative effects on nearby residences; and
  - b. do not alter the essential character of the adjacent area.

d. Additional requirements

1. To minimize traffic congestion in the area, the Commission shall require the provision of off-street loading berths conforming to the requirements set forth in Section 36-62 (Required Accessory Off-street Loading Berths) for #commercial uses#.
2. The Commission may also require the provision of #accessory# off-street parking facilities to prevent the creation of traffic congestion caused by the curb parking

of vehicles generated by such #use#. The size and location of such parking, bicycle parking, and loading facilities shall comply with the applicable provisions of Section 36-00, inclusive.

3. All applications for the grant of a special permit, pursuant to this Section shall be referred to the Commissioner of Health of the City of New York or its successor for a report and recommendations on matters relating to health, safety and general welfare of the public with regard to the proposed facility. If the report is received within 45 days from the date of referral, the Commission shall, in its determination, give due consideration to the report and its recommendations. If such agency does not report within 45 days, the Commission may make a final determination without reference thereto.

In order to promote and protect the public health, safety and general welfare, the City Planning Commission may impose additional conditions and safeguards and more restrictive performance standards where necessary.

\* \* \*

**No. 3**

**CD 8 C 210353 ZSM**  
**IN THE MATTER OF** an application submitted by New York Blood Center, Inc., pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit, pursuant to Section 74-48\* of the Zoning Resolution as follows:

1. to allow a scientific research and development facility as a commercial use;
2. to allow the floor area ratio regulations, up to the maximum floor area ratio permitted for community facility uses for the District, to apply to the scientific research and development facility use;
3. to modify the height and setback regulations of Section 33-432 (In other Commercial Districts), and the required yard equivalents regulations of Section 33-283 (Required rear yard equivalents); and,
4. to modify the signage regulations of Section 32-641 (Total surface area of signs), Section 32-642 (Non-illuminated signs), Section 32-643 (Illuminated non-flashing signs), Section 32-655 (Permitted Projections or Height of Signs), and Section 32-67 (Special Provisions Applying Along District Boundaries);

to facilitate a proposed 16-story building on property, located at 310 East 67<sup>th</sup> Street (Block 1441, Lot 40), in a C2-7\*\* District.

\* Note: A zoning text amendment is proposed to Section 74-48 under a concurrent related application for a Zoning Text change (N 210352 ZRM).

\*\* Note: This site is proposed to be rezoned by changing an R8B District to a C2-7 District under a concurrent related application for a Zoning Map change (C 210351 ZMM).

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.

**NOTICE**

**On Thursday, July 29, 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 Blood Center (the Applicant). The Applicant is requesting a rezoning and other discretionary actions from the CPC to facilitate the construction of the Proposed Project, an approximately 596,200 gross-square-foot (gsf) state-of-the-art laboratory building with related offices on the site of the Applicant's existing building at 310 East 67th Street, Block 1441 Lot 40 (the "Development Site"). The Development Site is located on the Upper East Side in Manhattan Community District 8. Block 1441 is bounded by East 66th and East 67th Streets and First and Second Avenues. The Development Site is part of a larger Rezoning Area, which also includes Block 1441, Lots 1001-1202, and Block 1421, p/o Lot 21. To facilitate the Proposed Project the Applicant is requesting several actions from the New York City CPC: a zoning map amendment to rezone the Development Site from R8B to C2-7; designation of the Development Site for Mandatory Inclusionary Housing (MIH); and to rezone the remainder of the Rezoning Area (Block 1441, Lots 1001-1202 and the eastern 100 feet of Block 1421, p/o Lot 21) from C1-9 to C2-8. The Applicant is also requesting a zoning text amendment to Section 74-48 of the Zoning Resolution; and a special permit, pursuant to the amended Section 74-48 to modify various sections of the Zoning Resolution, as detailed below. In addition, the Applicant may seek a revocable consent from the New York City Department of Transportation (DOT) to allow a Marquee projection over the building's entrance in accordance with the NYC Building Code.**

Written comments on the DEIS are requested and will be received and considered by the Lead Agency through Monday, August 9, 2021.

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

This hearing is being held, pursuant to the State Environmental Quality Review Act (SEQRA) and City Environmental Quality Review (CEQR), CEQR No. 21DCP080M.

BOROUGH OF BROOKLYN
Nos. 4-7
960 FRANKLIN AVENUE REZONING
No. 4

CD 9 C 200184 ZMK
IN THE MATTER OF an application submitted by Franklin Ave. Acquisition LLC, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 16d:

- 1. changing from an R6A District to an R9D District property, bounded by Montgomery Street, Franklin Avenue, a line 150 feet northerly of Sullivan Place, a line 100 feet easterly of Washington Avenue, and a line 300 feet northwesterly of Franklin Avenue; and
2. establishing within the proposed R9D District a C2-4 District bounded by Montgomery Street, Franklin Avenue, a line 150 feet northerly of Sullivan Place, and a line 100 feet northwesterly of Franklin Avenue;

as shown on a diagram (for illustrative purposes only) dated February 1, 2021, and subject to the conditions of CEQR Declaration E-586.

No. 5

CD 9 N 200185 ZRK
IN THE MATTER OF an application submitted by Franklin Ave. Acquisition 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

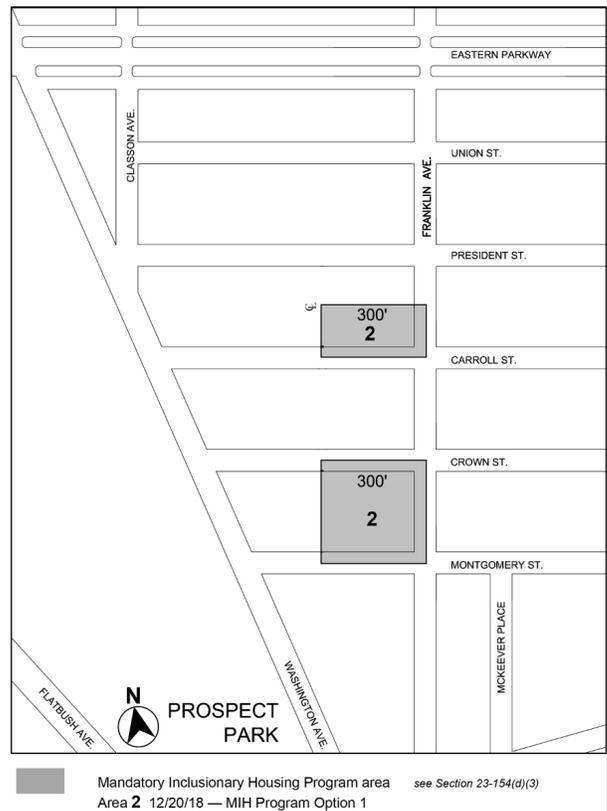
\* \* \*

Brooklyn Community District 9

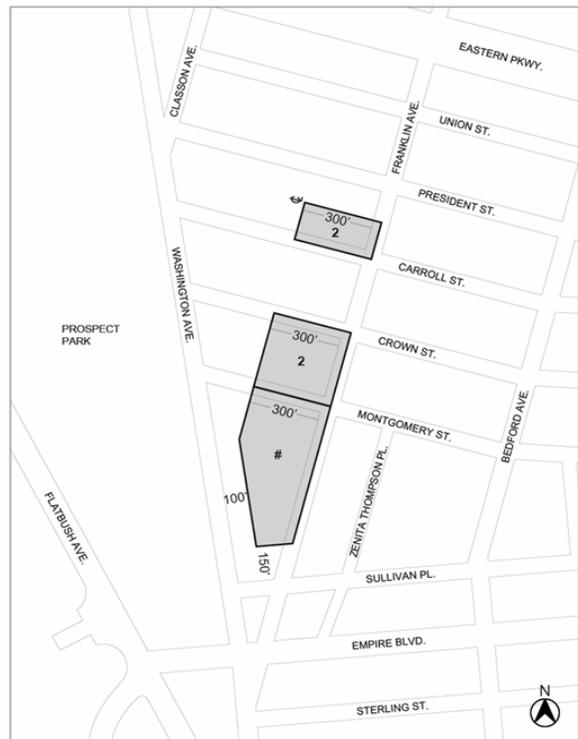
\* \* \*

Map 2 - [date of adoption]

[EXISTING MAP]



[PROPOSED MAP]



Mandatory Inclusionary Housing Area (see Section 23-154(d)(3))
Area 2 — 12/20/2018 — MIH Program Option 1
Area # — [date of adoption] — MIH Program Option 1 and Option 2

Portion of Community District 9, Brooklyn

\* \* \*
No. 6

IN THE MATTER OF an application submitted by Franklin Ave. Acquisition LLC, pursuant to Sections 197-c and 201 of the New York City Charter, for the grant of a special permit, pursuant to Sections 74-743 of the Zoning Resolution to modify the height and setback requirements of Section 23-662 (Maximum Height of Buildings and Setback Regulations), and the tower coverage requirements of Section 23-663 (Tower Regulations in R9D and R10X Districts), in connection with a proposed mixed-use development, within a large-scale general development, on property, generally bounded by Montgomery Street, Franklin Avenue, a line 150 feet northerly of Sullivan

Place, a line 100 feet easterly of Washington Avenue, and a line 300 feet northwesterly of Franklin Avenue (Block 1192, Lots 41, 46, 63, & 66), in R9D\* and R9D/C2-4\* Districts.

\* Note: This site is proposed to be rezoned by changing an existing R6A District to R9D and R9D/C2-4 Districts under a concurrent related application for a Zoning Map change (C 200184 ZMK).

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. 7

CD 9 C 200187 ZSK

IN THE MATTER OF an application submitted by Franklin Ave. Acquisition LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit, pursuant to Sections 74-533 of the Zoning Resolution to reduce from 40 percent to 16 percent, the required number of accessory off-street parking spaces for dwelling units in a development within a Transit Zone, that includes at least 20 percent of all dwelling units as income-restricted housing units, in connection with a proposed mixed-use development, on property generally bounded by Montgomery Street, Franklin Avenue, a line 150 feet northerly of Sullivan Place, a line 100 feet easterly of Washington Avenue, and a line 300 feet northwesterly of Franklin Avenue (Block 1192, Lots 41, 46, 63, & 66), in R9D\* and R9D/C2-4\* Districts.

\* Note: This site is proposed to be rezoned by changing an existing R6A District to an R9 and R9/C2-4 District under a concurrent related application for a Zoning Map change (C 200184 ZMK).

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, N.Y. 10271-0001.

NOTICE

On Thursday, July 29, 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 Franklin Ave. Acquisition LLC (the Applicant). The Applicant is requesting several discretionary actions that would facilitate the development of two mixed-use buildings comprising approximately 1,369,314 gross square feet (gsf) (1,151,671 (zsf) mixed-use commercial/residential development on the block bound by Montgomery Street, Franklin Avenue, Sullivan Place, and Washington Avenue, on the eastern side of the Franklin Avenue subway shuttle right-of-way, in the Crown Heights neighborhood of Brooklyn Community District (CD) 9. The site is comprised of Brooklyn Block 1192, Lots 41, 46, 63 and 66 (the "Development Site"), while the Affected Area also includes Lot 40 and parts of Lot 1 (a portion of the MTA's Franklin Avenue subway shuttle right-of-way), Lot 77 and Lot 85 (the "Affected Area"). To facilitate the Proposed Project, the Applicant is requesting several actions from the CPC including: a zoning map amendment to rezone the Affected Area from R6A to R9D and R9D/C2-4 (within 100 feet of Franklin Avenue), a text amendment to designate the Affected Area as a Mandatory Inclusionary Housing (MIH) area, as well as a Large Scale General Development (LSGD) special permit, and special permit to waive parking.

Written comments on the DEIS are requested and will be received and considered by the Lead Agency through Monday, August 9, 2021.

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

This hearing is being held, pursuant to the State Environmental Quality Review Act (SEQRA) and City Environmental Quality Review (CEQR), CEQR No. 19DCP095K.

YVETTE V. GRUEL, Calendar Officer

City Planning Commission

120 Broadway, 31<sup>st</sup> Floor, New York, NY 10271

Telephone (212) 720-3370



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 28, 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/287259/1>.

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. Please use the CPC Comments form that is accessible through the above webpage.

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

BOROUGH OF BROOKLYN  
Nos. 1 & 2  
270 NOSTRAND AVENUE REZONING  
No. 1

CD 3 C 210151 ZMK

IN THE MATTER OF an application submitted by BRP East Brooklyn Development LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 17a:

1. changing from an R7A District to an R8A District property bounded by Dekalb Avenue, Nostrand Avenue, Kosciuszko Street, and a line 240 feet westerly of Nostrand Avenue; and
2. establishing within the proposed R8A District a C2-4 District bounded by Dekalb Avenue, Nostrand Avenue, Kosciuszko Street, a line 100 feet westerly of Nostrand Avenue, a line midway between Dekalb Avenue and Kosciuszko Street, and a line 240 feet westerly of Nostrand Avenue;

as shown on a diagram (for illustrative purposes only) dated April 5, 2021, and subject to the conditions of CEQR Declaration E-606.

No. 2

CD 3 N 210152 ZRK

IN THE MATTER OF an application submitted by BRP East Brooklyn Development 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

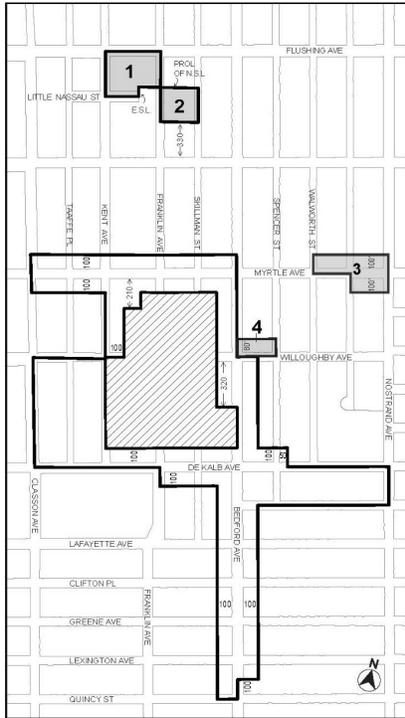
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Brooklyn Community District 3

\* \* \*

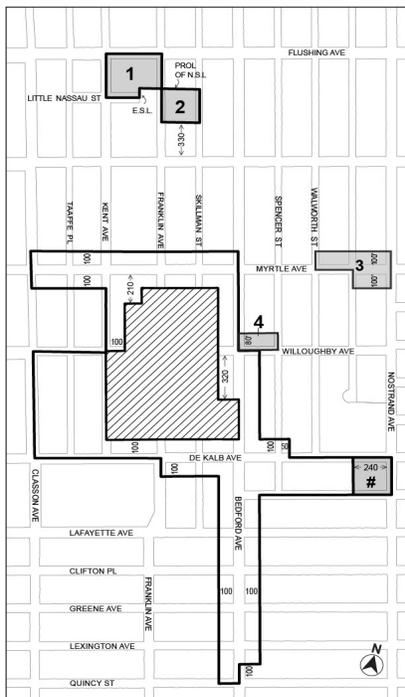
Map 3 – [date of adoption]

[EXISTING MAP]



- Inclusionary Housing designated area
- Mandatory Inclusionary Housing Program Area *see Section 23-154(d)(3)*
  - Area 1 – 5/10/17 MIH Program Option 1, Option 2 and Workforce Option
  - Area 2 – 5/10/17 MIH Program Option 1 and Option 2
  - Area 3 – 11/30/17 MIH Program Option 1
  - Area 4 – 2/13/19 MIH Program Option 1 and Option 2
- Excluded Area

[PROPOSED MAP]



- Inclusionary Housing designated area
- Mandatory Inclusionary Housing Program Area *see Section 23-154(d)(3)*
  - Area 1 – 5/10/17 MIH Program Option 1, Option 2 and Workforce Option
  - Area 2 – 5/10/17 MIH Program Option 1 and Option 2
  - Area 3 – 11/30/17 MIH Program Option 1
  - Area 4 – 2/13/19 MIH Program Option 1 and Option 2
  - Area # - [date of adoption] MIH Program Option 2 and Workforce Option
- Excluded Area

Portion of Community District 3, Brooklyn

\* \* \*

**Nos. 3 & 4**  
**1776 48<sup>TH</sup> STREET REZONING**  
**No. 3**

**CD 12** **C 200296 ZMK**  
**IN THE MATTER OF** an application submitted by Mr. Yitzchok Stern pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 22c:

1. changing from an R5 District to an R6B District property bounded by 48<sup>th</sup> Street, 18<sup>th</sup> Avenue, 49<sup>th</sup> Street and a line 100 northwesterly of 18<sup>th</sup> Avenue; and
2. establishing within the proposed R6B District a C2-4 District bounded by 48<sup>th</sup> Street, 18<sup>th</sup> Avenue, 49<sup>th</sup> Street and a line 35 feet northwesterly of 18<sup>th</sup> Avenue;

as shown on a diagram (for illustrative purposes only) dated April 5, 2021, and subject to the conditions of CEQR Declaration E-609.

**No. 4**

**CD 12** **N 200297 ZRK**  
**IN THE MATTER OF** an application submitted by Mr. Yitzchok Stern, 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**

\* \* \*

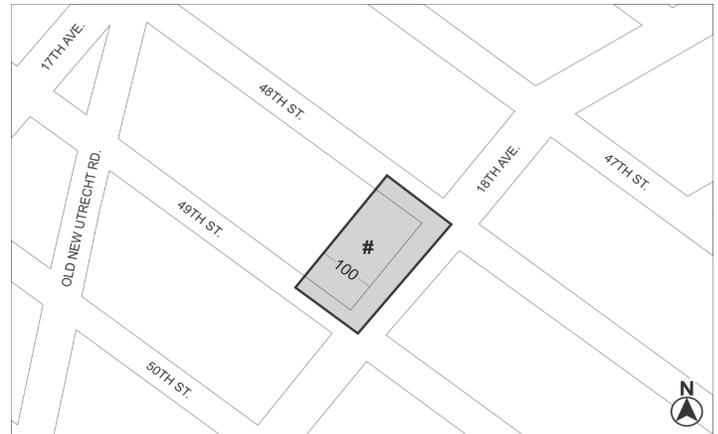
**BROOKLYN**

\* \* \*

**Brooklyn Community District 12**

\* \* \*

Map 4 – [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 12, Brooklyn

\* \* \*

**Nos. 5-10**  
**GOWANUS NEIGHBORHOOD PLAN**  
**No. 5**

**CDs 2 & 6** **C 210177 ZMK**  
**IN THE MATTER OF** an application submitted by the New York City Department of City Planning pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 16c and 16d:

1. eliminating from within an existing R8A District a C2-4 District bounded by:
  - a. Pacific Street, a line 100 feet southeasterly of 4<sup>th</sup> Avenue, President Street, a line 150 feet southeasterly of 4<sup>th</sup> Avenue, 3<sup>rd</sup> Street, 4<sup>th</sup> Avenue, Douglass Street, and a line 100 feet northwesterly of 4<sup>th</sup> Avenue; and

- b. a line 210 feet northeasterly of 5<sup>th</sup> Street, a line 100 feet southeasterly of 4<sup>th</sup> Avenue, 7<sup>th</sup> Street, 4<sup>th</sup> Avenue, 9<sup>th</sup> Street, a line 100 feet southeasterly of 4<sup>th</sup> Avenue, 13<sup>th</sup> Street, 4<sup>th</sup> Avenue, 14<sup>th</sup> Street, a line 100 feet southeasterly of 4<sup>th</sup> Avenue, 15<sup>th</sup> Street, a line 100 feet northwesterly of 4<sup>th</sup> Avenue, 6<sup>th</sup> Street, and 4<sup>th</sup> Avenue;
2. eliminating a Special Enhanced Commercial District (EC-1) bounded by Pacific Street, a line 100 feet southeasterly of 4<sup>th</sup> Avenue, President Street, a line 150 feet southeasterly of 4<sup>th</sup> Avenue, 3<sup>rd</sup> Street, a line 100 feet southeasterly of 4<sup>th</sup> Avenue, 15<sup>th</sup> Street, a line 100 feet northwesterly of 4<sup>th</sup> Avenue, 6<sup>th</sup> Street, 4<sup>th</sup> Avenue, Douglass Street, and a line 100 feet northwesterly of 4<sup>th</sup> Avenue;
3. changing from an R6B District to an R6A District property bounded by Carroll Street, Bond Street, 1<sup>st</sup> Street, and a line 350 feet southeasterly of Hoyt Street;
4. changing from an R6 District to an R6B District property bounded by Warren Street, Nevins Street, a line midway between Warren Street and Baltic Street, and a line 100 feet southeasterly of Bond Street;
5. changing from an R8A District to a C4-4D District property bounded by Pacific Street, a line 100 feet southeasterly of 4<sup>th</sup> Avenue, President Street, a line 150 feet southeasterly of 4<sup>th</sup> Avenue, 3<sup>rd</sup> Street, a line 100 feet southeasterly of 4<sup>th</sup> Avenue, 15<sup>th</sup> Street, a line 100 feet northwesterly of 4<sup>th</sup> Avenue, 6<sup>th</sup> Street, 4<sup>th</sup> Avenue, Douglass Street, and a line 100 feet northwesterly of 4<sup>th</sup> Avenue;
6. changing from an C8-2 District to a C4-4D District property bounded by 3<sup>rd</sup> Street, 4<sup>th</sup> Avenue, 6<sup>th</sup> Street, and a line 100 feet northwesterly of 4<sup>th</sup> Avenue;
7. changing from an M1-2 District to a C4-4D District property bounded by Douglass Street, 4<sup>th</sup> Avenue, 1<sup>st</sup> Street, a line 100 feet northwesterly of 4<sup>th</sup> Avenue;
8. changing from an C8-2 District to an M1-4 District property bounded by 3<sup>rd</sup> Street, a line 100 feet northwesterly of 4<sup>th</sup> Avenue, a line midway between 6<sup>th</sup> Street and 7<sup>th</sup> Street, a line 100 feet southeasterly of 3<sup>rd</sup> Avenue, 7<sup>th</sup> Street, 3<sup>rd</sup> Avenue, a line 305 feet southwesterly of 3<sup>rd</sup> Street, and a line 285 feet southeasterly of 3<sup>rd</sup> Avenue;
9. changing from an M1-1 District to an M1-4 District property bounded by:
- a. a line midway between 4<sup>th</sup> Street and 5<sup>th</sup> Street, a line perpendicular to the northeasterly street line of 5<sup>th</sup> Street distant 220 feet northwesterly (as measured along the street line) from the point of intersection of the northeasterly street line of 5<sup>th</sup> Street and the northwesterly street line of Hoyt Street, 5<sup>th</sup> Street, and a line perpendicular to the northeasterly street line of 5<sup>th</sup> Street distant 390 feet northwesterly (as measured along the street line) from the point of intersection of the northeasterly street line of 5<sup>th</sup> Street and the northwesterly street line of Hoyt Street; and
- b. 3<sup>rd</sup> Street, Bond Street, 4<sup>th</sup> Street, and Hoyt Street;
10. changing from an M1-2 District to an M1-4 District property bounded by:
- a. a line midway between Baltic Street and Butler Street, Nevins Street, Butler Street and a line 360 feet northwesterly of Nevins Street;
- b. a line midway between Baltic Street and Butler Street, a line 100 feet northwesterly of 4<sup>th</sup> Avenue, a line midway between Sackett Street and Union Street, a line 100 feet southeasterly of 3<sup>rd</sup> Avenue, Degraw Street, a line 200 feet southeasterly of 3<sup>rd</sup> Avenue, Douglass Street, and a line 100 feet southeasterly of 3<sup>rd</sup> Avenue; and
- c. a line midway between Union Street and President Street, a line 180 feet northwesterly of 4<sup>th</sup> Avenue, President Street, a line 250 feet northwesterly of 4<sup>th</sup> Avenue, Carroll Street, and a line 100 feet southeasterly of 3<sup>rd</sup> Avenue;
11. changing from an M2-1 District to an M1-4 District property bounded by 3<sup>rd</sup> Street, a line 270 feet southeasterly of Bond Street, the centerline of the Gowanus Canal, and Bond Street and its southwesterly centerline prolongation;
12. changing from an M3-1 District to an M1-4 District property bounded by 4<sup>th</sup> Street, Bond Street and its southwesterly centerline prolongation, the centerline of the Gowanus Canal, a line 160 feet northwesterly of Bond Street and its southwesterly prolongation, a line 120 feet southwesterly of 4<sup>th</sup> Street, Hoyt Street, 5<sup>th</sup> Street, and a line perpendicular to the northeasterly street line of 5<sup>th</sup> Street distant 220 feet northwesterly (as measured along the street line) from the point of intersection of the northeasterly street line of 5<sup>th</sup> Street and the northwesterly street line of Hoyt Street;
13. changing from an R6 District to an M1-4/R6A District property bounded by Warren Street, a line 100 feet southeasterly of Bond Street, Baltic Street and Bond Street;
14. changing from an M1-1 District to an M1-4/R6A District property bounded by a line midway between 3<sup>rd</sup> Street and 4<sup>th</sup> Street, Hoyt Street, 4<sup>th</sup> Street, and a line perpendicular to the northeasterly street line of 4<sup>th</sup> Street distant 365 feet northwesterly (as measured along the street line) from the point of intersection of the northeasterly street line of 4<sup>th</sup> Street and the northwesterly street line of Hoyt Street;
15. changing from an M1-2 District to a M1-4/R6A District property bounded by:
- a. a line midway between Warren Street and Baltic Street, a line 100 feet northwesterly of Nevins Street, a line midway between Baltic Street and Butler Street, a line 100 feet southeasterly of Bond Street, Douglass Street, Bond Street, Baltic Street, and a line 100 feet southeasterly of Bond Street;
- b. a line midway between Baltic Street and Butler Street, a line 100 feet northwesterly of 3<sup>rd</sup> Avenue, a line midway between Butler Street and Douglass Street, a line 100 feet southeasterly of Nevins Street, Butler Street, a line 325 feet northwesterly of 3<sup>rd</sup> Avenue;
- c. Baltic Street, a line 100 feet northwesterly of 4<sup>th</sup> Avenue, a line midway between Baltic Street and Butler Street, and a line 100 feet southeasterly of 3<sup>rd</sup> Avenue;
- d. a line midway between Degraw Street and Sackett Street, a line 100 feet northwesterly of 3<sup>rd</sup> Avenue, a line midway between Sackett Street and Union Street, a line 100 feet southeasterly of Nevins Street, a line midway between Union Street and President Street, a line 190 feet northwesterly of 3<sup>rd</sup> Avenue, President Street, a line 100 feet southeasterly of Nevins Street, Carroll Street, Nevins Street, Sackett Street, and a line 100 feet southeasterly of Nevins Street; and
- e. Union Street, a line 270 feet southeasterly of 3<sup>rd</sup> Avenue, a line midway between Union Street and President Street, and a line 170 feet northwesterly of 3<sup>rd</sup> Avenue;
16. changing from an M2-1 District to an M1-4/R6A District property bounded by a line midway between Butler Street and Douglass Street, a line 200 feet southeasterly of Bond Street, Douglass Street, and a line 100 feet southeasterly of Bond Street;
17. changing from an C8-2 District to an M1-4/R6B District property bounded by a line midway between 6<sup>th</sup> Street and 7<sup>th</sup> Street, a line 360 feet southeasterly of 3<sup>rd</sup> Avenue, 7<sup>th</sup> Street, and a line 100 feet southeasterly of 3<sup>rd</sup> Avenue;
18. changing from an M1-1 District to an M1-4/R6B District property bounded by a line midway between 4<sup>th</sup> Street and 5<sup>th</sup> Street, a line perpendicular to the northeasterly street line of 5<sup>th</sup> Street distant 390 feet northwesterly (as measured along the street line) from the point of intersection of the northeasterly street line of 5<sup>th</sup> Street and the northwesterly street line of Hoyt Street, 5<sup>th</sup> Street, and Smith Street;
19. changing from an M1-2 District to an M1-4/R6B District property bounded by:
- a. a line midway between Baltic Street and Butler Street, a line 360 feet northwesterly of Nevins Street, Butler Street, and a line 100 feet southeasterly of Bond Street; and
- b. a line midway between Union Street and President Street, a line 100 feet southeasterly of 3<sup>rd</sup> Avenue, Carroll Street, a line 250 feet northwesterly of 4<sup>th</sup> Avenue, President Street, a line 100 feet northwesterly of 4<sup>th</sup> Avenue, 1<sup>st</sup> Street, 3<sup>rd</sup> Avenue, Carroll Street, a line 100 feet southeasterly of Nevins Street, President Street, and a line 190 feet northwesterly of 3<sup>rd</sup> Avenue;
20. changing from an M2-1 District to an M1-4/R6B District property bounded by:
- a. Butler Street, a line 200 feet southeasterly of Bond Street, a line midway between Butler Street and Douglass Street, and a line 100 feet southeasterly of Bond Street; and
- b. Carroll Street, 3<sup>rd</sup> Avenue, a line perpendicular to the northwesterly street line of 3<sup>rd</sup> Avenue distant 160 feet southwesterly (as measured along the street line) from the point of intersection of the northwesterly street line of 3<sup>rd</sup> Avenue and the southwesterly street line of Carroll Street, a line 100 feet northwesterly of 3<sup>rd</sup> Avenue, the northwesterly centerline prolongation of 1<sup>st</sup> Street, and a line perpendicular to the southwesterly street line of Carroll Street distant 425 feet northwesterly (as measured along the street line) from

- the point of intersection of the southwesterly street line of Carroll Street and the northwesterly street line of 3<sup>rd</sup> Avenue;
21. changing from an M2-1 District to an M1-4/R7-2 District property bounded by:
    - a. Douglass Street and its southeasterly centerline prolongation, the centerline of the Gowanus Canal, Degraw Street and its northwesterly centerline prolongation, Nevins Street, Carroll Street, a line perpendicular to the southwesterly street line of Carroll Street distant 425 feet northwesterly (as measured along the street line) from the point of intersection of the southwesterly street line of Carroll Street and the northwesterly street line of 3<sup>rd</sup> Avenue, the northwesterly centerline prolongation of 1<sup>st</sup> Street, the centerline of the Gowanus Canal, Carroll Street and its southeasterly centerline prolongation, and Bond Street; and
    - b. 2<sup>nd</sup> Street, a line 210 feet northwesterly of 3<sup>rd</sup> Avenue, 3<sup>rd</sup> Street and its northwesterly centerline prolongation, the centerline of the Gowanus Canal, a line 270 feet southeasterly of Bond Street and its southwesterly prolongation, 3<sup>rd</sup> Street, and Bond Street;
  22. changing from an M3-1 District to an M1-4/R7-2 District property bounded by 5<sup>th</sup> Street, Hoyt Street, a line 120 feet southwesterly of 4<sup>th</sup> Street, a line 160 feet northwesterly of Bond Street and its southwesterly prolongation, the centerline of the Gowanus Canal, Huntington Street and its southeasterly prolongation, and Smith Street;
  23. changing from an M1-2 District to an M1-4/R7A District property bounded by Sackett Street, a line 100 feet southeasterly of 3<sup>rd</sup> Avenue, a line midway between Sackett Street and Union Street, a line 100 feet northwesterly of 4<sup>th</sup> Avenue, President Street, a line 180 feet northwesterly of 4<sup>th</sup> Avenue, a line midway between Union Street and President Street, a line 270 feet southeasterly of 3<sup>rd</sup> Avenue, Union Street, a line 170 feet northwesterly of 3<sup>rd</sup> Avenue, a line midway between Union Street and President Street, a line 100 feet southeasterly of Nevins Street, a line midway between Sackett Street and Union Street, and a line 100 feet northwesterly of 3<sup>rd</sup> Avenue;
  24. changing from an R6 District to an M1-4/R7X District property bounded by a line midway between Warren Street and Baltic Street, Nevins Street, Baltic Street, and a line 75 feet northwesterly of Nevins Street;
  25. changing from an C8-2 District to an M1-4/R7X District property bounded 3<sup>rd</sup> Street, a line 285 feet southeasterly of 3<sup>rd</sup> Avenue, a line 305 feet southwesterly of 3<sup>rd</sup> Street, and 3<sup>rd</sup> Avenue;
  26. changing from an M1-2 District to an M1-4/R7X District property bounded by:
    - a. a line midway between Warren Street and Baltic Street, a line 75 feet northwesterly of Nevins Street, Baltic Street, Nevins Street, a line midway between Baltic Street and Butler Street, and a line 100 feet northwesterly of Nevins Street;
    - b. Baltic Street, a line 100 feet southeasterly of 3<sup>rd</sup> Avenue, Douglass Street, a line 200 feet southeasterly of 3<sup>rd</sup> Avenue, Degraw Street, a line 100 feet southeasterly of 3<sup>rd</sup> Avenue, Sackett Street, a line 100 feet northwesterly of 3<sup>rd</sup> Avenue, a line midway between Degraw Street and Sackett Street, a line 100 feet southeasterly of Nevins Street, Sackett Street, Nevins Street, Butler Street, a line 100 feet southeasterly of Nevins Street, a line midway between Butler Street and Douglass Street, a line 100 feet northwesterly of 3<sup>rd</sup> Avenue, a line midway between Baltic Street and Butler Street, and a line 325 feet northwesterly of 3<sup>rd</sup> Avenue;
  27. changing from an M2-1 District to an M1-4/R7X District property bounded by a line perpendicular to the northwesterly street line of 3<sup>rd</sup> Avenue distant 160 feet southwesterly (as measured along the street line) from the point of intersection of the northwesterly street line of 3<sup>rd</sup> Avenue and the southwesterly street line of Carroll Street, 3<sup>rd</sup> Avenue, 3<sup>rd</sup> Street, a line 210 feet northwesterly of 3<sup>rd</sup> Avenue, the northwesterly centerline prolongation of 1<sup>st</sup> Street, and a line 100 feet northwesterly of 3<sup>rd</sup> Avenue, and
  28. establishing a Special Gowanus Mixed Use District (G) bounded by Pacific Street, a line 100 feet southeasterly of 4<sup>th</sup> Avenue, President Street, a line 150 feet southeasterly of 4<sup>th</sup> Avenue, 3<sup>rd</sup> Street, a line 100 feet southeasterly of 4<sup>th</sup> Avenue, 15<sup>th</sup> Street, a line 100 feet northwesterly of 4<sup>th</sup> Avenue, a line midway between 6<sup>th</sup> Street and 7<sup>th</sup> Street, a line 360 feet southeasterly of 3<sup>rd</sup> Avenue, 7<sup>th</sup> Street, 3<sup>rd</sup> Avenue, 3<sup>rd</sup> Street and its northwesterly centerline prolongation, the centerline of the Gowanus Canal, Huntington Street and its southeasterly centerline prolongation, Smith Street, a line midway between 4<sup>th</sup> Street and 5<sup>th</sup> Street, a line perpendicular to the northeasterly street line of 5<sup>th</sup> Street

distant 220 feet northwesterly (as measured along the street line) from the point of intersection of the northeasterly street line of 5<sup>th</sup> Street and the northwesterly street line of Hoyt Street, 4<sup>th</sup> Street, a line perpendicular to the northeasterly street line of 4<sup>th</sup> Street distant 365 feet northwesterly (as measured along the street line) from the point of intersection of the northeasterly street line of 4<sup>th</sup> Street and the northwesterly street line of Hoyt Street, a line midway between 3<sup>rd</sup> Street and 4<sup>th</sup> Street, Hoyt Street, 3<sup>rd</sup> Street, Bond Street, Warren Street, a line 100 feet southeasterly of Bond Street, a line midway between Warren Street and Baltic Street, Nevins Street, Butler Street, a line 325 feet northwesterly of 3<sup>rd</sup> Avenue, Baltic Street, and a line 100 feet northwesterly of 4<sup>th</sup> Avenue; and excluding the areas bounded by:

- i. Butler Street, Nevins Street, Degraw Street and its northwesterly centerline prolongation, the center line of the Gowanus Canal, Douglass Street and its southeasterly centerline prolongation, and a line 200 feet southeasterly of Bond Street; and
- ii. 1<sup>st</sup> Street, 4<sup>th</sup> Avenue, 3<sup>rd</sup> Street, and 3<sup>rd</sup> Avenue;

as shown on a diagram (for illustrative purposes only) dated April 19, 2021, and subject to the conditions of CEQR Declaration E-601.

**No. 6** **N 210178 ZRK**

**CD 2 & 6**  
**IN THE MATTER OF** an application submitted by New York City Department of City Planning, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York establishing the Special Gowanus Mixed Use District (Article XIII, Chapter 9) and modifying APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area, and modifying related Sections.

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

**[NOTE: Cross-references to certain Sections and Section titles may reflect the proposed text amendments Zoning for Coastal Resiliency (ULURP No. N 210095 ZRY), which has been recently adopted by City Council, and Elevate Transit – Zoning for Accessibility (ULURP No. N 210270 ZRY), which is currently in public review.]**

**ARTICLE I**  
**GENERAL PROVISIONS**

**Chapter 1**  
**Title, Establishment of Controls and Interpretation of Regulations**

\* \* \*

**11-12**  
**Establishment of Districts**

\* \* \*

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

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

\* \* \*

Special Purpose Districts

\* \* \*

Establishment of the Special Governors Island District

In order to carry out the special purposes of this Resolution, as set forth in Article XIII, Chapter 4, the #Special Governors Island District# is hereby established.

Establishment of the Special Gowanus Mixed Use District

In order to carry out the special purposes of this Resolution, as set forth in Article XIII, Chapter 9, the #Special Gowanus Mixed Use District# is hereby established.

Establishment of the Special Grand Concourse Preservation District

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

\* \* \*

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

\* \* \*

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

\* \* \*

Special Governors Island District

The "Special Governors Island District" is a Special Purpose District designated by the letters "GI" in which the special regulations set forth in Article XIII, Chapter 4, apply.

Special Gowanus Mixed Use District [date of adoption]

The "Special Gowanus Mixed Use District" is a Special Purpose District designated by the letter "G" in which special regulations set forth in Article XIII, Chapter 9, apply.

Special Grand Concourse Preservation District

The "Special Grand Concourse Preservation District" is a Special Purpose District designated by the letter "C" in which special regulations set forth in Article XII, Chapter 2, apply.

\* \* \*

Waterfront area

The "waterfront area" is the geographical area comprising all #blocks# between the pierhead line and a line 800 feet landward from the #shoreline#. Where such line intersects a #block#, the entire #block# shall be included and the #waterfront area# boundary shall coincide with the centerline of the landward boundary #street# or other #block# boundary. Notwithstanding the above, any #zoning lot#, the boundaries of which were established prior to November 1, 1993, and which is not closer than 1,200 feet from the #shoreline# at any point and which does not #abut# a waterfront public park, shall not be included in the #waterfront area#.

[The struckout provisions of this paragraph have been moved to 139-021]

\* \* \*

For the purposes of this definition, only #blocks# along waterways that have a minimum width of 100 feet between opposite #shoreslines#, with no portion downstream less than 100 feet in width, shall be included within the #waterfront area#. However, #blocks# bounding the Gowanus Canal north of Hamilton Avenue, as shown on the City Map, Dutch Kills and the portion of the Bronx River located south of the prolongation of East 172nd Street, shall be included within the #waterfront area#.

\* \* \*

**Chapter 4  
Sidewalk Cafe Regulations**

\* \* \*

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

#Enclosed# or #unenclosed sidewalk cafes# shall be permitted, as indicated, in the following special zoning districts, where allowed by the underlying zoning. #Small sidewalk cafes#, however, may be located on #streets# or portions of #streets# within special zoning districts pursuant to the provisions of Section 14-43 (Locations Where Only Small Sidewalk Cafes Are Permitted).

\* \* \*

Brooklyn	#Enclosed Sidewalk Cafe#	#Unenclosed Sidewalk Cafe#
Bay Ridge District	Yes	Yes
Coney Island District	No	Yes
Coney Island Mixed Use District	Yes	Yes
Downtown Brooklyn District	Yes	Yes
Enhanced Commercial District 1 (Fourth Avenue)	No	Yes
Enhanced Commercial District 4 (Broadway, Bedford-Stuyvesant)	No	Yes
Gowanus Mixed Use District	No	Yes
Mixed Use District-8 (Greenpoint-Williamsburg)	Yes	Yes
Ocean Parkway District <sup>1</sup>	Yes	Yes
Sheepshead Bay District	No	Yes

<sup>1</sup> #Sidewalk cafes# are not allowed on Ocean Parkway

\* \* \*

**ARTICLE II  
RESIDENCE DISTRICT REGULATIONS**

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

**23-00  
APPLICABILITY AND GENERAL PURPOSES**

**23-01  
Applicability of This Chapter**

\* \* \*

**23-011  
Quality Housing Program**

\* \* \*

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

\* \* \*

(2) Special Purpose Districts

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

- #Special 125th Street District#;
- #Special Downtown Brooklyn District#;
- #Special Downtown Far Rock away District#;
- #Special Downtown Jamaica District#;
- #Special East Harlem Corridors District#;
- #Special Flushing Waterfront District#;
- #Special Gowanus Mixed Use District#;
- #Special Grand Concourse Preservation District#;

\* \* \*

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

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

\* \* \*

**62-10  
GENERAL PROVISIONS**

**62-11  
Definitions**

\* \* \*

Waterfront block or waterfront zoning lot

A "waterfront block" or "waterfront zoning lot" is a #block# or #zoning lot# in the #waterfront area# having a boundary at grade coincident with or seaward of the #shoreline#. For the purposes of this Chapter:

- (a) a #block# within the #waterfront area# shall include the land within a #street# that is not improved or open to the public, and such #street# shall not form the boundary of a #block#;
- (b) a #block# within the #waterfront area# that #abuts# a #public park# along the waterfront shall be deemed to be part of a #waterfront block#; and
- (c) a #zoning lot# shall include the land within any #street# that is not improved or open to the public and which is in the same ownership as that of any contiguous land.

**[NOTE: The provisions of this paragraph have been moved to Section 139-021]**

However, any #block# or #zoning lot# in the #waterfront area# having a boundary within or coincident with the boundaries of the Gowanus Canal, as shown on the City Map, shall be a #waterfront block# or #waterfront zoning lot#, respectively.

Any #zoning lot#, the boundaries of which were established prior to November 1, 1993, and which is not closer than 1,200 feet from the #shoreline# at any point and which does not #abut# a #public park# along the waterfront, shall be deemed outside of the #waterfront block#.

\* \* \*

**62-13  
Applicability of District Regulations**

\* \* \*

The regulations of this Chapter shall apply in the following Special Purpose Districts except as specifically modified within the Special Purpose District provisions:

- #Special Flushing Waterfront District#
- #Special Gowanus Mixed Use District#
- #Special Inwood District#
- #Special St. George District#.

\* \* \*

**62-90 WATERFRONT ACCESS PLANS**

\* \* \*

**62-93 Borough of Brooklyn**

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

BK-1: Greenpoint-Williamsburg, as set forth in Section 62-931

BK-2: Gowanus Canal, in the #Special Gowanus Mixed Use District#, as set forth in Section 139-50 (GOWANUS CANAL WATERFRONT ACCESS PLAN).

\* \* \*

**ARTICLE XIII SPECIAL PURPOSE DISTRICTS**

**Chapter 2 Special Enhanced Commercial District**

\* \* \*

**132-11 Special Enhanced Commercial Districts Specified**

The #Special Enhanced Commercial District# is mapped in the following areas:

(a) #Special Enhanced Commercial District# 1  
The #Special Enhanced Commercial District# 1 (EC-1) is established on November 29, 2011, on the following #designated commercial streets# as indicated on #zoning maps# 16c and 16d:

- (1) Fourth Avenue, in the Borough of Brooklyn, generally between 24th Street and 15th Street and Pacific Street and Atlantic Avenue.

(b) #Special Enhanced Commercial District# 2

\* \* \*

**ARTICLE XIII SPECIAL PURPOSE DISTRICTS**

**Chapter 9 Special Gowanus Mixed Use District**

**139-00 GENERAL PURPOSES**

The "Special Gowanus Mixed Use District" established in this Resolution is designed to promote and protect the public health, safety and general welfare of the Gowanus neighborhood and the greater community. These general goals include, among others, the following specific purposes:

- (a) to recognize and enhance the vitality and character of an existing mixed use neighborhood;
- (b) to encourage stability and growth in the Gowanus neighborhood by permitting compatible light manufacturing and residential uses to coexist;
- (c) to encourage investment in a mixed use neighborhood by permitting the expansion and new development of a wide variety of uses in a manner that ensures the health and safety of residents and employees;
- (d) to improve the physical appearance of the streetscape by providing and coordinating harmonious open space, sidewalk amenities and landscaping within a consistent urban design;
- (e) to promote and enhance visual and physical access to and around the Gowanus Canal;
- (f) to enhance neighborhood economic diversity by broadening the range of housing choices for residents at varied incomes;
- (g) to expand local employment opportunities and to promote the opportunity for workers to live in the vicinity of their work; and

- (h) to promote the most desirable use of land and thus conserve the value of land and buildings and thereby protect the City's tax revenues.

**139-01 Definitions**

Definitions specifically applicable to this Chapter are set forth in this Section. Other defined terms are set forth in Sections 12-10 (DEFINITIONS), 37-311 (Definitions), and 62-11 (Definitions). The definition of #development# shall be as set forth in Section 12-10, except where otherwise specified.

Gowanus mix uses

"Gowanus mix uses" are #community facility#, #commercial#, and #manufacturing uses# set forth in Section 139-12 (Gowanus Mix Uses).

Gowanus retail and entertainment uses

"Gowanus retail and entertainment uses" are #community facility# and #commercial uses# set forth in Section 139-13 (Gowanus Retail and Entertainment Uses).

Mixed use district

In the #Special Gowanus Mixed Use District#, a "mixed use district" shall be any M1 District paired with a #Residence District#, as indicated on the #zoning maps#. For the purposes of applying provisions of districts adjacent to a #mixed use district#, a #mixed use district# shall be considered a #Manufacturing District#.

Select community facility uses

For the purposes of this Chapter, the following #community facility uses# shall also be considered "select community facility uses":

#Schools#;

Houses of worship, rectories or parish houses;

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; and

Non-profit, voluntary, or proprietary hospitals.

**139-02 General Provisions**

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

**139-021 Applicability of regulations to the Gowanus Canal**

[NOTE: Some of these provisions have been relocated here from Sections 12-10 and 62-11]

In the #Special Gowanus Mixed Use District#, all #blocks# bounding the Gowanus Canal shall be considered #waterfront blocks# within the #waterfront area#, and the provisions of Article VI, Chapter 2 (Special Regulations Applying in the Waterfront Area), as modified by the provisions of this Chapter, shall apply.

All #zoning lots# having a boundary within or coincident with the boundaries of the Gowanus Canal, shall be considered #waterfront zoning lots#. All portions of such a #zoning lot# shall be included as part of the #upland lot# and deemed to be #lot area#, regardless of the location of the #shoreline#.

For the purposes of this Chapter, the boundaries of the Gowanus Canal shall be as shown on the City Map, and shall include the First Street Basin.

**139-022 Applicability of the Inclusionary Housing Program**

For the purposes of applying the Inclusionary Housing Program provisions set forth in Sections 23-154 and 23-90 (INCLUSIONARY HOUSING), #Mandatory Inclusionary Housing areas# within the #Special Gowanus Mixed Use District# are shown on the maps in APPENDIX F (Inclusionary Housing Areas and Mandatory Inclusionary Housing Areas) of this Resolution. Such provisions are modified by the provisions of this Chapter.

**139-023 Applicability of the Quality Housing Program**

In the #Special Gowanus Mixed Use District#, all #buildings# containing #residences# shall be #developed# or #enlarged# in accordance with the Quality Housing Program and the regulations of

Article II, Chapter 8 (The Quality Housing Program) shall apply. Such #buildings# shall be considered #Quality Housing buildings#.

**139-024**  
**Applicability of Article VI, Chapter 4**

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

**135-025**  
**Applicability of Article VI, Chapter 6**

For #transit-adjacent sites#, as defined in Section 66-11 (Definitions), in the event of a conflict between the provisions of this Chapter and the provisions of Article VI, Chapter 6 (Special Regulations Applying Around Mass Transit Stations), the provisions of Article VI, Chapter 6 shall control.

**139-026**  
**Applicability of Article XII, Chapter 3**

In #Mixed Use Districts#, the special #use#, #bulk#, and parking and loading provisions of Article XII, Chapter 3 (Special Mixed Use Districts) shall apply, except where modified by the provisions of this Chapter, and shall supplement or supersede the provisions of the designated #Residence# or M1 District, as applicable.

Notwithstanding the provisions of Section 123-10, in the event of a conflict between the provisions of this Chapter and the provisions of Article XII, Chapter 3, the provisions of this Chapter shall control.

**139-03**  
**District Plan and Maps**

The regulations of this Chapter are designed to implement the #Special Gowanus Mixed Use District# Plan. The district plan includes the following maps in the Appendices to this Chapter:

Appendix A – Special Gowanus Mixed Use District

Map 1	Subdistricts
Map 2	Subareas
Map 3	Ground Floor Use Requirements
Map 4	Sidewalk Widening Lines

Appendix B – Special Gowanus Canal Waterfront Access Plan

Map 1	Parcel Designation
Map 2	Public Access Elements
Map 3	Designated Visual Corridors

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

**139-04**  
**Subdistricts**

In order to carry out the purposes and provisions of this Chapter, five subdistricts are established within the #Special Gowanus Mixed Use District#. In addition, subareas are established within Subdistricts B and D.

Subdistrict A – Fourth Avenue Subdistrict

Subdistrict B – Upland Blocks Subdistrict  
Subarea B1  
Subarea B2

Subdistrict C – North Canal Corridor Subdistrict

Subdistrict D – South Canal Corridor Subdistrict  
Subarea D1  
Subarea D2  
Subarea D3  
Subarea D4  
Subarea D5  
Subarea D6

Subdistrict E – First Street Subdistrict

The boundaries of the subdistricts are shown on Map 1 and the boundaries of the subareas are shown on Map 2 in Appendix A of this Chapter.

**139-10**  
**SPECIAL USE REGULATIONS**

In Subdistricts A, B, C, and D the underlying #use# regulations shall be modified by the provisions of this Section, inclusive. In Subdistrict E, the underlying district regulations shall apply.

**139-11**  
**Permitted Uses**

In all #Manufacturing Districts# and #Mixed Use Districts#, in addition to the #uses# specified in Article IV, Chapter 2 and Article XII, Chapter 3, respectively, the following #uses# shall also be permitted:

- (a) all #uses# listed in Use Group 3, as set forth in Section 22-13;

- (b) all #uses# listed in Use Group 4, as set forth in Section 22-14;
- (c) food stores, including supermarkets, grocery stores or delicatessen stores, as specified in Section 32-15 (Use Group 6), without limitation as to #floor area# per establishment;
- (d) all uses in Use Group 10A, as specified in Section 32-19;
- (e) all uses in Use Group 17B, as specified in Section 42-14; and
- (f) the manufacture of alcoholic beverages and breweries, as specified in Section 42-15 (Use Group 18), without limitation on size. Where provided, the provisions of Section 42-27 (Performance Standards Regulating Fire and Explosive Hazards) shall not apply to such #use#.

**139-12**  
**Gowanus Mix Uses**

For the purposes of applying the special #bulk# regulations of Section 139-212 (Gowanus mix), the following #community facility#, #commercial#, and #manufacturing uses# shall also be considered #Gowanus mix uses#:

From Use Group 3, as set forth in Section 22-13:

#schools#, colleges or universities, libraries, museums, and non-commercial art galleries, as listed in Use Group 3A;

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

all #uses# in Use Group 4A, except ambulatory diagnostic and treatment health care facilities;

agriculture, including greenhouses, nurseries, and truck gardens as listed in use Group 4B;

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

custom tailoring, as listed in Use Group 6A;

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

all #uses# in Use Group 7B;

electric vehicle charging stations and automotive battery swapping facilities as listed in Use Group 7D;

From Use Group 8: as set forth in Section 32-17:

all #uses# listed in Use Group 8B;

From Use Group 9, as set forth in Section 32-18:

blueprinting; business schools or colleges; costume rental; medical or dental laboratories; instrument repair; printing establishments; studios, art, music, dancing or theatrical; trade schools for adults; and umbrella repair shops as listed in Use Group 9A;

photographic printing or developing as listed in Use Group 9B;

From Use Group 10, as set forth in Section 32-19:

photographic or motion picture production studios; radio or television studios;

From Use Group 11, as set forth in Section 32-20:

all #uses# listed in Use Groups 11A;

From Use Group 12, as set forth in Section 32-21:

commercial art galleries, jewelry and art metal craft shops, as listed in Use Group 12B;

From Use Group 14, as set forth in Section 32-23:

bicycle rental or repair, and boat storage, repair, and painting, as listed in Use Group 14A;

From Use Group 16, as set forth in Section 32-25:

blacksmith shops; carpentry or custom woodworking; custom furniture making; building contractor supply stores; fuel, ice, oil, coal, wood sales; household and office equipment or machinery repair shops; machinery rental or sales establishments; mirror silvering or glass cutting shops; and tool, die, and pattern making shops as listed in Use Group 16A;

From Use Group 17, as set forth in Section 42-14:

food product manufacturing, as listed in Use Group 17B; and

From Use Group 18, as set forth in Section 42-15:

breweries and alcoholic beverage manufacturing.

**139-13**  
**Gowanus Retail and Entertainment Uses**

For the purposes of applying the basic #floor area ratio# regulations of Section 139-21, the following #community facility# and #commercial# #uses# shall also be considered #Gowanus retail and entertainment uses#:

From Use Group 3, as set forth in Section 22-13:

non-commercial art galleries;

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

all #uses# listed in Use Group 6A, 6C, and 6E;

From Use Group 8, as set forth in Section 32-17:

all #uses# listed in Use Group 8A;

From Use Group 10, as set forth in Section 32-19:

all #uses# listed in Use Group 10A;

From Use Group 12, as set forth in Section 32-21:

all #uses# listed in Use Groups 12A and 12B;

From Use Group 13, as set forth in Section 32-22:

all #uses# in Use Group 13A and 13B;

From Use Group 14, as set forth in Section 32-23:

bicycle sales; candy or ice cream stores; and non-commercial clubs without restrictions on activities or facilities except for any activity or #use# listed within the definitions of #adult physical culture establishments# in Section 12-10 (DEFINITIONS).

### 139-14

#### Supplementary Use Regulations

### 139-141

#### Location of commercial uses in mixed buildings

##### (a) Commercial Districts

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

##### (b) Mixed Use Districts

In #Mixed Use Districts#, the provisions of paragraph (c)(2) of Section 123-31 (Provisions Regulating Location of Uses in Mixed Use Buildings) shall be modified to allow #commercial# and #manufacturing uses# to be located over #dwelling units# by authorization of the City Planning Commission upon a finding that sufficient separation of #residential uses# from such #uses# exists within the #building#.

### 139-142

#### Enclosure of uses

In #Manufacturing Districts#, the underlying regulations of Section 42-40 (SUPPLEMENTARY USE REGULATIONS AND SPECIAL PROVISIONS APPLYING ALONG DISTRICT BOUNDARIES) shall apply except that all storage of materials or products shall be located within #completely enclosed buildings# regardless of distance from a #Residence District#.

### 139-15

#### Special Sign Regulations

In the #Special Gowanus Mixed Use District#, the underlying #sign# regulations shall apply, except that:

- in #Manufacturing Districts#, the #sign# regulations of a C6-1 District, as set forth in Section 32-60, shall apply;
- any #accessory signs# that are provided adjacent to a #shore public walkway# shall be governed by the provisions of Section 139-55 (Special Signage Regulations).

### 139-16

#### Physical Culture Establishments

In all districts, #physical culture or health establishments# shall be permitted as-of-right. For the purposes of applying the underlying regulations to such #use#, a #physical culture or health establishment# shall be considered a Use Group 9A #use#.

### 139-17

#### Transient Hotels

In all districts, the #development# of a #transient hotel#: 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 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, shall be permitted only by special permit of the City Planning Commission pursuant to the provisions of this Section.

In order to permit such a #transient hotel#, 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.

Any #transient hotel# existing prior to [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 district #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 #used# for a #transient hotel# only if the Commission grants a special permit for such #use# in accordance with the provisions of this Section. In addition, 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).

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

### 139-20

#### SPECIAL BULK REGULATIONS

In Subdistricts A, B, C and D, the #bulk# regulations of the applicable underlying districts shall be modified by the provisions of this Section, inclusive. In Subdistrict E, the underlying regulations shall apply.

In Subdistrict A, the provisions of Section 34-112 (Residential bulk regulations in other C1 or C2 Districts or in C3, C4, C5 or C6 Districts) and paragraph (b) of Section 35-23 (Residential Bulk Regulations in Other C1 or C2 Districts or in C3, C4, C5, or C6 Districts) shall be modified so that, in C4-4D Districts, the applicable #Residence District# shall be an R9A District, as modified by the provisions of this Chapter.

### 139-21

#### Floor Area Regulations

Basic #floor area# regulations are established in Section 139-211. Such regulations may be modified by the provisions of this Section, inclusive.

The basic maximum #floor area ratios# may be increased for certain #zoning lots# pursuant to Sections 139-212 (Gowanus mix) and 139-213 (Special floor area provisions for transit improvements).

Special regulations for #community facility floor area# on #zoning lots# containing #schools# are set forth in Section 139-214 (Special provisions for zoning lots containing schools).

Special regulations for certain #zoning lots# are set forth in Section 139-215 (Special floor area provisions for zoning lots containing comfort stations) and 139-216 (Special provisions for street improvements).

For the purposes of applying the provisions of Section 64-322, #primary street frontages# shall be the locations designated on Map 3 in the Appendix to this Chapter.

### 139-211

#### Basic floor area regulations

The maximum #floor area# regulations for each district in the #Special Gowanus Mixed Use District# shall be as set forth in the table in this Section.

Row A establishes the maximum #residential floor area ratio# for #MIH sites# where either #affordable floor area# is provided in accordance with the provisions of paragraphs (d)(3)(i) through (d)(3)(iv) or paragraph (d)(5) of Section 23-154 (Inclusionary Housing), or where a contribution to the #affordable housing fund# is made in accordance with paragraph (d)(3)(v) of such Section. For #zoning lots# subject to the provisions of paragraph (d)(4) of Section 23-154, the maximum #floor area ratio# shall be as set forth in Section 23-153 (For Quality Housing buildings).

Row B establishes a maximum #floor area ratio# for #community facility uses#, other than #select community facility uses#. Row C sets forth the maximum #floor area ratio# for #select community facility uses# only. In addition, special regulations for #schools# are set forth in Section 139-213.

Row D establishes a maximum #floor area ratio# for #Gowanus retail and entertainment uses# only.

Row E establishes a maximum #floor area ratio# for all #commercial uses#, inclusive of #Gowanus retail and entertainment uses#.

Row F sets forth the maximum #floor area ratio# for #manufacturing# uses.

Row G establishes the maximum #floor area ratio# permitted on the #zoning lot#.

MAXIMUM FLOOR AREA RATIO

	C4-4D	M1-4		M1-4 / R6B	M1-4 / R6A	M1-4 / R7A	M1-4 / R7-2	M1-4 / R7X	
		Subarea B1	Subarea B2						
A	Maximum #FAR# for #residential uses# for #MIH Sites#	8.5	-	-	2.2	3.6	4.6	4.4	5.6
B	Maximum #FAR# for #community facility uses#	6.5	4.0	3.0	2.0	3.0	4.0	4.0	5.0
C	Maximum #FAR# for #select community facility uses#	6.5	4.8	4.8	2.0	3.0	4.0	4.0	5.0
D	Maximum #FAR# for #Gowanus retail and entertainment uses#	3.4	2.0	2.0	2.0	2.0	2.0	2.0	2.0
E	Maximum #FAR# for #commercial uses#	3.4	4.0	3.0	2.0	3.0	3.0	3.0	4.0
F	Maximum #FAR# for #manufacturing uses#	-	4.0	3.0	2.0	3.0	3.0	3.0	4.0
G	Maximum #FAR#	8.5	4.8	4.8	2.2	3.6	4.6	4.4	5.6

**139-212**  
**Gowanus mix**

In M1 Districts paired with R7-2 or R7X Districts, the provisions of this Section may be utilized to increase the maximum #floor area ratio# set forth Section 139-211 (Basic floor area regulations).

PERMITTED INCREASE IN FLOOR AREA RATIO

	M1-4 / R7X	M1-4 / R7-2
A Increase pursuant to paragraph (a)	0.2	0.3
B Increase pursuant to paragraph (b)	0.2	0.3
C Combined increase when utilizing paragraphs (a) and (b)	0.4	0.6

- (a) Inclusion of non-residential uses  
For #zoning lots# with #buildings# containing both #residential uses# and any non-#residential use#, the maximum #floor area ratio# may be increased by the amount listed in Row A of the table in this Section.
- (b) Inclusion of #Gowanus mix uses#  
For #zoning lots# with #buildings# containing both #residential uses# and #Gowanus mix uses#, the maximum #floor area ratio# may be increased by the amount listed in Row B of the table in this Section.

The provisions of both paragraphs (a) and (b) of this Section may be utilized, as applicable, so that the total maximum #floor area ratio# of the #zoning lot# is increased by the total amount listed in Row C of the table in this Section.

The amount of #floor area# allocated to such a #use# must be equal to or greater than the amount of #floor area# by which the maximum #floor area ratio# is being increased, and #floor area# provided to satisfy the requirements of one paragraph of this Section may not be utilized to satisfy the requirements of the other. However, #Gowanus mix uses# in excess of the #floor area ratio# listed in Row A may be used to satisfy the requirements of paragraph (a) above.

In addition, #floor area# provided to satisfy the requirements of Section 139-41 (Ground Floor Level Requirements) may not be utilized to satisfy the requirements of this Section.

**139-213**  
**Special floor area provisions for transit improvements**

In #Commercial Districts#, the #floor area ratios# set forth in Section 139-211 (Basic floor area regulations) may be increased by up to 20 percent, pursuant to the provisions of Section 139-46 (Certification for transit improvements). Where the #residential floor area ratio# is increased, such additional #floor area# shall be exempt from the requirements of paragraph (d) of Section 23-154.

**139-214**  
**Special floor area provisions for zoning lots containing schools**

The provisions of this Section shall apply to #zoning lots# with a #lot area# greater than 30,000 square feet, and which contain #schools# constructed in whole or in part pursuant to an agreement with the New York City School Construction Authority and subject to the jurisdiction of the New York City Department of Education.

On such #zoning lots#, up to 60,000 square feet of floor space within such #school# or, in Subarea D4 up to 100,000 square feet of floor space within such #school#, shall be exempt from the definition of #floor area#.

**139-215**  
**Special floor area provisions for zoning lots containing comfort stations**

For #zoning lots# containing a comfort station provided in accordance with the provisions of paragraph (c)(2) of Section 139-51 (Area-Wide Modifications), an area equal to 200 percent of the floor space within such comfort station may be exempted from the definition of #floor area#.

**139-216**  
**Special floor area provisions for street improvements**

In Subareas D4, D5, and D6, for #zoning lots# containing mapped #streets#, where such mapped #streets# will be improved and opened to the public, the provisions of this Section may apply.

- (a) Street area  
The #lot area# of a #zoning lot# adjacent to newly-improved #street# may be considered to be increased by an amount equal to the area contained within the bed of such #street#, as measured from the centerline of such #street# to the #street line# adjoining the #zoning lot#.
- (b) Transfer of #floor area#  
#Residential floor area# may be transferred from a granting site to a receiving site located directly across the newly-improved #street#, and may exceed the maximum #floor area ratio# permitted on the receiving site, provided that:
  - (1) the owners of the granting site and the receiving site shall jointly notify the Department of City Planning, in writing, of their intent to transfer #residential floor area#. Such notification shall include a site plan showing the conditions

and #floor area# calculations for the granting site and the receiving site, before and after the transfer;

- (2) no building permit shall be issued by the Department of Buildings for a #building# on a receiving site containing any such transferred #residential floor area# until the Chairperson of the City Planning Commission has certified to the Department of Buildings that plans submitted to the Department of City Planning comply with the requirements of this Section; and
- (3) no certificate of occupancy shall be issued by the Department of Buildings for any portion of a #building# utilizing the transferred #residential floor area# until the Chairperson of the City Planning Commission certifies to the Department of Buildings that such #building# has been constructed in accordance with the plan certified by the Chairperson pursuant to paragraph (b)(2) of this Section.

Notices of restrictions shall be filed by the owners of the granting site and the receiving site in the Office of the Register of the City of New York, indexed against the granting site and the receiving site(s), certified copies of which shall be submitted to the Department of City Planning. Notice by the Department of City Planning of its receipt of certified copies thereof shall be a condition to issuance of a building permit for a #building# on the receiving site containing any such transferred #residential floor area#.

The transfer of #residential floor area#, once completed, shall irrevocably reduce the maximum #residential floor area# permitted on the granting site. Any #building# on a receiving site that uses the #residential floor area# so transferred shall comply with all other applicable #bulk# regulations of this Chapter.

**139-22 Special Yard Regulations**

The underlying #yard# and #rear yard equivalent# regulations shall apply, as modified by the provisions of this Section, inclusive.

**139-221 Permitted obstructions in required yards**

In all #Commercial#, #Manufacturing#, and #Mixed Use Districts#, the permitted obstruction provisions of paragraph (b)(3) of Section 33-23 and paragraph (b)(1) of Section 43-23 shall be modified such that, in any #rear yard#, any #building# or portion of a #building# used for any permitted non-#residential use# (except any #building# portion containing rooms used for living or sleeping purposes) shall be a permitted obstruction, provided that the height of such #building#, or portion thereof, shall not exceed two #stories#, excluding #basements#, nor in any event 30 feet above #curb level#.

**139-222 Rear yards and rear yard equivalents**

In all #Manufacturing Districts#, the provisions of 43-26 (Minimum Required Rear Yards) and 43-261 (Beyond one hundred feet of a street line) shall not apply. In lieu thereof, a #rear yard# shall be provided at the minimum depth set forth in the table below for the applicable height above the #base plane#, at every #rear lot line# on any #zoning lot#.

REQUIRED DEPTH OF REAR YARD

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

In addition, in all #Manufacturing# and #Mixed Use Districts#, the provisions of Section 43-28 (Special Provisions for Through Lots) shall be modified such that no #rear yard equivalent# shall be required on any #through lot# or #through lot# portion of a #zoning lot#.

**139-223 Required yards along district boundaries**

In #Manufacturing# and #Mixed Use Districts#, the provisions of Section 43-304 (Required front yards along district boundary located in a street) shall not apply.

In #Commercial#, #Manufacturing#, and #Mixed Use Districts#, the underlying yard requirements applying along district boundaries of Sections 33-292 (Required yards along district boundary coincident with rear lot lines of two adjoining zoning lots), 33-293 (Required yards along district boundary coincident with side lot line of zoning lot in a Commercial District), 43-302 (Required yards along district boundary coincident with rear lot lines of two adjoining zoning lots) and 43-303 (Required yards along district boundary coincident with side lot line of

zoning lot in a Manufacturing District), shall be superceded by the provisions of this Section as follows:

- (a) When #side# or #rear lot lines# coincide with a #side lot line# of a #zoning lot# in an adjoining #Residence District#, an open area not higher than #curb level#, and at least eight feet in depth, shall be provided; and
- (b) Where #side# or #rear lot lines# coincide with the #rear lot line# of a #zoning lot# in an adjoining #Residence District#, an open area not higher than 30 feet above #base plane# and at least 20 feet in depth, shall be provided.

**139-224 Waterfront yards**

The provisions of Section 62-33 (Special Yard Regulations on Waterfront Blocks) shall be modified such that a #waterfront yard# shall be provided in accordance with the provisions of Section 62-332 (Rear yards and waterfront yards) on all #waterfront zoning lots#, as that term is defined in Section 62-11, regardless of #use#.

The depth of the #waterfront yard# shall be measured from the #zoning lot line# adjoining the Gowanus Canal, or where the provisions of paragraph (f) of Section 139-51 (Area-Wide Modifications) are utilized, from the bulkhead. The depth of the #waterfront yard# may be reduced as set forth in Section 62-332.

**139-23 Special Height and Setback Regulations**

The height and setback regulations of the applicable underlying districts are modified as follows:

- (a) In #Commercial Districts#, the height and setback regulations of Section 35-60 (MODIFICATION OF HEIGHT AND SETBACK REGULATIONS) shall apply to all #buildings#, as modified by the provisions of this Section, inclusive.
- (b) In #Mixed Use Districts#, the height and setback regulations of Section 123-60 (SPECIAL BULK REGULATIONS) shall apply, as modified by the provisions of this Section, inclusive.
- (c) In #Manufacturing Districts#, the underlying height and setback regulations of Sections 43-43 (Maximum Height of Front Wall and Required Front Setbacks), 43-44 (Alternate Front Setbacks), and 43-45 (Tower Regulations) shall not apply. In lieu thereof, minimum and maximum base heights and maximum heights for #buildings or other structures# shall be as set forth in this Section, inclusive. The other underlying regulations of Article IV, Chapter 3 (Bulk Regulations) shall apply, as modified by the provisions of this Section, inclusive.
- (d) The special #bulk# regulations applicable in the #waterfront area# of Section 62-30 (SPECIAL BULK REGULATIONS) shall not apply. In lieu thereof, the height and setback regulations of this Section, inclusive, shall control.

The height of all #buildings or other structures# shall be measured from the #base plane#.

**139-231 General provisions**

For the purposes of applying the applicable #bulk# regulations, the boundaries of #waterfront public access areas#, as well as #lot lines# abutting #public parks#, shall be considered #narrow street lines#.

Where a continuous sidewalk widening is provided along the entire frontage of a #zoning lot#, the interior boundary of such widening shall be considered a #street line# for the purpose of applying the height and setback regulations of this Chapter, except that where a sidewalk widening is provided pursuant to Section 139-43 (Sidewalk Widening Requirements), any setback required by this Section may be reduced by one foot for each foot by which the sidewalk is widened, provided that no setback shall be less than seven feet in depth.

Where a provision of this Chapter allows a modification to the maximum #building# height, and multiple modifications apply to a #building#, such modifications shall be applied cumulatively.

**139-232 Permitted obstructions**

In all districts, the underlying permitted obstruction regulations shall be modified by this Section.

(a) Solar energy systems

The underlying permitted obstruction regulations shall be modified to permit solar energy systems as a permitted obstruction up to a #lot coverage# of 100 percent of the #lot coverage# of the roof.

(b) Balconies

Unenclosed balconies complying with the provisions of Section 23-132 (Balconies in R6 through R10 Districts) may encroach into any required open area on the #zoning lot#. However, balconies that encroach into #waterfront public access areas# shall be regulated by the provisions of paragraph (a)(1) Section 139-51 (Area-Wide Modifications).

(c) Dormers

Above the maximum base height, dormers shall be permitted to encroach into a required setback area, except setback areas adjoining tower portions of #buildings# and setback areas facing #waterfront public access areas#, provided that:

- (1) The aggregate width of all dormers does not exceed 50 percent of the width of the #street wall# of the highest #story# entirely below the maximum base height;
(2) The aggregate width of all dormers with a depth exceeding seven feet does not exceed 30 percent of the width of the #street wall# of the highest #story# entirely below the maximum base height.

Such dormers need not decrease in width as the height above the maximum base height increases.

139-233 Special height and setback regulations in Subdistrict A

In Subdistrict A, the underlying district regulations shall be modified by the provisions of this Section.

(a) Street wall location

The #street wall# location requirements of paragraph (b) of Section 35-651 (Street wall location) shall apply to all #buildings#.

(b) Base heights and setback requirements

The maximum height of #buildings or other structures# shall be as set forth in Sections 35-652 (Maximum height of buildings and setback regulations) or 35-654 (Modified height and setback regulations for certain Inclusionary Housing buildings or affordable independent residences for seniors), as applicable.

In addition, for all #non-residential buildings#, the provisions of paragraph (b)(1) of Section 35-652 shall be modified such that the minimum and maximum base height, maximum #building# height, and maximum number of #stories# for #Quality Housing buildings# with #qualifying ground floors# shall be as set forth in paragraph (b) of Section 23-664 (Modified height and setback regulations for certain Inclusionary Housing buildings or affordable independent residences for seniors).

139-234 Special height and setback regulations in Subdistrict B

In Subdistrict B, the underlying district regulations shall be modified by the provisions of this Section.

(a) Street wall location

In #Manufacturing Districts#, 30 percent of the #street wall# shall be located within eight feet of the #street line# and shall extend to at least the minimum #base height# specified in paragraph (b) of this Section, or the height of the #building#, whichever is lower.

In #Mixed Use Districts#, at least 70 percent of the #aggregate width of street walls# shall be located within eight feet of the #street line# and extend to at least the minimum #base height# specified in paragraph (b) of this Section or the height of the #building#, whichever is lower. Up to 30 percent of the #aggregate width of street walls# may be recessed beyond eight feet of the #street line#, provided that any such recesses deeper than 10 feet along a #wide street# or 15 feet along a #narrow street# are located within an outer court.

(b) Minimum and maximum base heights

In all districts, #street walls# shall rise without setback to a minimum base height set forth in this paragraph (b) or the height of the #building#, whichever is less, and may rise to a maximum base height as set forth in this paragraph (b). In #Manufacturing Districts#, minimum and maximum base heights and maximum heights of #buildings or other structures# shall be as set forth in Table 1 below. In #Mixed Use Districts#, such regulations shall be as set forth in Table 2.

Table 1 MINIMUM BASE HEIGHT, MAXIMUM BASE HEIGHT, AND MAXIMUM BUILDING HEIGHT – FOR M1-4 DISTRICTS (in feet)

Table with 4 columns: District, Minimum base height, Maximum base height, Maximum #building# height. Rows include in Subarea B1 and in Subarea B2.

Table 2 MINIMUM BASE HEIGHT, MAXIMUM BASE HEIGHT, AND MAXIMUM BUILDING HEIGHT – FOR MIXED USE DISTRICTS (in feet)

Table with 4 columns: District, Minimum base height, Maximum base height, Maximum #building# height. Rows include M1-4/R6B, M1-4/R6A, M1-4/R7A, and M1-4/R7X.

However, for #zoning lots# with a #lot area# greater than or equal to 20,000 square feet, and located in a #Manufacturing District#, a #building# containing non-#residential uses# may exceed the maximum #building# heights established in Table 1 and 2, as applicable, by 30 feet.

(c) Setback requirements

At a height not lower than the minimum base height or higher than the maximum base height, a setback shall be provided which complies with the requirements of paragraph (c) of Section 23-662.

139-235 Special height and setback regulations in Subdistrict C

(a) Street wall location

At least 70 percent of the #aggregate width of street walls# shall be located within eight feet of the #street line# and shall extend to at least the minimum base height specified in paragraph (b) of this Section, or the height of the #building#, whichever is lower. Up to 30 percent of the #aggregate width of street walls# may be recessed beyond eight feet of the #street line#, provided that any such recesses deeper than 10 feet along a #wide street# or 15 feet along a #narrow street# are located within an outer court. However, no #street wall# location requirement shall apply to the #street walls# facing a #shore public walkway#.

(b) Minimum and maximum base heights

Except as otherwise specified in this paragraph (b), #street walls# shall rise without setback to a minimum base height of 40 feet or the height of the #building#, whichever is less, and may rise to a maximum base height as set forth in this paragraph (b). However, no minimum base height shall be required for #street walls# facing a #shore public walkway#.

- (1) Along Bond Street, the minimum base height shall be 30 feet, and the maximum base height shall be 55 feet. No portion of a #building# located within 65 feet of Bond Street may rise above a height of 65 feet.
(2) Along Union Street, between Nevins Street and the Gowanus Canal, the maximum base height shall be 85 feet.
(3) Along Degraw Street, between Nevins Street and the Gowanus Canal, the maximum base height shall be 85 feet.
(4) Along all other #streets#, as well as along the Gowanus Canal, the maximum base height shall be 65 feet.

(c) Setback requirements

At a height not lower than the minimum base height or higher than the maximum base height, a setback with a minimum depth of 15 feet shall be provided. Such setback shall also comply with the requirements of paragraph (c) of Section 23-662.

(d) Tower regulations

(1) Tower location

Any portion of a #building# located above a height of 85 feet shall be considered a "tower". No portion of a tower may be located:

- (i) within 30 feet of the #street line# of Nevins Street;

- (ii) within 65 feet of Bond Street; or
- (iii) within 30 feet of a #waterfront yard#. However, for #zoning lots# located south of Carroll Street, no portion of a tower shall be permitted within 10 feet of the #waterfront yard# adjoining the First Street Basin.

(2) Tower width

The #street wall# of any tower facing a #shore public walkway# shall not exceed 100 feet in width. Where multiple towers are provided, the combined #street wall# width of all such towers shall not exceed 130 feet.

However, for #zoning lots# located south of Carroll Street, the combined #street wall# width of all towers located west of the required #visual corridor# shall not exceed 150 feet.

(3) Tower coverage

Above a height of 175 feet, any tower shall set back such that it occupies a #lot coverage# no greater than 80 percent of the #story# located immediately below.

(4) Tower height

The maximum height of a tower shall be 225 feet.

(5) Regulations for multiple towers

Wherever two towers are provided on the same #zoning lot#, there shall be a difference in height between such towers of at least 50 feet. The taller of the two towers shall be located north of the mid-#block# line of the #block#.

However, for #zoning lots# located south of Carroll Street, the taller of the two towers shall be located west of the required #visual corridor#. The shorter of the two towers shall be located east of the required #visual corridor#, and no less than 65 feet from Carroll Street.

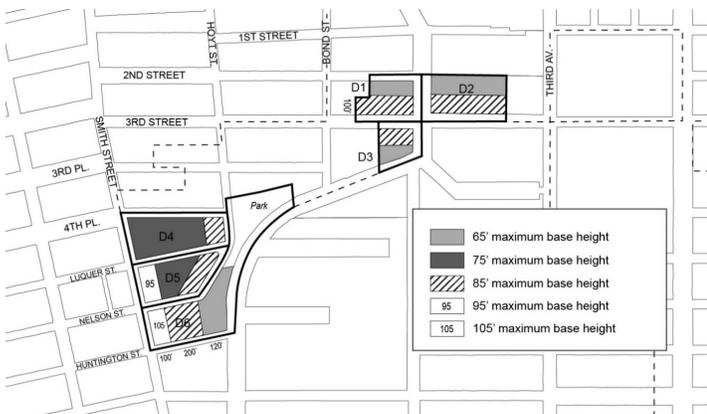
139-236 Special height and setback regulations in Subdistrict D

(a) Street wall location

At least 70 percent of the #aggregate width of street walls# shall be located within eight feet of the #street line# and extend to at least the minimum #base height# specified in paragraph (b) of this Section, or the height of the #building#, whichever is lower. Up to 30 percent of the #aggregate width of street walls# may be recessed beyond eight feet of the #street line#, provided that any such recesses deeper than 10 feet along a #wide street# or 15 feet along a #narrow street# are located within an outer court. However, no #street wall# location requirement shall apply to the #street walls# facing a #shore public walkway#.

(b) Minimum and maximum base heights

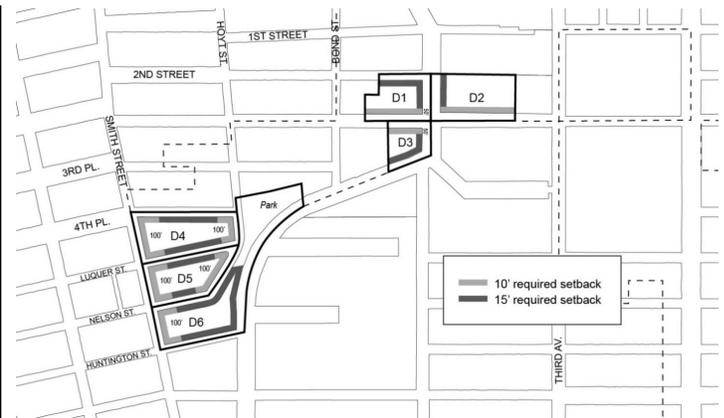
For #zoning lots# in Subareas D1 through D6, #street walls# shall rise without setback to a minimum base height of 40 feet or the height of the #building#, whichever is less, and may rise to a maximum base height as set forth in the map in this paragraph (b). However, this requirement shall not apply to the #aggregate width of street walls# facing a #shore public walkway#.



(c) Setback requirements

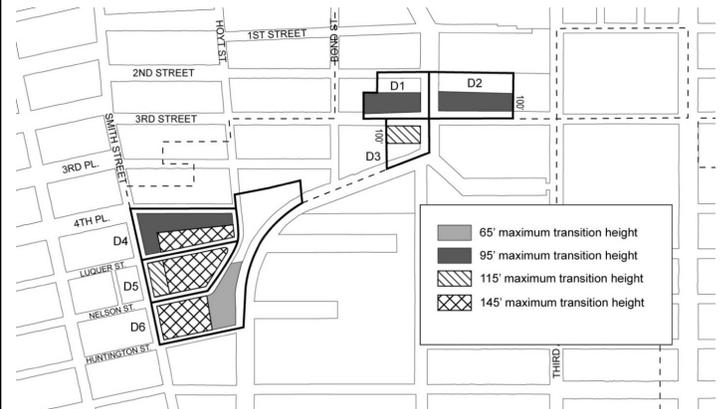
At a height not lower than the minimum base height or higher than the maximum base height, setbacks shall be provided with a minimum depth as set forth in the map in this paragraph (c).

Such setbacks shall also comply with the provisions of paragraph (c) of Section 23-662 (Maximum height of buildings and setback regulations).



(d) Transition heights

Any portion of a #building# located above the setback required by paragraph (c) of this Section shall be permitted to rise to a maximum "transition height" as set forth in this paragraph (d). Any portion of a #building# located above the maximum transition height shall be considered a "tower" and shall comply with the provisions of paragraph (e) of this Section. Except as otherwise set forth in the map in this paragraph (d), such maximum transition height shall be 85 feet.



(e) Tower regulations

(1) Tower location

Any portion of a #building# located above the maximum transition height set forth in paragraph (d) shall be considered a "tower". No portion of a tower may be located:

- (i) in Subarea D4, within 150 feet of Smith Street or within 150 feet of Hoyt Street;
- (ii) in Subarea D5, within 80 feet of Smith Street or within 200 feet of Smith Street north of the mid-#block# line; or
- (iii) within 30 feet of a #waterfront yard#.

(2) Tower width

The #street wall# of any tower facing a #shore public walkway# shall not exceed 100 feet in width. Where multiple towers are provided, the combined #street wall# width of all such towers shall not exceed 130 feet.

However, in Subarea D4, where multiple towers are provided, the combined #street wall# width of all such towers shall not exceed 170 feet.

(3) Tower coverage

In Subareas D1, D2, and D3, above a height of 175 feet, any tower shall set back such that it occupies a #lot coverage# no greater than 80 percent of the #story# located immediately below.

In Subareas D5 and D6, the portion of any tower containing the top four #stories# of such tower shall set back such that it occupies a #lot coverage# no greater than 80 percent of the #story# located immediately below.

## (4) Tower height

Except as otherwise specified in this paragraph (e)(4), the maximum height of a tower shall be 225 feet.

- (i) In Subarea D4, towers shall be permitted to rise to a height of 285 feet.
- (ii) In Subarea D5, towers shall be permitted to rise to a height of 245 feet.
- (iii) In Subarea D6, towers shall be permitted to rise to a height of 305 feet.

## (5) Regulations for multiple towers

- (i) In Subareas D1 and D2, no more than two towers shall be permitted on a #zoning lot#.
- (ii) In Subareas D4 and D5, no more than two towers shall be permitted in each subarea.
- (iii) In Subareas D3 and D6, no more than one tower shall be permitted in the subarea.
- (iv) Wherever two towers are provided on the same #zoning lot#, there shall be a difference in height between such towers of at least 50 feet.

In addition, in Subarea D1, the taller of the two towers shall be located within 100 feet of Third Street.

**139-237****Special street wall articulation requirements**

In all subdistricts, for #street walls# with widths exceeding 200 feet, a minimum of 20 percent and no more than 50 percent of the surface area of such #street walls# above the level of the second #story#, or a height of 30 feet, whichever is lower, shall either recess or project a minimum of three feet from the remaining surface of the #street wall#. Any such recess or projection shall be considered a permitted obstruction into a required setback, and the depth of such recess or projection shall not exceed three feet.

In addition, in Subdistrict D, the underlying dormer provisions of paragraph (c) of Section 23-621 shall be modified for portions of #buildings# facing Third Street, so that above the maximum base height, dormers shall be permitted only within 75 feet of the intersection of two #streets#.

**139-238****Special height regulations for zoning lots containing schools**

In Subdistrict C, and in Subareas D1, D2, and D3, for #zoning lots# containing #schools# regulated by Section 139-213 (Special provisions for zoning lots containing schools), the maximum tower height specified by the regulations in this Section, inclusive, may be increased as-of-right by 40 feet. This allowance may be further modified by the provisions of Section 139-47 (Authorization for sites containing schools).

**139-30****SPECIAL PARKING REGULATIONS**

In Subdistricts A, B, C, and D, the underlying parking and loading regulations shall be modified by the provisions of this Section. On #waterfront blocks#, the provisions of Section 62-40 shall not apply. In Subdistrict E, the underlying regulations shall apply.

**139-31****Special Accessory Off-Street Parking Regulations****139-311****Reduction of parking requirements for residences**

In all districts, for the purposes of applying the provisions of Sections 36-33 and 123-72, the provisions of Section 25-23 shall be modified to require that #accessory# off-street parking spaces be provided for at least 20 percent of #residences# on a #zoning lot#.

For the purposes of applying waivers, the provisions of of Section 25-26 shall be modified so that the maximum number of #accessory# off-street parking spaces for which requirements are waived is 20 spaces.

Notwithstanding the above, in Subarea D4, and in Subarea D5 north of the mid-#block# line, no #accessory# off-street parking spaces for #residences# shall be required.

**139-312****Elimination of parking requirements for non-residential uses**

In all districts, no #accessory# off-street parking spaces shall be required for #manufacturing#, #commercial#, or #community facility uses#.

**139-313****Off-site parking facilities**

For #residences# in #Commercial# and #Mixed Use Districts#, the provisions of Sections 25-51 and 36-42 (Off-site Spaces for Residences) shall be modified to allow the #zoning lot# containing required

#accessory# off-street parking spaces for #residences# to be located in any zoning district, as well as anywhere within the #Special Gowanus Mixed Use District#.

**139-314****Joint facilities**

For #residences# in #Commercial# and #Mixed Use Districts#, the provisions of Sections 25-541 and 36-441 (Joint facilities) shall not apply. In lieu thereof, the provisions of this Section shall apply.

Required #accessory# off-street parking spaces may be provided in facilities designed to serve jointly two or more #buildings# or #zoning lots#, provided that the number of spaces in such joint facilities shall be not less than that required for the combined number of #dwelling units# in such #buildings# or #zoning lots#, and provided that the design and layout of such joint facilities meets the standards of adequacy set forth in regulations promulgated by the Commissioner of Buildings.

**139-315****Use of parking facilities for car sharing vehicles**

The underlying regulations regarding the occupation of #accessory# or required off-street parking spaces by #car sharing vehicles# shall be modified so that, in all districts, the number of spaces occupied by #car sharing vehicles# shall not exceed 20 percent of all spaces in a #group parking facility#.

**139-316****Use of parking facilities for public parking**

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

**139-32****Special Permitted Off-Street Parking Regulations**

For portions of an #automated parking facility#, as that term is defined in Section 13-02, each tray upon which a vehicle is stored shall be considered one parking space, regardless of its size. In addition, at a height in excess of 23 feet above #curb level# each parking tray shall be considered #floor area# in an amount of 153 square feet or the size of such lifted tray, whichever is greater.

**139-33****Special Loading Regulations**

In all districts, the loading regulations of an M1-5 District shall apply, and shall be further modified as follows:

- (a) the requirements of Section 44-50 (GENERAL PURPOSES), inclusive, shall not apply to changes of #uses#;
- (b) the provisions of Section 44-53 (Special Provisions for a Single Zoning Lot With Uses Subject to Different Loading Requirements), and Sections 36-64 and 44-54 (Wholesale, Manufacturing, or Storage Uses Combined With Other Uses), shall not apply; and
- (c) the minimum length requirements for loading berths #accessory# to #commercial uses#, other than funeral establishments, set forth in Section 44-581 (Size of required loading berths) shall be increased to 37 feet.

**139-34****Special Curb Cut Regulations**

For #zoning lots# existing on or after [date of adoption], with frontage along both a #primary street frontage# and a #secondary street frontage#, as set forth in Section 139-41 (Ground Floor Level Requirements), curb cuts accessing off-street parking spaces and loading berths shall not be permitted along the #primary street frontage#. In addition, no curb cut shall be permitted within 40 feet of a #waterfront public access area#.

Curb cuts prohibited by this Section may be authorized by the City Planning Commission provided the Commission finds that a curb cut at such a location:

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

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

**139-40**  
**DISTRICT PLAN ELEMENTS**

In all Subdistricts, the provisions of this Section shall apply to all #zoning lots#, as specified below.

**139-41**  
**Ground Floor Level Requirements**

For the purposes of applying the special #ground floor level# streetscape provisions set forth in Section 37-30 to this Chapter, the portion of a #ground floor level street# frontage considered a #primary street frontage# shall be as shown on Map 3 (Ground Floor Use Requirements) in Appendix A of this Chapter. A #ground floor level street# frontage along any other #street# shall be considered a #secondary street frontage#.

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

(a) Along #primary street frontages#

(1) Type 1 #primary street frontages#

For #buildings#, or portions thereof, with Type 1 #primary street frontage#, #uses# on the #ground floor level#, to the minimum depth set forth in Section 37-32 (Ground Floor Depth Requirements for Certain Uses), shall be limited to #Gowanus retail and entertainment uses#, except for Type 1 lobbies and entrances and exits to #accessory# parking spaces provided in accordance with the applicable provisions of Section 37-33 (Maximum Width of Certain Uses). Group parking facilities located on the #ground floor level# shall be wrapped by #floor area# in accordance with the provisions of paragraph (a) of Section 37-35 (Parking Wrap and Screening Requirements). #Ground floor level street walls# shall be glazed in accordance with the provisions set forth in Section 37-34 (Minimum Transparency Requirements).

(2) Type 2 #primary street frontages#

For #buildings#, or portions thereof, with Type 2 #primary street frontage#, #uses# on the #ground floor level#, to the minimum depth set forth in Section 37-32, shall be limited to non-#residential uses#, except for Type 1 lobbies and entrances and exits to #accessory# parking spaces provided in accordance with the applicable provisions of Section 37-33. Group parking facilities located on the #ground floor level# shall be wrapped by #floor area# in accordance with the provisions of paragraph (a) of Section 37-35. #Ground floor level street walls# shall be glazed in accordance with the provisions set forth in Section 37-34.

(b) Along #secondary street frontages#

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

(c) For blank walls

In all districts, any #street wall# width exceeding 50 feet with no transparent elements on the #ground floor level# shall provide visual mitigation elements in accordance with the provisions of Section 37-36 (Special Requirements for Blank Walls).

**139-42**  
**Street Tree Requirements**

In all districts, all #developments#, or #enlargements# that increase the #floor area# on a #zoning lot# by 20 percent or more, shall provide #street# trees in accordance with Section 26-41 (Street Tree Planting).

In addition, for #zoning lots# with over 100 feet of street frontage, wherever two required #street# tree pits will be separated by less than 25 feet, such tree pits shall be combined and designed as a single continuous tree pit.

**139-43**  
**Sidewalk Widening Requirements**

For #developments# along the portions of #streets# designated on Map 4 (Sidewalk Widening Lines) in Appendix A of this Chapter, a sidewalk widening shall be required, providing a total sidewalk width of:

- (a) 17 feet along Third Avenue;
- (b) 15 feet along Nevins Street; and
- (c) 13 feet along Fifth Street.

The total sidewalk width shall be measured perpendicular from the #street line#. Such sidewalk shall be improved to Department of Transportation standards and shall be provided at the same level as the adjoining public sidewalk and be accessible to the public at all times.

Awnings and canopies shall be considered permitted obstructions within a sidewalk widening provided that no structural posts or supports may be located within any portion of the sidewalk or such widening.

**139-44**  
**Bridge Connection Requirements**

For all #zoning lots# abutting bridge structures supporting #streets# which cross the Gowanus Canal at Union Street, Carroll Street, and Third Street, and are subject to #waterfront public access area# requirements, such #waterfront public access area# shall be designed to provide pedestrian connection to the #street# adjacent to the terminus of the bridge structure.

The requirements of this Section may be waived where the New York City Department of Transportation determines that such a pedestrian connection to the #street# would result in a hazard to traffic safety.

**139-45**  
**Waterfront Public Access Area Requirements**

For all #waterfront zoning lots#, the exemptions from #waterfront public access area# requirements listed in paragraph (a) of Section 62-52 shall not apply.

(a) Reduced requirement for certain manufacturing uses

For #zoning lots# with #developments#, #enlargements#, or #conversions# comprised of #predominantly# Use Group 18 #uses#, as listed in Section 42-15, the reduced design requirements of Section 62-58 (Requirements for Water-Dependent Uses and Other Developments) shall apply to #waterfront public access areas#.

(b) Authorization for incompatible uses

For #zoning lots# comprised #predominantly# of Use Group 16, 17, or 18 #uses#, the City Planning Commission may authorize the waiver of #waterfront public access area# requirements, provided the Commission finds that:

- (1) such #uses# produce objectionable effects on its surroundings such that the #uses# are incompatible with a waterfront public access requirement; or
- (2) such #uses# have demonstrable operational requirements which would be incompatible with waterfront public access requirements; and
- (3) such waiver is the least necessary to accommodate the proposed #uses#.

Such waivers shall be in effect for as long as the proposed #use# remains on the #zoning lot#. Upon #development# of the #zoning lot# following cessation of the #use# for a period of more than two years, full compliance with #waterfront public access area# requirements, as may be modified by future approvals, is required.

**139-46**  
**Transit Improvements**

[Note: the provisions of Section 139-461 will be removed upon adoption of similar provisions in Elevate Transit – Zoning for Accessibility.]

**139-461**  
**Certification for transit easements**

For all #developments#, or #enlargements# involving ground floor level construction, on a #zoning lot# with a #lot area# of 5,000 square feet or greater and wholly or partially located within 50 feet of a subway station, a transit easement volume may be needed on such #zoning lot# for public access between the #street# and the adjacent above- or below-grade subway station, pursuant to paragraph (a) of this Section.

(a) Transit easement volume certification

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

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

When the MTA and the Chairperson indicate that a transit easement volume is needed, the MTA shall, in consultation with the owner of the #zoning lot# and the Chairperson, determine the location and appropriate type of transit easement and

reasonable dimensions for such transit easement volume, as well as the mechanism for and the terms of the eventual conveyance.

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

Legally enforceable instruments, running with the land, creating a transit easement volume, and setting forth the obligations of either the MTA or the owner and developer, their successors and assigns, to design and construct the improvement, as well as other basic terms of the easement shall be executed and recorded in a form acceptable to the MTA and the Chairperson. The execution and recording of such instruments shall be a precondition to the issuance of any foundation permit, new building permit, or alteration permit by the Department of Buildings allowing such #development# or #enlargement#.

(b) Construction and maintenance

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

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

(c) Additional modifications

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

- (1) the edge of the transit easement volume facing the #street# shall be considered a #street wall# for the purposes of applying the #street wall# location provisions set forth in Section 139-23 (Special Height and Setback Regulations), inclusive, irrespective of whether such volume is incorporated into a #building#;

- (2) for #zoning lots# adjacent to a below-grade subway station, the maximum height for the #building# set forth in Section 139-23, inclusive, shall be increased by 10 feet;
- (3) the floor space contained within any transit easement volume needed pursuant to this Section shall be excluded from the definition of #floor area#; and
- (4) the street frontage of such transit easement volume shall be excluded for the purpose of applying the provisions of Section 139-41 (Ground Floor Level Requirements).

(d) Temporary use

Any easement volume needed on a #zoning lot# pursuant to paragraph (a) of this Section may be temporarily used for any permitted #commercial# or #community facility uses# until such time as needed by the MTA for transit access improvements. The floor space allocated to such temporary #uses# within the transit easement volume shall continue to be exempt from the definition of #floor area# and shall not be included for the purpose of calculating #accessory# off-street parking, bicycle parking, or loading berths.

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

(e) Termination of an easement volume

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

On any #zoning lot# which has been #developed# or #enlarged# in accordance with the provisions of this Section and on which termination of transit easement has been certified, pursuant to this paragraph, any floor space in a previously needed transit easement volume shall continue to be exempt from the definition of #floor area# and shall not be included for the purpose of calculating requirements for #accessory# off-street parking, bicycle parking or loading berths. However, where such previously needed volume is located within a #building#, the ground floor space shall be subject to the provisions of Section 139-41 (Ground Floor Level Requirements).

**139-462**

**Certification for transit improvements**

In #Commercial Districts# with a residential equivalent of an R9 District, for #developments# on #zoning lots# that are located within 500 feet of the Union Street subway station, the Chairperson of the City Planning Commission may, by certification to the Commissioner of Buildings, allow a #development# to:

- (1) receive a #floor area# bonus not to exceed 20 percent of the maximum #floor area ratio# permitted by Section 139-211 (Basic floor area regulations); and
- (2) further modify additional height permitted pursuant to paragraph (c)(2) of Section 139-461, provided the total combined modification does not exceed 30 feet;

where a major improvement to the Union Street subway station consisting of one new off-street station entrance with an accessible route for persons with physical disabilities between two levels servicing the southbound platform is provided.

Prior to issuing such a certification, the Chairperson shall be provided with a letter and legal instrument as set forth in paragraph (e) of Section 139-463. The #development# shall also be subject to the recordation and completion procedures set forth in paragraph (f) of Section 139-463.

**[Note: the provisions of Section 139-463 will be removed upon adoption of similar provisions in Elevate Transit – Zoning for Accessibility.]**

**139-463**

**Authorization for transit improvements**

In #Commercial Districts# with a residential equivalent of an R9 District, for all #developments# or #enlargements# on a #zoning lot# that is wholly or partially located within 500 feet of a subway station, the City Planning Commission may authorize a #floor area# bonus not to exceed 20 percent of the basic maximum floor area ratio permitted

by Section 139-21 (Floor Area Regulations), and may modify the maximum #building height# permitted by Section 139-23 (Special Height and Setback Regulations), provided the modification does not exceed 30 feet, and street wall location requirements of Section 139-23 (Special Height and Setback Regulations) and the street wall continuity provisions of Section 139-41 (Ground Floor Level Requirements) where major improvements to adjacent subway stations are provided in accordance with the provisions of this Section.

The selection of subway station improvements shall be on a case-by-case basis and shall be subject to the approval of the Metropolitan Transportation Authority (MTA), and the City Planning Commission. All such improvements shall comply with all applicable design standards of the current station planning guidelines of MTA.

(a) Pre-application requirements

Prior to submitting an application for an authorization pursuant to this Section, the applicant shall submit a schematic or concept plan for the proposed improvement to the MTA and the Chairperson of the City Planning Commission.

(b) Requirements for application

An application for an authorization pursuant to this Section shall include a letter from MTA to the City Planning Commission containing conceptual approval of the improvement and a statement of any special considerations regarding MTA's future operation of the improvement. The applicant shall submit all information and justification sufficient to enable the City Planning Commission to:

- (1) evaluate the benefits to the City;
- (2) determine the appropriate amount of bonus #floor area#; and
- (3) where applicable, assess the advantages and disadvantages of waiving or modifying #street wall# continuity requirements.

(c) Conditions

- (1) The additional #floor area# authorized shall not exceed 20 percent of the basic maximum #floor area ratio# established in Row G of the table in Section 139-211 (Basic floor area regulations).
- (2) The amount of modification to the maximum #building height# established in Section 139-23 (Special Height and Setback Regulations) shall not exceed 20 percent of the maximum #building height#.

(d) Findings

- (1) In determining the amount of #floor area# bonus, the City Planning Commission shall consider the degree to which:
  - (i) the general accessibility and security of the subway station will be improved by the provision of new connections, additions to or reconfigurations of circulation space, including provision of escalators or elevators; and
  - (ii) significant improvements to the station's environment by increasing direct daylight access, or improvements to noise control, air quality, lighting or rider orientation and satisfactory integration of the #street# level entryway into the #development# or #enlargement# will occur.
- (2) In determining #bulk# modifications, the City Planning Commission shall find that such modifications would not unduly obstruct the light and air of neighboring properties.
- (3) In determining modifications to ground floor level requirements, the City Planning Commission shall find that the provisions of a subway improvement cannot be accommodated without modification to these requirements.
- (4) In determining modifications to #street wall# provisions, the Commission shall find that the modification will permit the proposed design to provide for access of daylight and air to the subway platform, mezzanine or concourse and that the advantages of such access outweigh the disadvantages incurred by the interruption of #street wall# and retail continuity.

(e) Procedural requirements

Prior to the granting of an authorization, the City Planning Commission shall be provided with the following:

- (1) a letter from MTA stating that the drawings and other documents submitted by the applicant have been determined by MTA to be of sufficient scope and detail to fix and describe the size and character of the subway improvement as to architectural, structural, mechanical and

electrical systems, materials, relationship to existing site conditions and such other conditions as may be appropriate, and that the construction of the subway improvement in accordance with such submission is feasible; and

- (2) a legally enforceable instrument, acceptable to the Department of City Planning, running with the land and signed by the applicant and all parties in interest, other than parties in interest who have waived and subordinated their interests, containing complete drawings of the improvement and setting forth the obligations of owner and developer, their successors and assigns, to construct and provide capital maintenance for the improvement, establish a construction schedule and provide a performance bond for completion of the improvement.

(f) Recordation and completion procedures

Any instrument creating a transit easement on the #zoning lot# pursuant to paragraph (e)(2) of Section 139-462 shall be recorded against the #zoning lot# receiving the #floor area# bonus in the Office of the Register of the City of New York and a certified copy of the instrument shall be submitted to the City Planning Commission and MTA. The applicant shall not apply for nor accept a temporary certificate of occupancy for the bonus #floor area#, and the Department of Buildings shall not issue such a temporary certificate of occupancy, until MTA has determined that the bonused subway improvement is substantially complete which shall, for this purpose, mean open to and usable by the public.

The applicant shall not apply for or accept a permanent certificate of occupancy for the #development# or #enlargement#, nor shall the Department of Buildings issue such permanent certificate of occupancy, until the bonused subway improvement has been completed in accordance with the approved plans and such completion has been certified by MTA.

The Commission may prescribe additional appropriate conditions and safeguards to enhance the character of the surrounding area.

**139-47**

**Authorization for sites containing schools**

For #zoning lots# containing #schools# regulated by the provisions of Section 139-214 (Special provisions for zoning lots containing schools), the City Planning Commission may authorize the modification of any #bulk# regulation, including the amount of floor space exempted from the definition of #floor area# by Section 139-214, in order to better accommodate a #school# upon such #zoning lot#.

(a) Conditions

- (1) No modification to the maximum #building# height shall exceed 30 feet; and
- (2) No modification to the amount of floor space exempted from the definition of #floor area# shall exceed an additional 60,000 square feet of floor space.

(b) Findings

In determining such modifications, the Commission shall find:

- (1) such modification is the least modification required to achieve the purpose for which it is granted;
- (2) the proposed modification does not impair the essential character of the surrounding area; and
- (3) the proposed modification will not have adverse effects upon light, air, and privacy of adjacent properties and of any existing #buildings# on the #zoning lot#.

Applications for authorizations shall be referred to the affected Community Board for a period of at least 30 days for comment. The Commission shall grant in whole or in part or deny the application within 60 days of the completion of the Community Board review period.

**139-48**

**Authorization for Large Mixed-use Sites**

In Subdistrict B, for #developments# on #zoning lots# located in a #Mixed-Use District#, on a #zoning lot# greater than 40,000 square feet in #lot area#, the City Planning Commission may authorize the modification of the regulations set forth in paragraph (a) of this Section to facilitate a #development# that will result in a mix of #predominantly# non-#residential uses# on the #zoning lot#, provided that the findings set forth in paragraph (b) of this Section are met.

(a) Modifications

The Commission may modify the following regulations:

- (1) the #use# regulations of this Chapter, limited to ground floor #use# regulations and supplemental #use# regulations;
- (2) the #bulk# regulations of this Chapter, except #floor area ratio# regulations, provided that any modifications to height

and setback regulations do not exceed the heights permitted in an M1-4 District as set forth in Section 43-43; and

- (3) the parking regulations related to the number of required #accessory# off-street parking spaces and the location and spacing of curb cuts.

(b) Findings

In order to grant such authorization, the Commission shall find that:

- (1) where modifying #bulk# regulations, such modifications shall result in a superior configuration of non-#residential uses# within the #building# than would be feasible by applying the #Special Gowanus Mixed Use District# regulations;
- (3) where modifying ground floor #use# regulations, the advantages of an off-street loading and access outweigh the disadvantages incurred by the interruption of retail continuity; and
- (4) where modifying supplemental #use# and parking regulations, that such modifications would present a limited interruption and would not create serious vehicular traffic congestion that would adversely affect the surrounding area.

Upon completion of the #development#, the #zoning lot# shall remain occupied by #predominantly# non-#residential use#. Such requirements shall be reflected in a notice of restrictions recorded against all tax lots comprising such #zoning lot#, and a copy of such notice shall be provided to the Department of Buildings.

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

**139-50  
GOWANUS CANAL WATERFRONT ACCESS PLAN**

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

The boundaries of the area comprising the Gowanus Canal Waterfront Access Plan, and the location of certain features mandated or permitted by the Plan, are shown on the maps in Appendix B of this Chapter.

The waterfront access plan has been divided into Parcels as shown on Map 1 of Appendix B of this Chapter, consisting of tax #blocks# and lots existing on [date of referral], as follows:

Parcel 1:	Block 417, Lots 1, 10, 14, 21
Parcel 2:	Block 424, Lots 1, 20
Parcel 3:	Block 431, Lots 1, 2, 5, 6, 7, 12, 17, 43
Parcel 4:	Block 425, Lot 1 Block 432, Lots 15, 25, 7501
Parcel 5:	Block 439, Lot 1
Parcel 6:	Block 438, Lots 1, 2, 3, 7 Block 445, Lots 1, 7, 8, 11, 20, 50
Parcel 7:	Block 452, Lots 1, 5, 19 Block 458, Lot 1
Parcel 8a:	Block 453, Lots 1, 21
Parcel 8b:	Block 453, Lot 26
Parcel 8c:	Block 453, Lots 30, 31, 32, 33, 35, 36, 38, 39, 41, 42, 43, 44, 44, 45, 46, 48, 49, 50, 51
Parcel 8d:	Block 453, Lot 54
Parcel 9:	Block 967, Lot 1
Parcel 10:	Block 967, Lot 24
Parcel 11:	Block 972, Lots 1, 43, 58
Parcel 12:	Block 462, Lots 1, 3, 4, 5, 6, 8, 9, 12, 14, 42, 44, 50, 51
Parcel 13:	Block 466, Lot 19
Parcel 14a:	Block 466, Lots 17, 60
Parcel 14b:	Block 466, Lot 1
Parcel 14c:	Block 466, Lot 46
Parcel 15a:	Block 471, Lot 125
Parcel 15b:	Block 471, Lot 104, 110, 114, 116
Parcel 16:	Block 471, Lots 1, 100
Parcel 17:	Block 471, Lot 200

For the purposes of this Section, inclusive, the definition of #development# shall be as set forth in Section 62-11 (Definitions).

**139-51  
Area-Wide Modifications**

The provisions of Article VI, Chapter 2 (Special Regulations Applying in the Waterfront Area) shall be modified in the area comprising the Gowanus Canal Waterfront Access Plan by the provisions of this Section.

(a) All #waterfront public access areas#

(1) Balconies

Balconies complying with the provisions of Section 23-132 (Balconies in R6 through R10 Districts) shall be permitted obstructions in #waterfront public access areas#, provided the depth of obstruction is limited to four feet, and provided they are located at or above the floor level of the third #story# above grade of the #building#.

(2) Sun control devices

Awnings and other sun control devices shall be permitted obstructions in #waterfront public access areas#. However, when located at a level higher than the first #story#, excluding a #basement#, all such devices:

- (i) shall be limited to a maximum projection from a #building# wall of 2 feet, 6 inches; and
- (ii) shall have solid surfaces that, in aggregate, cover an area no more than 30 percent of the area of the #building# wall (as viewed in elevation) from which they project.

(3) Kiosks

Where a #supplemental public access area# exceeds 15,000 square feet, a kiosk shall be a permitted obstruction in such #supplemental public access area# with an area up to 400 square feet, including roofed areas.

(b) #Shore public walkways#

(1) Width of circulation paths

#Shore public walkways# shall provide a required circulation path with a minimum clear width of 10 feet. Secondary paths, where provided, shall have a minimum clear width of at least 4.5 feet.

(2) Level of circulation paths

At least 80 percent of a required circulation path shall be located at a level no less than six feet above the #shoreline#. However, up to 40 percent of such required circulation path may be provided below such level when providing access to a "get-down" located no more than two feet above the level of the #shoreline#.

(3) Access to circulation paths

The provisions of paragraph (a)(1) of Section 62-62 (Design Requirements for Shore Public Walkways and Supplemental Public Access Areas) shall apply, except that where a #shore public walkway# is on a #zoning lot# that is adjacent to a #zoning lot# which has not been improved with a #shore public walkway#, the portion of the circulation path that terminates at the common #zoning lot line# may be located within 40 feet of the shoreline.

In addition, for #zoning lots# adjoining #streets# containing bridge structures, the required connection of circulation paths to such a #street# may be waived by certification by the Department of Transportation, pursuant to Section 139-44 (Bridge Connection Requirements).

(4) Grading

The provisions of paragraph (d)(2) of Section 62-61 (General Provisions Applying to Waterfront Public Access Areas) shall be modified so that within five feet of the edge of any planting area, the grade level of such planting area shall be no more than 36 inches higher or lower than the adjoining level of the pedestrian circulation path.

(c) #Supplemental public access areas#

(1) Lawns

The provisions of paragraph (c)(1) of Section 62-62 shall be modified such that a lawn shall only be required where a #supplemental public access area# is greater than 15,000 square feet. The Commission may authorize use of artificial turf within a lawn pursuant to Section 62-822 (Modification of waterfront public access area and visual corridor requirements).

Where required, a lawn may be substituted for a publicly accessible field of equivalent size, which may be unplanted, and shall be suitable for active recreational use.

(2) Comfort stations

Where a publicly-accessible comfort station is provided as part of a #development#, the amount of #supplemental public access area# may be reduced by an amount equal to the size of the comfort station, provided that:

- (i) the comfort station has an entrance fronting upon a #waterfront public access area#; and
- (ii) a restrictive declaration, acceptable to the Department of City Planning and Department of Parks and Recreation, shall be executed and recorded, binding the owners, successors and assigns to provide and maintain such comfort station for the life of the #development#.

(d) **Screening**

Wherever a screening buffer is required to be provided, the minimum width of such buffer shall be four feet.

In addition to the waiver allowances of paragraph (c)(2)(iii) of Section 62-62, no screening buffer shall be required along the upland boundary, or portion thereof, which is adjacent to an unenclosed seating area #accessory# to a #Gowanus retail and entertainment use#. Where a screening buffer is so waived, design features shall be utilized to demarcate the #shore public walkway# or #supplemental public access area# from the non-publicly accessible area, which may include, but shall not be limited to, railings, fences, planting boxes, and distinct paving materials.

(e) **#Street# treatment**

For #streets#, or portions thereof, located within the Gowanus Canal Waterfront Access Plan, the portion of the #street# that is adjacent to a #shore public walkway# shall be improved as upland access, for a depth equivalent to the adjacent #shore public walkway#. This upland access area shall be designed to include, at a minimum, the following design elements:

- (1) a foot path with a minimum clear width of ten feet, providing a connection to both the sidewalk located in the #street# as well as to the adjacent #zoning lot#;
- (2) eight linear feet of seating complying with Section 62-652 (Seating) for every 30 feet of #shoreline# upon which the #street# fronts; and
- (3) planted areas, containing planting or trees complying with Section 62-655 (Planting and trees) and occupying no less than 25 percent of the continuation area.

The provisions of this paragraph (e) shall not apply to portions of #streets# which will be improved pursuant to a site plan approved prior to [date of adoption].

(f) **Bulkheads**

Wherever the United States Environmental Protection Agency requires the installation of a bulkhead in a location seaward of the #zoning lot line#, the area located between the #lot line# and bulkhead may be utilized for the purposes of satisfying the #waterfront public access area# requirements of the #zoning lot#. Where the provisions of this paragraph (f) are utilized, the location of the bulkhead shall be considered the #shoreline# for the purposes of providing the required #waterfront public access areas#.

**139-52  
Special Public Access Provisions**

The provisions of Sections 62-50 (GENERAL REQUIREMENTS FOR VISUAL CORRIDORS AND WATERFRONT PUBLIC ACCESS AREAS) and 62-60 (DESIGN REQUIREMENTS FOR WATERFRONT PUBLIC ACCESS AREAS) are modified at the following designated locations which are shown on Map 1 in Appendix B of this Chapter.

**139-521  
Parcels 4, 5, 13, 14 and 15**

On Parcels 4, 5, 13, 14 and 15, where a #shore public walkway# is required, such #shore public walkway# shall have a minimum width of 30 feet. The required minimum depth of a #waterfront yard# shall be 30 feet.

**139-522  
Parcel 8**

On Parcels 8a, 8b, and 8d, where a #shore public walkway# is required, such #shore public walkway# shall have a minimum width of 20 feet.

The required minimum depth of a #waterfront yard# shall be 30 feet, except that for #waterfront yards# adjoining the First Street Basin, the minimum depth shall be 20 feet. An area equal to at least 25 percent of the area of the #shore public walkway# shall be planted, and one linear foot of seating shall be provided for every 125 feet of frontage along the Gowanus Canal.

**139-523  
Parcel 12**

On Parcel 12, where a #supplemental public access area# adjoining an #upland connection# or #street# is provided, such #supplemental public access area# shall be permitted to be provided with a maximum width to depth ratio of 3:1, and the longest side shall be permitted to adjoin the #street#.

**139-524  
Parcel 14**

On Parcel 14a, a #supplemental public access area# shall be provided along the entire length of the #lot line# adjoining Parcel 13, connecting the #street# to the #shore public walkway#, and shall comply with the design reference standards applicable to a Type 1 #upland connection# set forth in Section 62-64 (Design Requirements for Upland Connections). Such #supplemental public access area# may coincide with a #visual corridor# required pursuant to Section 139-53 (Special Visual Corridor Provisions).

**139-525  
Parcel 17**

On Parcel 17, the total #lot area# utilized in the calculation of required #supplemental public access area# shall include all #zoning lot# portions located within Parcel 17, including portions of a #zoning lot# located within a #street#.

**139-53  
Special Visual Corridor Provisions**

The provisions of Sections 62-512 (Dimension of visual corridors) and 64-82 (Modification of Waterfront Regulations Relating to Level of Yards, Visual Corridors and the Ground Floor) shall be modified by the provisions of this Section.

The lowest level of a #visual corridor# shall be determined by establishing a plane connecting the two points along the #street lines# from which the #visual corridor# emanates at an elevation five feet above #curb level# with the two points where the prolonged #street lines# intersect the #shoreline#, stabilized natural shore, bulkhead, upland edge of a #waterfront yard# raised pursuant to the provisions of paragraph (a) of Section 62-512, or the #base plane# of a #pier# or #platform#, whichever intersection occurs first. Such plane shall then continue horizontally seaward from the line of intersection. #Visual corridors# that are not prolongations of mapped #streets# shall be determined by establishing a plane connecting an elevation five feet above #curb level# at the two points along the #lot line# from which the #visual corridor# emanates with the two points of intersection at the #shoreline#, stabilized natural shore, bulkhead, upland edge of a #waterfront yard# raised pursuant to the provisions of paragraph (a) of Section 62-512, or the #base plane# of a #pier# or #platform#, whichever intersection occurs first.

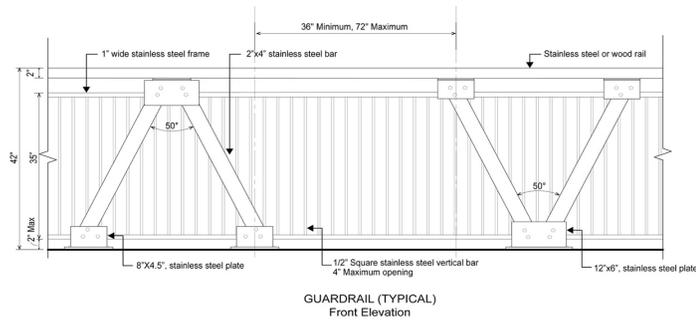
**139-54  
Special Design Standards**

The design requirements of Section 62-60 (DESIGN REQUIREMENTS FOR WATERFRONT PUBLIC ACCESS AREAS) are modified by the provisions of this Section, inclusive.

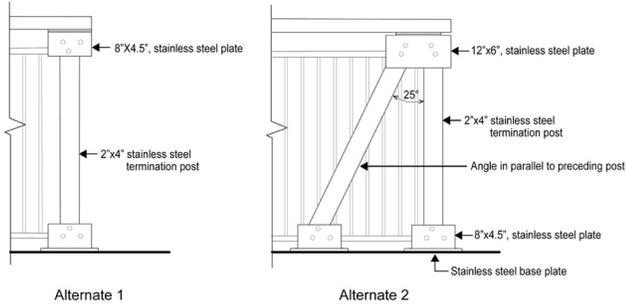
**139-541  
Special design standards for guardrails**

In addition to the provisions of paragraph (a) of Section 62-651 (Guardrails, gates and other protective barriers), guardrails shall comply with the illustrations provided in either paragraph (a) or (b) of this Section, or shall be of a comparable design which is the minimum modification needed. Where modification is sought, it shall be deemed suitable by the Chair of the City Planning Commission in consultation with the NYC Department of Parks and Recreation (DPR).

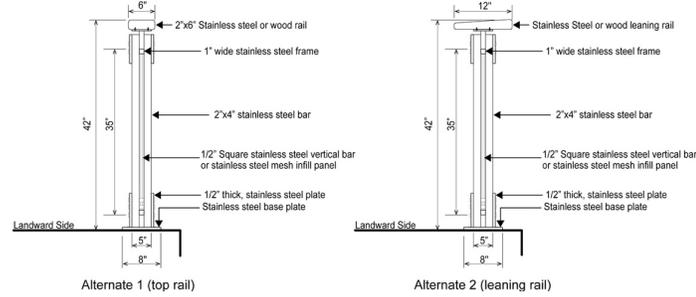
(a) Option 1: vertical bar guardrail



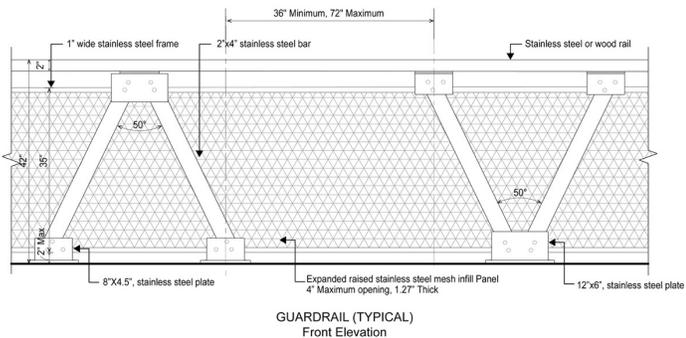
GUARDRAIL TERMINATION  
Front Elevation



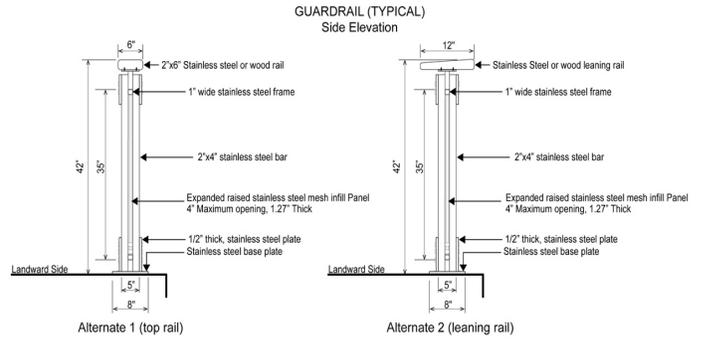
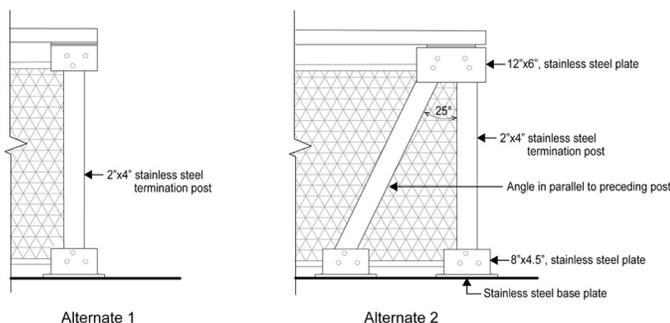
GUARDRAIL (TYPICAL)  
Side Elevation



(b) Option 2: mesh guardrail



GUARDRAIL TERMINATION  
Front Elevation



All guardrail components and hardware shall be in unpainted stainless steel and shall conform to any additional standards set forth by DPR.

139-542

Special design standards for seating

The design requirements of paragraph (b) of Section 62-62 (Design Requirements for Shore Public Walkways and Supplemental Public Access Areas) and the design reference standards of 62-652 (Seating) shall be modified as follows:

(a) Design feature seating

Planter ledges, seating walls, and seating steps may be provided, and shall be limited to 50 percent of the required seating. Walls and planter ledges shall be flat and smooth with at least one inch radius rounded edges.

(b) Seating depth

For all waterfront public access areas, the minimum seat depth requirement of paragraph (b) of Section 62-652 shall be modified to 16 inches.

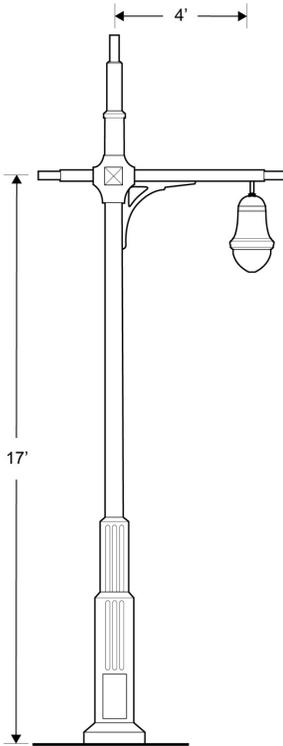
139-543

Special design standards for lighting

The lighting requirements of 62-653 (Lighting) shall be modified such that an average maintained level of illumination not less than 0.5 horizontal foot candle (lumens per foot) shall be provided throughout all walkable areas, and the average illumination to minimum foot candle uniformity ratio shall be no greater than 6:1 within any waterfront public access area.

In addition, fixtures providing the required lighting along any public access area shall comply with the lightpost illustration in this Section, or shall be of a comparable design which is the minimum modification needed. Where modification is sought, it shall be deemed suitable by the Chair of the City Planning Commission in consultation with the by the New York City Department of Transportation (DOT).

Fixtures providing supplemental lighting beyond the requirements of this Section need not comply with this illustration.



LIGHTPOST  
Side Elevation

The lightpost shall conform to the street lighting standard drawings for a 17 foot "TBTA" short pole with "Tear Drop Luminaire" set forth by the DOT.

**139-544  
Special design standards for planting**

The design requirements of paragraph (c)(1) of Section 62-62(c)(1) (Design Requirements for Shore Public Walkways and Supplemental Public Access Areas) and the design reference standards of Section 62-655 (Planting and trees) shall be modified as follows:

(a) Reduction in planting requirement

An area equal to at least 35 percent of the area of the #shore public walkway# and #supplemental public access area# shall be planted. Such planting area may be reduced to 30 percent if an amenity is provided in accordance with the following tables:

TABLE 1

Amenity	Reduction per feature (in square feet)
Picnic tables	22 square feet
Historic interpretation elements	20 square feet
Public art pieces	100 square feet
Fountains and water features	150 square feet

TABLE 2

Amenity	Ratio of reduction to size of feature (in square feet)
Active recreation courts	1:1
Tot-lots and playgrounds	1:1
Dog runs	1:1

Boat or kayak launches 1:1.5

Interactive water features 1:1.5

(b) Shade tree substitution

Where shade trees are required, no more than one required shade tree may be substituted by a shading element covering at least 450 square feet, when viewed in plan.

**139-545  
Special design standards for paving**

The design reference standards of Section 62-656 (Paving) shall be modified as follows:

(a) #Upland connections#

Paving for driveways and pedestrian paths located within Type 2 #upland connections# shall be subject to the "shared street" standards of the New York City Department of Transportation for roadbeds and sidewalks.

In addition, where a Type 2 #upland connection# is provided with a vehicular turnaround, the paved area of the vehicular turnaround shall be designed with at least two different paving materials, or a single material with at least two different unit paver or slab sizes.

(b) Dimensional requirements

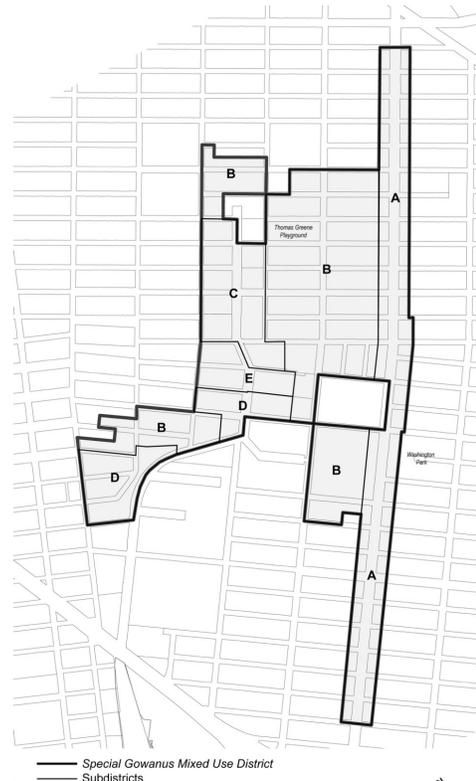
The maximum sizes for unit pavers or concrete slabs shall not apply.

**139-55  
Special Signage Regulations**

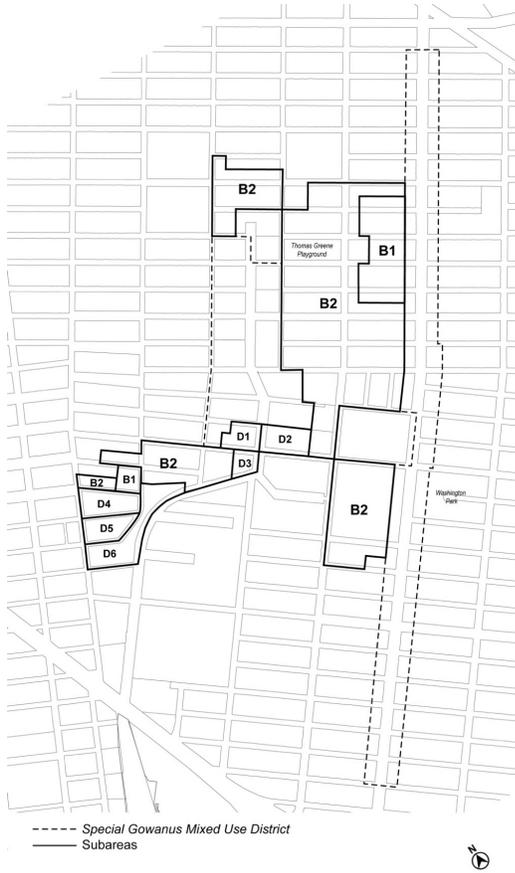
Any #accessory sign# that is provided adjacent to any #waterfront public access area# shall be limited to a single non-illuminated #sign#, indicating only the name or address of the #building# or commercial establishment to which it is #accessory#, not exceeding 16 inches in height.

**APPENDIX A  
Special Gowanus Mixed Use District Plan**

Map 1: Subdistricts



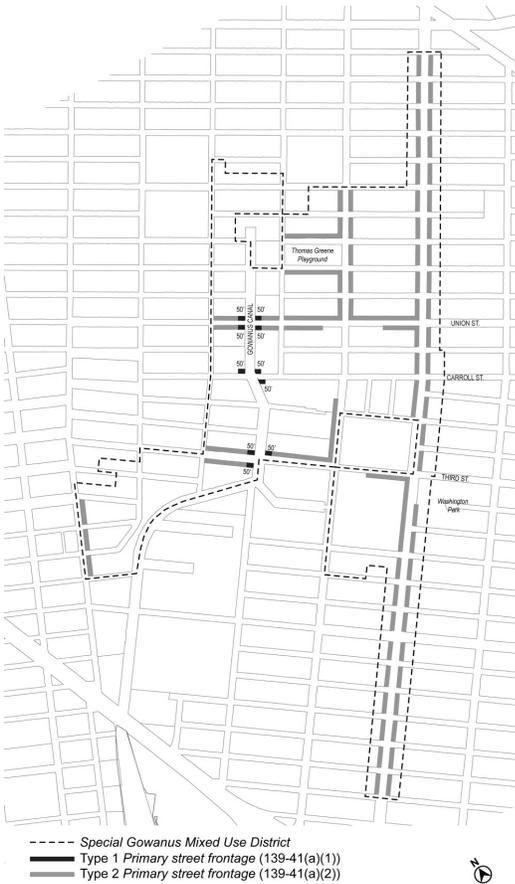
Map 2: Subareas



Map 4: Sidewalk Widening Lines



Map 3: Ground Floor Use Requirements

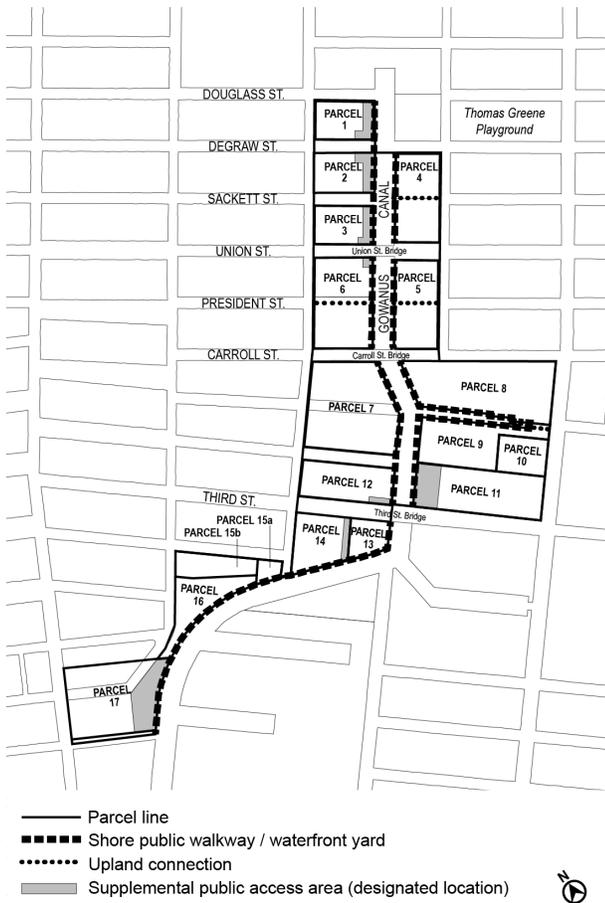


**APPENDIX B**  
**Gowanus Canal Waterfront Access Plan**

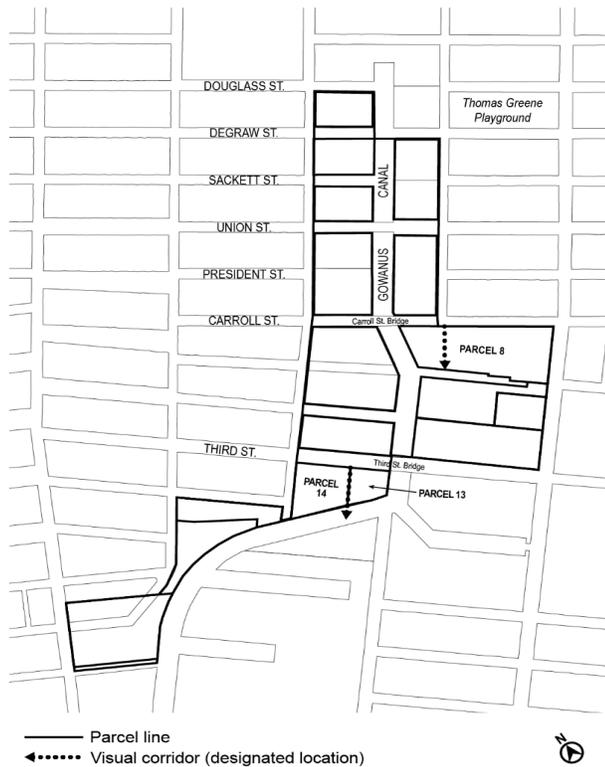
Map 1: Parcel Designation



Map 2: Public Access Elements



Map 3: Designated Visual Corridors



Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas

\* \* \*

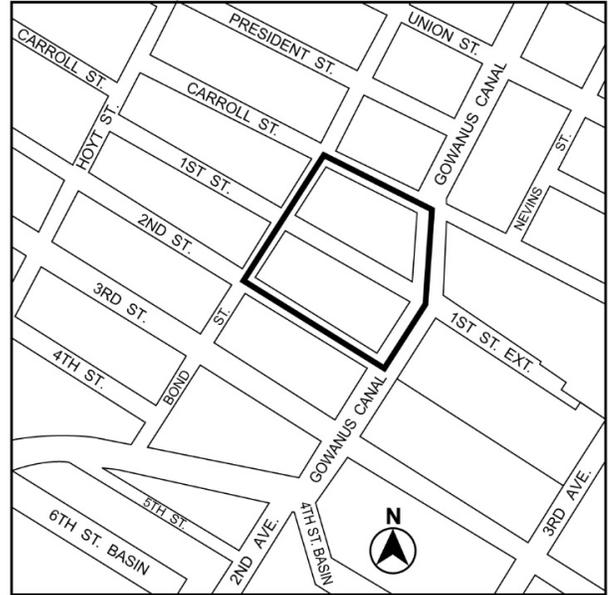
BROOKLYN

\* \* \*

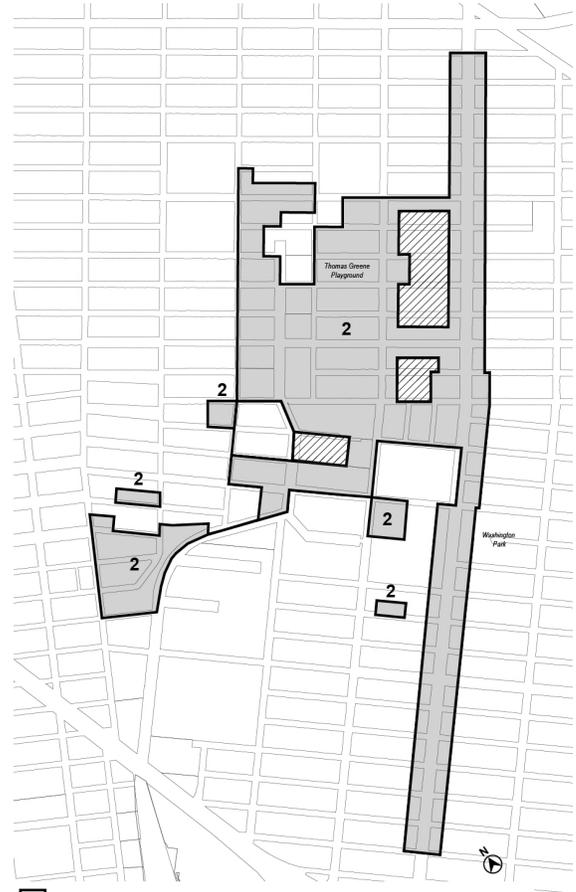
Brooklyn Community District 6

Map 1 - (3/11/09) [date of adoption]

[EXISTING MAP]



[PROPOSED MAP]



- Inclusionary Housing designated area
- Mandatory Inclusionary Housing Program area see Section 23-154(d)(3)
- Area 2 [date of adoption] - MIH Program Option 1, Option 2, Deep Affordability Option
- ▨ Excluded Area

Portion of Community District 6, Brooklyn

\* \* \*

No. 7

CD 6 C 210179 MMK
IN THE MATTER OF an application submitted by the New York City Department of City Planning pursuant to Sections 197-c and 199 of the New York City Charter for an amendment to the City Map involving:

- 1) the establishment of Hoyt Street between 5th Street and Nelson Street;
2) the establishment of Luquer Street and Nelson Street between Smith Street and the Gowanus Canal;
3) the elimination, of a 7th Street between Smith Street and The Gowanus Canal;
4) the elimination of Public Place;
5) the establishment of legal grades;
6) the adjustment of grades and block dimensions necessitated thereby;

including authorization for any acquisition or disposition of real property related thereto, in accordance with Map No. X-2754 dated December 7, 2020 and signed by the Borough President.

No. 8

CD 6 C 210180 MMK
IN THE MATTER OF an application submitted by the New York City Department of City Planning and the New York City Department of Parks and Recreation pursuant to Sections 197-c and 199 of the New York City Charter for an amendment to the City Map involving:

- 1) the establishment of Park within the area bounded by Huntington Street, Smith Street, Nelson Street, Hoyt Street, 4th Street, Bond Street and The Gowanus Canal;
2) 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 Nos. X-2755 and X-2756 dated December 7, 2020 and signed by the Borough President

No. 9

CD 6 C 210053 PPK
IN THE MATTER OF an application submitted by the New York City Department of Citywide Administrative Services (DCAS), pursuant to Section 197-c of the New York City Charter, for the disposition of city-owned property, located at 276 4th Avenue (Block 456, Lot 29), pursuant to zoning.

No. 10

CD 6 C 210052 HAK
IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development (HPD)

- 1) pursuant to Article 16 of the General Municipal Law of New York State for:
a. the designation of property located at 5th Street and 431 Hoyt Street (Block 471, Lots 1 and 100) as an Urban Development Action Area; and
b. Urban Development Action Area Project for such area; and

- 2) pursuant to Section 197-c of the New York City Charter for the disposition of such property to a developer to be selected by HPD;

to facilitate an affordable mixed-use development with approximately 950 units.

NOTICE

On Wednesday, July 28, 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 City of New York. The City of New York, acting through the Department of City Planning (DCP), together with the Department of Housing Preservation and Development, the Department of Parks and Recreation, and the Department of Citywide Administrative Services is proposing a series of land use actions—including zoning map amendments, zoning text amendments, City Map amendments, and disposition of City-owned property (collectively, the "Proposed Actions")—to implement land use and zoning recommendations in the Gowanus Rezoning and Related Actions. The area subject to the Proposed Actions (the "Project Area") is generally bounded by Bond, Hoyt, and Smith Streets to the west; 3rd and 4th Avenues to the east; Huntington, 3rd, 7th, and 15th Streets to the south; and Warren, Baltic, and Pacific Streets to the north. The Proposed Actions would affect an approximately 81-block area of the Gowanus neighborhood of Brooklyn, Community Districts 2 and 6. Overall, the Proposed Actions are expected to result in a net increase of approximately 8,500 dwelling units (DU), 735,000 square feet (sf) of commercial space, 251,000 sf of

community facility space, and approximately six acres of new open space, including over an acre of newly mapped parkland. The Proposed Actions would result in net decreases of approximately 132,000 sf of warehouse space, 125,000 sf of self-storage space, and 60,000 sf of other industrial space. On privately owned sites, the Proposed Actions could result in a net increase of approximately 7,500 DUs, including approximately 2,000 permanently affordable DUs for lower-income New Yorkers in accordance with the Mandatory Inclusionary Housing Program (MIH). On City-owned sites, the Proposed Actions would result in approximately 1,000 affordable DUs, designated to serve a wide range of incomes.

Written comments on the DEIS are requested and will be received and considered by the Lead Agency through Monday, August 9, 2021.

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

This hearing is being held pursuant to the State Environmental Quality Review Act (SEQRA) and City Environmental Quality Review (CEQR), CEQR No. 19DCP157K.

BOROUGH OF QUEENS

Nos. 11 & 12

62-04 ROOSEVELT AVENUE REZONING

No. 11

CD 2 C 200070 ZMQ

IN THE MATTER OF an application submitted by Woodside 63 Management, LLC and Mare Nostrum Elements, Inc., pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 9d:

- 1. eliminating from an existing R6 District a C1-4 District bounded by Roosevelt Avenue, 63rd Street, a line 100 feet southerly of Roosevelt Avenue, and the northwesterly prolongation of the southwesterly street line of Trimble Road; and
2. changing from an existing R6 to a C4-4 District property bounded by Roosevelt Avenue, 63rd Street and its southerly prolongation, and the northwesterly prolongation of the southwesterly street line of Trimble Road;

as shown on a diagram (for illustrative purposes only) dated April 5, 2021, and subject to the conditions of CEQR Declaration of E-603.

No. 12

CD 2 N 200069 ZRQ

IN THE MATTER OF an application submitted by Woodside 63 Management, LLC and Mare Nostrum Elements, Inc., 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

\* \* \*

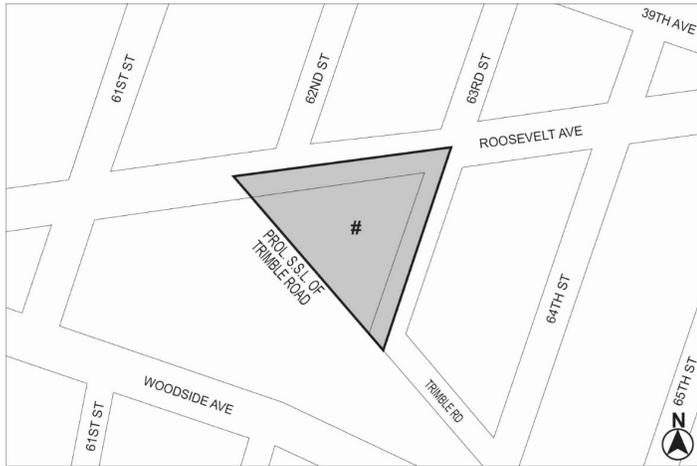
QUEENS

\* \* \*

Queens Community District 2

\* \* \*

Map 5 - [date of adoption]



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

Portion of Community District 2, Queens

\* \* \*

**No. 13**

**48-18 VAN DAM TEAMSTERS REZONING**

**CD 2** **C 190260 ZMQ**

**IN THE MATTER OF** an application submitted by 48-18 Van Dam Property Holdings, LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 9b, by changing from an M2-1 District to an M1-5 District property bounded by 48<sup>th</sup> Avenue, Van Dam Street, Hunters Point Avenue, and 31<sup>st</sup> Place, as shown on a diagram (for illustrative purposes only) dated April 5, 2021, and subject to the conditions of CEQR Declaration E-608

**BOROUGH OF MANHATTAN**

**Nos. 14, 15 & 16**

**495 ELEVENTH AVENUE**

**No. 14**

**CD 4** **C 210324 ZMM**

**IN THE MATTER OF** an application submitted by 495 11 Avenue Owner Realty LLC and New York City Economic Development Corporation pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 8d:

- changing from an M1-5 District to a C6-4 District bounded by West 40<sup>th</sup> Street, Eleventh Avenue, West 39<sup>th</sup> Street, and a line 125 feet westerly of Eleventh Avenue, and
- establishing a Special Hudson Yard District bounded by West 40<sup>th</sup> Street, Eleventh Avenue, West 39<sup>th</sup> Street, and a line 125 feet westerly of Eleventh Avenue.

as shown on a diagram (for illustrative purposes only) dated April 19, 2021, and subject to the conditions of CEQR Declaration E-610.

**No. 15**

**CD 4** **N 210325 ZRM**

**IN THE MATTER OF** an application submitted by 495 11 Avenue Owner Realty LLC and the New York City Economic Development Corporation, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying Article IX, Chapter 3 for the purpose establishing a new Subdistrict G within the Special Hudson Yards District, 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 IX  
 SPECIAL PURPOSE DISTRICTS**

**Chapter 3  
 Special Hudson Yards District (HY)**

\* \* \*

**93-04  
 Subdistricts and Subareas**

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

Large-Scale Plan Subdistrict A

- Farley Corridor Subdistrict B
- 34th Street Corridor Subdistrict C
- Hell's Kitchen Subdistrict D
- South of Port Authority Subdistrict E
- Western Rail Yard Subdistrict F
- Eleventh Avenue Subdistrict G

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

Within the Large-Scale Plan Subdistrict A:

- Eastern Rail Yard Subarea A1
- Four Corners Subarea A2
- Subarea A3
- Subarea A4
- Subarea A5

Within Farley Corridor Subdistrict B:

- Western Blocks Subarea B1
- Central Blocks Subarea B2
- Farley Post Office Subarea B3
- Pennsylvania Station Subarea B4

Within Hell's Kitchen Subdistrict D:

- Subarea D1
- Subarea D2
- Subarea D3
- Subarea D4
- Subarea D5

Within these subareas, certain special regulations apply which do not apply within the remainder of the subdistrict.

The subdistricts and subareas are outlined on Map 1 (Special Hudson Yards District, Subdistricts and Subareas) in Appendix A of this Chapter. Additional requirements for specific subdistricts, or portions thereof, are outlined in Appendix B of this Chapter.

\* \* \*

**93-052**

**Applicability of Article I, Chapter 3**

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

The provisions of Article I, Chapter 3, in their entirety shall be applied to Subdistricts F and G.

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

(a) for #automated parking facilities#, the provisions of Section 13-101 (Calculating parking spaces in automated parking facilities), paragraph (b) of Section 13-25 (Reservoir Spaces), and paragraph (b) of Section 13-27 (Minimum and Maximum Size of Parking Facilities);

(b) for automobile rental establishments, the provisions of Section 13-15 (Permitted Parking for automobile Rental Establishments), paragraph (b) of Section 13-221 (Enclosure and screening requirements), Section 13-241 (Location of curb cuts), paragraph (b) of Section 13-242 (Maximum width of curb cuts), paragraph (c) of Section 13-25, and paragraph (c) of Section 13-27;

(c) for commercial vehicle parking, the provisions of Section 13-16 (Permitted Parking for Car Sharing Vehicles and Commercial Vehicles); and (d) for off-street loading berths, the provisions of Section 13-30, inclusive.

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

\* \* \*

**93-10  
 USE REGULATIONS**

The #use# regulations of the underlying districts are modified as set forth in this Section, inclusive.

The only permitted change of #use# for the #High Line# shall be to provide publicly accessible open space in accordance with the

provisions of Sections 93-71 (Public Access Areas in the Eastern Rail Yard Subarea A1) and 93-75 (Publicly Accessible Open Spaces in Subdistrict F).

\* \* \*

**93-13  
Special Office Commercial Use Regulations**

**93-131  
Certification for office use**

The provisions of this Section shall apply to all #developments# or #enlargements# in the #Hudson Yards Redevelopment Area#, with the exception of Subdistricts F and G.

\* \* \*

**93-132  
Authorization for office use**

The provisions of this Section shall apply to all #developments# or #enlargements# in the #Hudson Yards Redevelopment Area#, with the exception of Subdistricts F and G.

Where the amount of Use Group 6B office #floor area# in a #development# or #enlargement# will result in over 25 million square feet of such #use developed# or #enlarged# after January 19, 2005, within the #Hudson Yards Redevelopment Area#, and such #development# or #enlargement# utilizes increased #floor area# pursuant to Sections 23-154 (Inclusionary Housing), 93-30 (SPECIAL FLOOR AREA REGULATIONS), inclusive, or 96-25 (Floor Area Bonus for New Theater Use), such #development# or #enlargement# shall be permitted only upon authorization of the City Planning Commission that:

- (a) such #development# or #enlargement# will not require any significant additions to the supporting services of the neighborhood or that provisions for adequate supporting services have been made;
- (b) the #streets# providing access to the #development# or #enlargement# are adequate to handle the traffic generated thereby or provisions have been made to handle such traffic; and
- (c) such #development# or #enlargement# is consistent with the goals of the applicable special district.

**93-133  
Vehicle storage establishments**

Within Subdistrict G, Use Group 16C commercial or public utility vehicle storage, open or enclosed, including #accessory# motor fuel pumps shall be permitted as-of-right. The #floor area# of a #building# shall not include floor space used for public utility vehicle storage provided in any #story# located not more than 56 feet above #curb level#.

\* \* \*

**93-14  
Ground Floor Level Requirements**

The following provisions relating to retail continuity and transparency requirements shall apply to all subdistricts in the #Special Hudson Yards District#, except that the provisions of this Section shall not apply in Subdistrict G and along the northern #street# frontage of West 35th through West 39th Streets within 100 feet of Eleventh Avenue, as shown on Map 2 (Mandatory Ground Floor Retail) in Appendix A of this Chapter. However, any #zoning lot# fronting on such #streets# and partially within 100 feet of Eleventh Avenue may, as an alternative, apply the provisions of this Section to the entire West 35th, West 36th, West 37th, West 38th or West 39th Street frontage of the #zoning lot#.

\* \* \*

**93-19  
Physical Culture or Health Establishments**

Within Subdistrict G, #physical culture or health establishments# shall be permitted as-of-right. 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#.

**93-20  
FLOOR AREA REGULATIONS**

The #floor area# regulations of this Section, inclusive, shall apply to #zoning lots#.

\* \* \*

**93-22  
Floor Area Regulations in Subdistricts B, C, D, E, and F and G**

\* \* \*

- (b) Subdistrict F

In Subdistrict F, the #floor area ratio# provisions of Section 93-225 (Floor area regulations in Subdistrict F) shall apply.

- (c) Subdistrict G

In Subdistrict G, the #floor area ratio# provisions of Section 93-226 (Floor area regulations in Subdistrict G) shall apply.

\* \* \*

**93-226  
Floor area regulations in Subdistrict G**

In Subdistrict G, the basic maximum permitted #floor area ratio# for #residential#, #community facility#, and #commercial# #uses# on a #zoning lot# shall be as follows:

- (a) the maximum #floor area ratio# for #residential uses# shall be 12.0, pursuant to Section 23-154 (Inclusionary Housing);
- (b) the maximum #floor area ratio# for #community facility uses# shall be 12.0;
- (c) the maximum #floor area ratio# for #commercial# #uses# shall be 12.0; and
- (d) the total maximum #floor area ratio# shall be 24.0.

\* \* \*

**93-40  
HEIGHT AND SETBACK REGULATIONS**

In the #Special Hudson Yards District#, height and setback regulations shall be as set forth in this Section, inclusive.

**93-41  
Rooftop Regulations**

- (a) Subdistricts A, B, C, D, and E and G

The provisions of Section 33-42 (Permitted Obstructions) shall apply to all #buildings# within Subdistricts A through E and G, except that dormers may penetrate a maximum base height in accordance with the provisions of paragraph (c)(1) of Section 23-621 (Permitted obstructions in certain districts).

- (b) Subdistrict F

In Subdistrict F, the provisions of paragraph (f) of Section 33-42 shall apply, except that for towers above a height of 350 feet, rooftop mechanical structures shall comply with the tower top articulation provisions set forth in Section 93-569.

**93-42  
Height and Setback in Subdistricts A, B, C, D, E, and F and G**

In Subareas D4 and D5 of the Hell's Kitchen Subdistrict D, the underlying height and setback regulations shall apply as set forth in Section 93-542, as modified by Section 93-41 (Rooftop Regulations).

In Subdistricts A, B and C, Subareas D1, D2 and D3 of the Hell's Kitchen Subdistrict D, and Subdistrict E, the underlying height and setback regulations shall not apply. In lieu thereof, the provisions of Section 93-41 and paragraphs (a) through (d) of this Section shall apply. These regulations are further modified in certain locations as set forth in Section 93-50 (SPECIAL HEIGHT, AND SETBACK AND YARD REGULATIONS). The height of all #buildings or other structures# shall be measured from #curb level#.

In Subdistrict F, the underlying height and setback regulations shall not apply. In lieu thereof, the provisions of Section 93-41 and Section 93-56 (Special Height and Setback Regulations in Subdistrict F) shall apply.

In Subdistrict G, the underlying height and setback regulations and paragraphs (b) through (d) of this Section shall not apply. In lieu thereof, Section 93-57 (Special Height and Setback Regulations in Subdistrict G) shall apply.

\* \* \*

**93-50  
SPECIAL HEIGHT, AND SETBACK AND YARD REGULATIONS**

In Subdistricts A, B and C, and Subareas D1, D2 and D3 of the Hell's Kitchen Subdistrict D, and Subdistrict E, the height and setback regulations set forth in paragraphs (a) through (d) of Section 93-42 (Height and Setback in Subdistricts A, B, C, D, E, and F and G) shall apply, except that such regulations are modified in certain locations as set forth in this Section. Such modifications include the establishment of #street wall# location regulations, and minimum and maximum base heights, as shown on Map 3 (Mandatory Street Wall Requirements) of Appendix A of this Chapter. Such modifications also include depths of required setbacks, maximum length of #building# walls for towers, and tower #lot coverage#. Special provisions for recesses and sidewalk widenings are as follows:

\* \* \*

In Subdistrict F, the provisions of Section 93-41 (Rooftop Regulations) and Section 93-56 (Special Height and Setback Regulations in Subdistrict F) shall apply.

In Subdistrict G, the provisions of Sections 93-57 (Special Height and Setback Regulations in Subdistrict G) and 93-58 (Special Permit for Modification of Height and Setback Regulations) shall apply.

\* \* \*

**93-57  
Special Height and Setback Regulations in Subdistrict G**

**(a) Required setbacks**

The required minimum setback for portions of #buildings or other structures# that exceed the maximum base height specified in paragraph (a) of Section 93-42 shall be 10 feet from a #wide street# and 15 feet from a #narrow street#. However, the required minimum setback along West 39th Street shall be five feet.

**(b) Tower #lot coverage#**

The portion of any #building# or #buildings# located above a height of 150 feet shall be considered a "tower."

- (1) Towers shall occupy a minimum of 20 percent of the #lot area# of the #zoning lot#, except that this requirement shall not apply to the highest 40 feet of such tower or towers.
- (2) Towers containing #residences# shall occupy a maximum of 40 percent of the #lot area#.
- (3) The aggregate #lot area# of all towers, including #residential# and non-#residential# towers, shall not exceed 65 percent of the #lot area#.

**93-578  
Special Permit for Modification of Height and Setback Regulations**

Within the #Special Hudson Yards District#, except within C1-7A Districts or C2-5 Districts mapped within R8A Districts, for #developments# or #enlargements# on #zoning lots# with at least 20,000 square feet of #lot area# or #developments# or #enlargements# on any size #zoning lot# that occupy the entire #block# front along a #wide street#, the City Planning Commission may modify the regulations set forth in Sections 93-40 (HEIGHT AND SETBACK REGULATIONS), inclusive, and 93-50 (SPECIAL HEIGHT, SETBACK AND YARD REGULATIONS), inclusive, provided the Commission finds that:

- (a) such modifications will result in a better distribution of #bulk# on the #zoning lot# and will not adversely affect access to light and air for surrounding public access areas, #streets# and properties;
- (b) where the #development# or #enlargement# is subject to the requirements of Sections 93-60 (MANDATORY IMPROVEMENTS), inclusive, or 93-70 (PUBLIC ACCESS REQUIREMENTS FOR SPECIAL SITES), inclusive, such modifications will not impair the quality of such public access areas on the #zoning lot#;
- (c) such modifications are consistent with the goal of the special district to provide flexibility of architectural design and encourage more attractive building forms; and
- (d) such modifications will result in a #development# or #enlargement# that enhances the streetscape and will be compatible with development in the surrounding area.

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

**93-59  
Special Yard Regulations in Subdistrict G**

No rear yard equivalent shall be required in Subdistrict G.

**93-60  
MANDATORY IMPROVEMENTS**

\* \* \*

**93-63  
Pedestrian Circulation Space**

In C2-8 and C6-4 Districts, except within Subdistrict G, all #developments# or #enlargements# on #zoning lots# of 5,000 square feet or larger with more than 70,000 square feet of new #floor area# shall provide pedestrian circulation space in accordance with the provisions of Section 37-50. In addition, for #developments# or #enlargements# that provide subway entranceways constructed after December 21, 2005, one and one-half times the area of such entranceway accessible to the public at #street# level may qualify as pedestrian circulation space, up to a maximum amount of 3,000 square feet.

\* \* \*

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

In Subdistricts A, B, C, D and E, the regulations governing permitted #accessory# off-street parking spaces of Article I, Chapter 3 (Comprehensive Off-street Parking and Loading Regulations in the Manhattan Core), and Article II, Chapter 5; Article III, Chapter 6; and

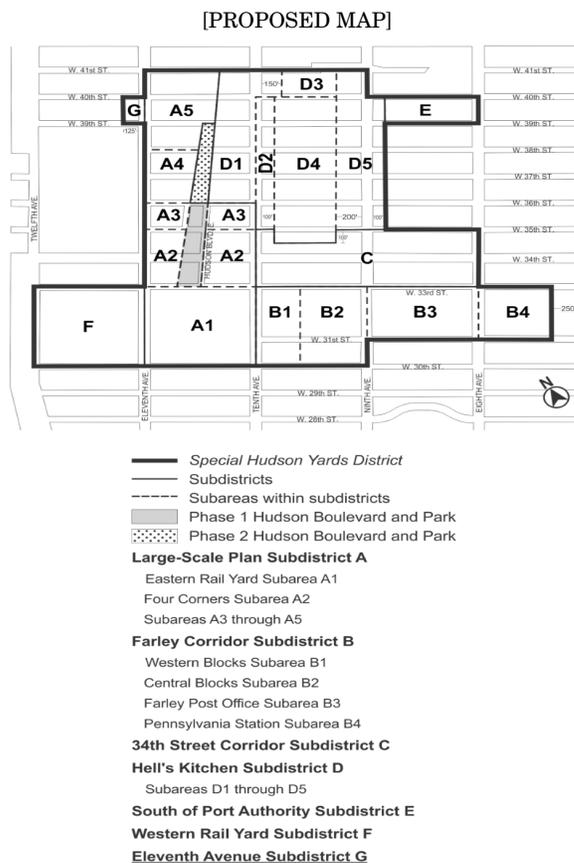
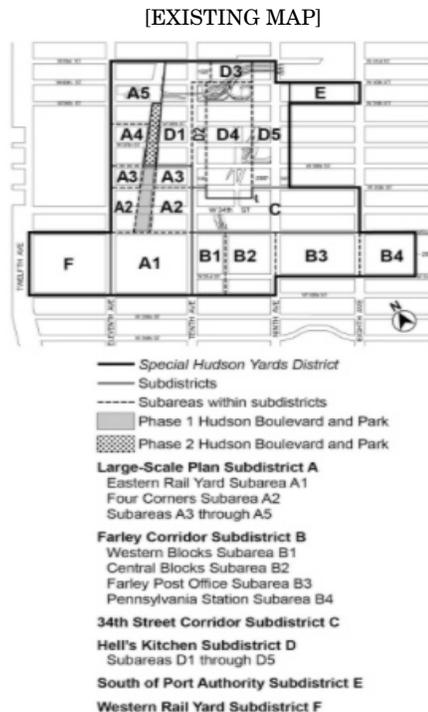
Article IV, Chapter 4 (Accessory Off-street Parking and Loading Regulations) shall not apply, except as set forth in this Section. In lieu thereof, the provisions of this Section, inclusive, shall apply.

In Subdistricts F and G, the regulations of Article I, Chapter 3, shall apply.

\* \* \*

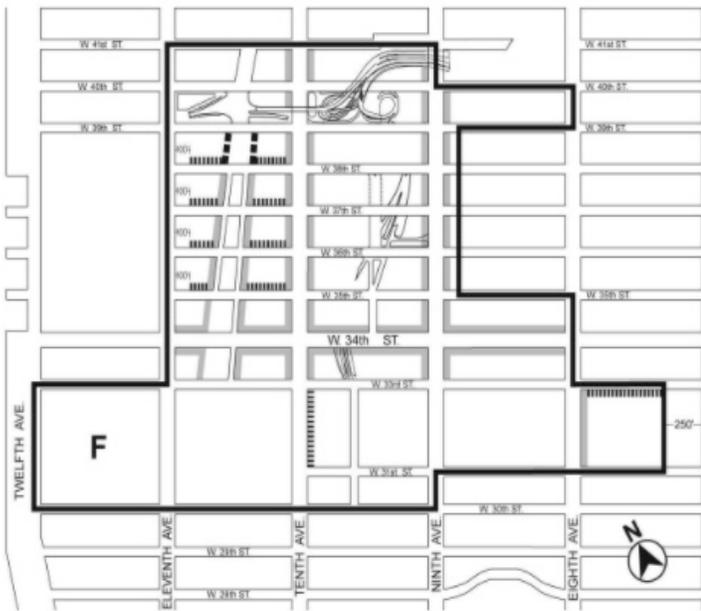
**APPENDIX A  
Special Hudson Yards District**

Map 1 – Special Hudson Yards District, Subdistricts and Subareas



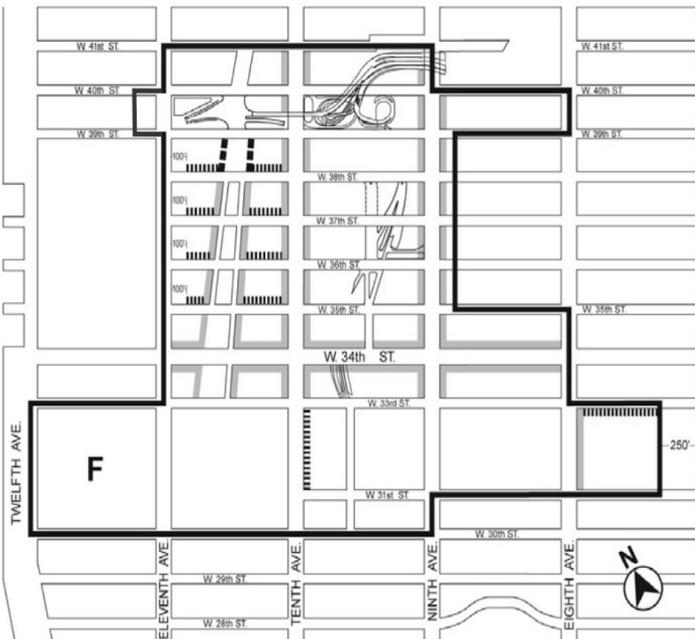
Map 2 – Mandatory Ground Floor Retail

[EXISTING MAP]



- Special Hudson Yards District
- 100% Retail and Glazing Requirement
- ▤ 50% Retail and Glazing Requirement
- ▥ Glazing Requirement Only
- F** Subdistrict F (See Map 9 for Mandatory Ground Floor requirements)

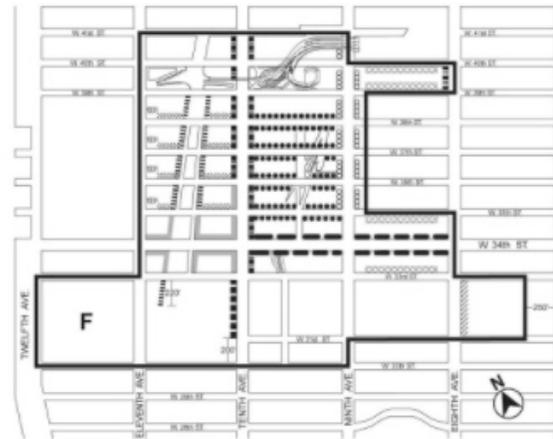
[PROPOSED MAP]



- Special Hudson Yards District
- 100% Retail and Glazing Requirement
- ▤ 50% Retail and Glazing Requirement
- ▥ Glazing Requirement Only
- F** Subdistrict F (See Map 9 for Mandatory Ground Floor requirements)

Map 3 – Mandatory Street Wall Requirements

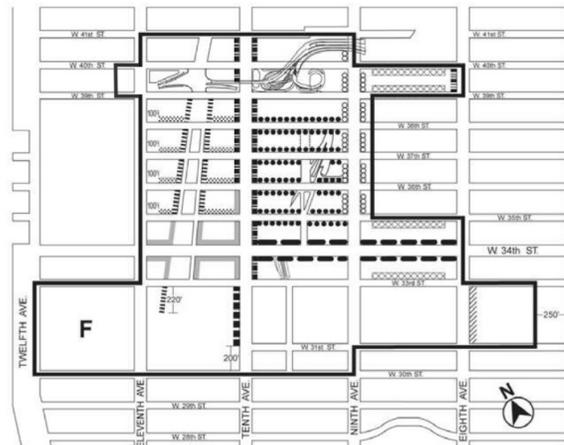
[EXISTING MAP]



Special Hudson Yards District

	Minimum Base Height	Maximum Base Height	Percentage of zoning lot street frontage that must be occupied by a street wall
▤	60'	85'	100%
▥	60'	85'	None
▦	60'	120'	50%
▧	80'	90'	100%
▨	90'	120'	70%
▩	60'	150'	70%
▪	90'	120'	100%
▫	90'	150'	100%
▬	90'	150'	70%
▭	90'	150'	35%
▮	120'	150'	100%

[PROPOSED MAP]



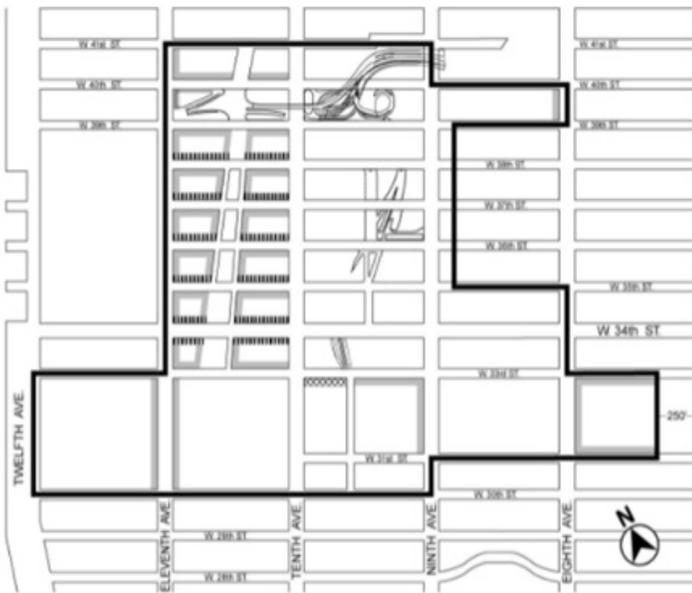
Special Hudson Yards District

	Minimum Base Height	Maximum Base Height	Percentage of zoning lot street frontage that must be occupied by a street wall
▤	60'	85'	100%
▥	60'	85'	None
▦	60'	120'	50%
▧	80'	90'	100%
▨	90'	120'	70%
▩	60'	150'	70%
▪	90'	120'	100%
▫	90'	150'	100%
▬	90'	150'	70%
▭	90'	150'	35%
▮	120'	150'	100%

**F** Subdistrict F (See Map 10 for Street Wall requirements)

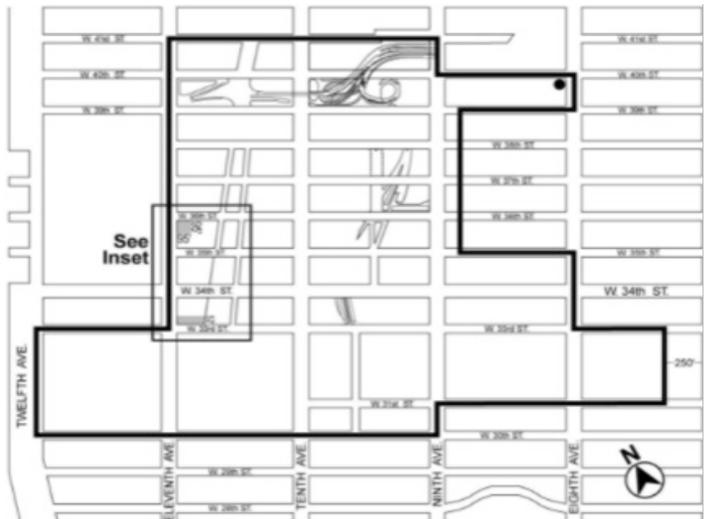
Map 4 – Mandatory Sidewalk Widening

[EXISTING MAP]

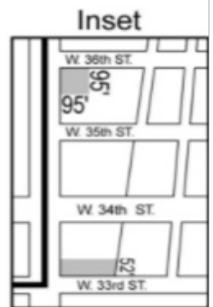


- Special Hudson Yards District
- ▨ 10' Sidewalk widening
- ▧ 5' Sidewalk widening
- ▩ 5' Sidewalk widening required if more than 75% of the total floor area existing on the zoning lot on January 19, 2005 is demolished

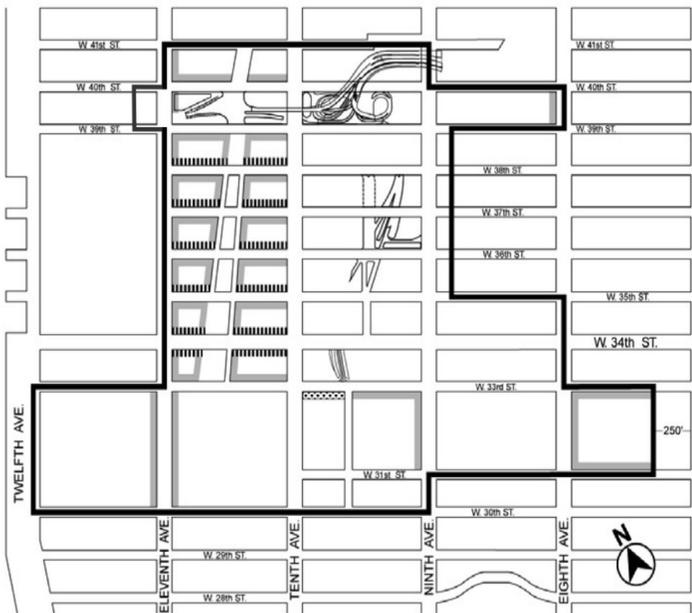
[EXISTING MAP]



- Special Hudson Yards District
- ▨ Transit Facility
- Subway Entrance

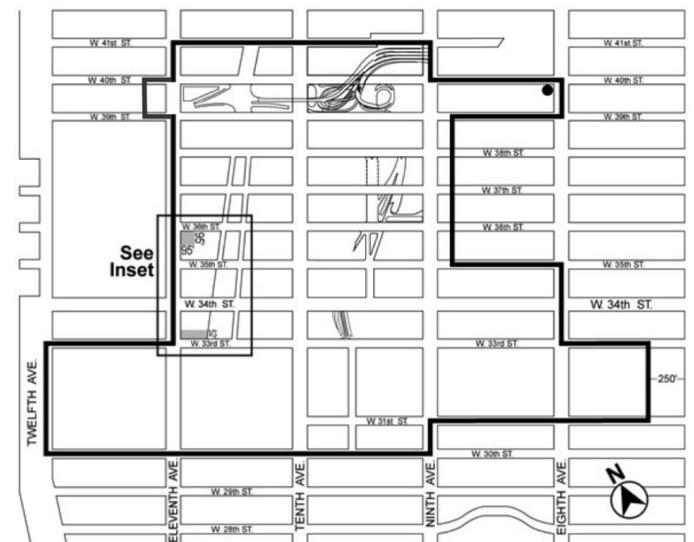


[PROPOSED MAP]

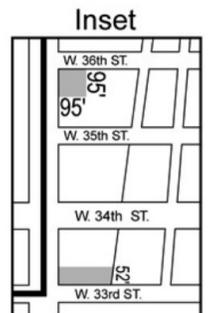


- Special Hudson Yards District
- ▨ 10' Sidewalk widening
- ▧ 5' Sidewalk widening
- ▩ 5' Sidewalk widening required if more than 75% of the total floor area existing on the zoning lot on January 19, 2005 is demolished

[PROPOSED MAP]



- Special Hudson Yards District
- ▨ Transit Facility
- Subway Entrance



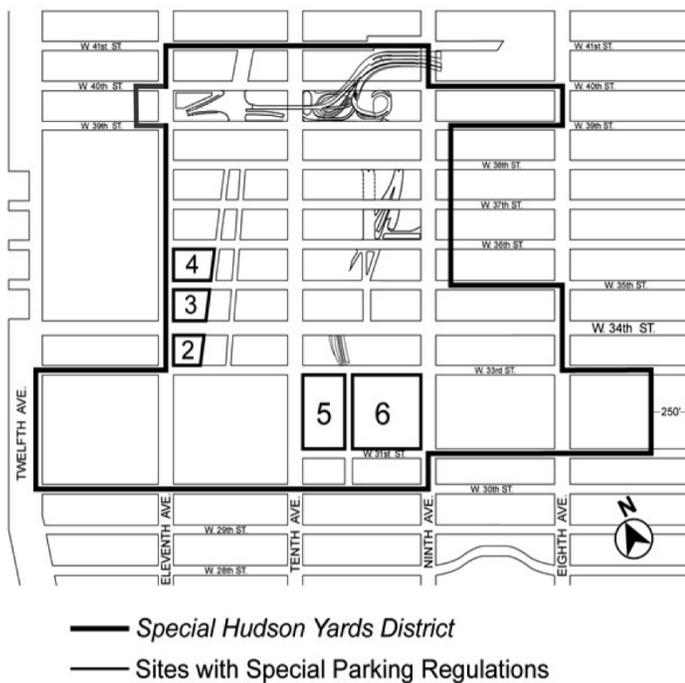
Map 5 – Transit Facilities

Map 6 – Sites Where Special Parking Regulations Apply

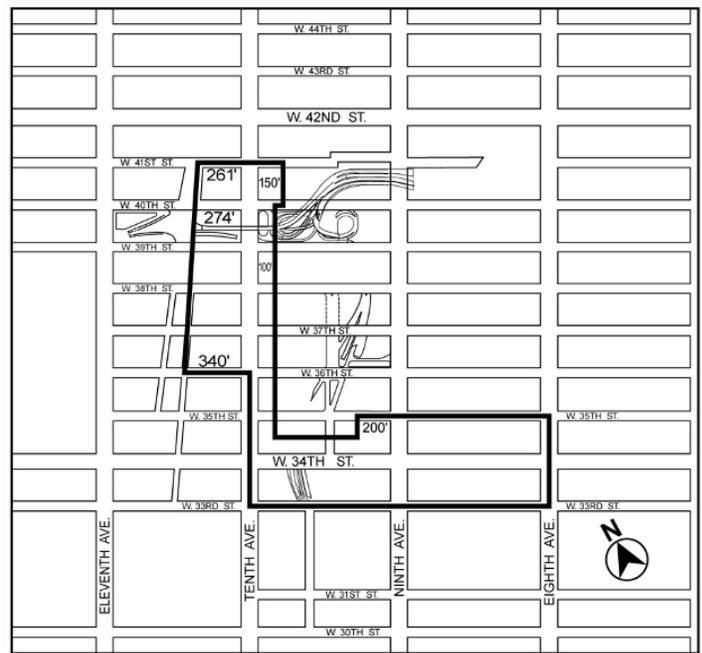
[EXISTING MAP]



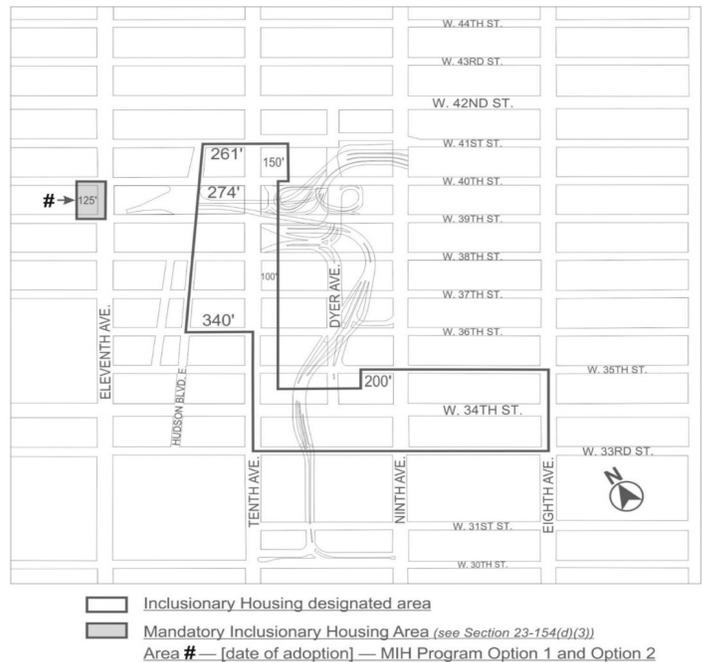
[PROPOSED MAP]



[EXISTING MAP]



[PROPOSED MAP]



Portion of Community District 4, Manhattan

\* \* \*

No. 16

**CD 4** **C 210326 PCM**  
**IN THE MATTER OF** an application submitted by New York City Police Department (NYPD) and the Department of Citywide Administrative Services (DCAS), pursuant to Section 197-c of the New York City Charter, for a site selection and acquisition of property located at 495 Eleventh Avenue (Block 685, Lot 38) for use as an NYPD vehicle storage facility.

**NOTICE**

**On Wednesday, July 28, 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 495 11 Avenue Owner Realty LLC and the New York City Economic Development Corporation (NYCEDC) (The "Applicant"). The**

APPENDIX F

Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas

\* \* \*

MANHATTAN

\* \* \*

Manhattan Community District 4

\* \* \*

Map 4 - (12/21/09) [date of adoption]

Applicant is seeking a series of discretionary approvals, including a zoning map and zoning text amendments to rezone the Project Site, to establish a new subdistrict to the Special Hudson Yards District (SHYD), to designate the site as a Mandatory Inclusionary Housing ("MIH") area, and to facilitate the redevelopment of a site located at 495 Eleventh Avenue (Block 685, Lot 38) in Manhattan Community District (CD) 4. The NYC Police Department (NYPD) is the applicant and the NYC Department of Citywide Administrative Services (DCAS) is the Co-applicant for the acquisition and site selection actions to facilitate the siting of an NYPD Strategic Response Group (SRG) and Manhattan South Operations Unit parking facility within this proposed development. These discretionary actions are collectively referred to as the "Proposed Actions." Specifically, the redevelopment would result in an up to approximately 703,529 gross square feet (gsf) (581,601 zoning square feet (zsf)), mixed-use development comprised of residential dwelling units (DUs), community facility space comprised of supportive housing DUs, commercial office and retail supermarket spaces, a hotel, a restaurant, amenities, and vehicle and equipment storage. The New York City Office of the Deputy Mayor for Housing and Economic Development (ODMHED) is the lead agency for this environmental review.

Written comments on the DEIS are requested and will be received and considered by the Lead Agency through Monday, August 9, 2021.

For instructions on how to submit comments and participate in the remote 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. 18DME001M.

**No. 17**

**DORRANCE BROOKS SQUARE STREET HISTORIC DISTRICT CD 10 N 210498 HKM**

IN THE MATTER OF a communication dated June 25, 2021, from the Executive Director of the Landmarks Preservation Commission regarding the Dorrance Brooks Square Street Historic District designation, designated by the Landmarks Preservation Commission on June 15, 2021 (Designation List No. 524). The Dorrance Brooks Square Historic District consists of approximately 325 buildings within two sections on either side of Fredrick Douglass Boulevard, generally bounded by St. Nicholas Avenue to the west, West 140th Street to the north, West 136th Street to the south, and Adam Clayton Powell Boulevard to the east.

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



jy14-28

**BOARD OF EDUCATION RETIREMENT SYSTEM**

■ MEETING

The Board of Education Retirement System Board of Trustees Meeting will be held on Thursday, July 22, 2021 from 4:00 - 6:00 P.M. via Webex. If you would like to attend this meeting, please contact BERS Executive Director, Sanford Rich, at Srich4@bers.nyc.gov.

jy14-22

**EQUAL EMPLOYMENT PRACTICES COMMISSION**

■ MEETING

The Equal Employment Practices Commission's 250th Commission Meeting, will take place at 10:30 A.M, on Thursday, July 22, 2021, in the Commission's Conference Room/Library, located at 253 Broadway, Suite 602, New York, NY 10007.

jy16-22

**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 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

**HOUSING AUTHORITY**

■ MEETING

The Board Meeting of the New York City Housing Authority, scheduled for Wednesday, July 28, 2021, will be streamed live, on NYCHA's YouTube Channel, <http://nyc.gov/nycha>, and NYCHA's Website, [on.nyc.gov/boardmeetings](http://on.nyc.gov/boardmeetings), or can be accessed, via Zoom, by calling (646) 558-8656 using Webinar ID: 848 6573 9121 and Passcode: 4624786748.

For those wishing to provide public comment, pre-registration is required, via email, to [corporate.secretary@nycha.nyc.gov](mailto:corporate.secretary@nycha.nyc.gov), or by contacting (212) 306-6088, no later than 5:00 P.M., on the day prior to the Board Meeting. When pre-registering, please provide your name, development or organization name, contact information and item you wish to comment on. You will then be contacted with instructions for providing comment. Comments are limited to the items on the Calendar.

Speaking time will be limited to three minutes. Speakers will provide comment in the order in which the requests to comment are received. The public comment period will conclude upon all speakers being heard or at the expiration of 30 minutes allotted for public comment, whichever occurs first.

Copies of the Calendar are available on this web page, no earlier than 24 hours before the upcoming Board Meeting. Copies of the Minutes are available, on this web page, no earlier than 3:00 P.M., on the Thursday following the Board Meeting.

Any changes to the schedule will be posted here on this web page and via social media, to the extent practicable at a reasonable time before the meeting.

Any person requiring a reasonable accommodation in order to participate in the Board Meeting, should contact the Office of the Corporate Secretary, by phone, at (212) 306-6088, or by email, at [corporate.secretary@nycha.nyc.gov](mailto:corporate.secretary@nycha.nyc.gov), no later than Wednesday, July 21, 2021, at 5:00 P.M.

For additional information regarding the Board Meeting, please contact by phone, at (212) 306-6088, or by email, at [corporate.secretary@nycha.nyc.gov](mailto:corporate.secretary@nycha.nyc.gov).

jy15-28

**LANDMARKS PRESERVATION COMMISSION**

■ PUBLIC HEARINGS

**NOTICE IS HEREBY GIVEN** that pursuant to the provisions of Title 25, Chapter 3 of the Administrative Code of the City of New York (Sections 25-303, 25-307, 25-308, 25-309, 25-313, 25-318, 25-320) on Tuesday, July 27, 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.

**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.

**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.

**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.

**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.

**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 signage.

**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.

**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.

**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.

**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.

**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.

**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, August 3, 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.

**50-02 39th Avenue, aka Phipps Playground - Sunnyside Gardens Historic District**

LPC-21-00012 - Block 129 - Lot 30 - Zoning: R4

**ADVISORY REPORT**

A quarteracre fenced-in playground, with a shed and pavilion. Application is to refurbish the playground.

**291 St. Paul's Avenue - St. Paul's Avenue-Stapleton Heights Historic District**

LPC-21-06249 - Block 517 - Lot 49 - Zoning: R3X

**CERTIFICATE OF APPROPRIATENESS**

A Neo-Colonial style freestanding house, designed by Otto Loeffler and built in 1917. Application is to construct a rear deck.

**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. Almirall 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.

**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.

**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.

**495 Broadway - SoHo-Cast Iron Historic District**

LPC-21-06057 - Block 484 - Lot 24 - Zoning:

**CERTIFICATE OF APPROPRIATENESS**

A Beaux-Arts style store and loft building, designed by Alfred Zucker and built in 1892-1893. Application is to construct rooftop additions.

**13 Crosby Street - SoHo-Cast Iron Historic District Extension**

LPC-21-10606 - Block 233 - Lot 4 - Zoning: M1-5B

**CERTIFICATE OF APPROPRIATENESS**

A Renaissance Revival style store and loft building, designed by Charles Abbott French and built in 1901. Application is to enlarge a rooftop bulkhead and extend a chimney.

**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.

**400 West 57th Street - The Windmere**

LPC-22-00009 - Block 1066 - Lot 32 - Zoning: C1-8/R8/C1-5

**CERTIFICATE OF APPROPRIATENESS**

An Eclectic style apartment complex, designed by Theophilus G. Smith and built in 1880-81. Application is to construct rooftop and rear yard additions, install rooftop mechanical equipment, alter the areaways and install a barrier-free access lift.

**451-455 Madison Avenue, aka 29 1/2 East 50th Street - Individual Landmark**

LPC-21-06662 - Block 1286 - Lot 21 - Zoning: C5-3, C5-2.5

**CERTIFICATE OF APPROPRIATENESS**

A complex of Italian Renaissance-style townhouses, designed by McKim, Meade, and White and built in 1882-85. Application is to establish a restoration master plan for the use of substitute materials.

**118 East 62nd Street - Upper East Side Historic District  
LPC-21-04098 - Block 1396 - Lot 65 - Zoning: R8B  
CERTIFICATE OF APPROPRIATENESS**

A rowhouse, designed by Robert Mook and built in 1869-70 and altered in a late Beaux Arts style by Carrere & Hastings in 1909. Application is to replace areaway ironwork.

jy20-a3

**OFFICE OF THE MAYOR**

■ MEETING

**NOTICE IS HEREBY GIVEN** that the Report and Advisory Board Review Commission will hold a public meeting, on Wednesday, July 28, 2021, at 253 Broadway, RFK Conference Room, 8th Floor, from 2:00 P.M. - 3:00 P.M. During the coming months, the commission will be reviewing reports and advisory boards that are required by local law, and will be making recommendations as to which should be removed, improved, or otherwise streamlined to improve efficiency and transparency.

Accessibility questions: Fiona Peach, (212) 748-0307, fpeach@cityhall.nyc.gov, by: Monday, July 26, 2021, 5:00 P.M.



jy19-28

**MAYOR'S OFFICE OF ENVIRONMENTAL COORDINATION**

■ PUBLIC HEARINGS

**The Office of the Deputy Mayor for Housing and Economic Development**

**Draft Environmental Impact Statement (DEIS)  
495 Eleventh Avenue Project**

**Project Identification**

CEQR No. 18DME001M  
SEQRA Classification: Type I

**Lead Agency**

Office of the Deputy Mayor for Housing and Economic Development  
100 Gold Street, 2nd Floor  
New York, NY 10038

**NOTICE IS HEREBY GIVEN** that a public meeting, will be held on Wednesday, July 28, 2021, at 10:00 A.M., at the NYC City Planning Commission, Lower Concourse, 120 Broadway, New York, NY 10271. Written comments on the Draft Environmental Impact Statement will be accepted by the lead agency until 5:00 P.M. on Monday, August 9, 2021 to the contact addresses below. Interpretation services can be accommodated upon request by calling or emailing the contact information below at least one week prior to the hearing.

A Draft Environmental Impact Statement (DEIS), Notice of Completion and Final Scope of Work were prepared and issued by the Office of the Deputy Mayor for Housing and Economic Development on April 16, 2021, and are available for review from the contact person listed below and on the website of the Mayor's Office of Environmental Coordination at [www.nyc.gov/oec](http://www.nyc.gov/oec).

495 11 Avenue Owner Realty LLC and the New York City Economic Development Corporation (the "Applicant") are seeking a series of discretionary approvals, including a zoning map and zoning text amendments to rezone the Project Site, and to establish a new subdistrict to the Special Hudson Yards District, to facilitate the redevelopment of a site located at 495 Eleventh Avenue (Block 685, Lot 38) in Manhattan Community District 4. The NYC Police Department (NYPD) and NYC Department of Citywide Administrative Services are also Co-Applicants on a combined application to acquire and select the Project Site as a permanent garage for NYPD vehicles. These discretionary actions are collectively referred to as the "Proposed Actions." Specifically, the redevelopment would result in an up to approximately 703,529 gross square feet (gsf), mixed-use development comprised of residential dwelling units (DUs), community facility space comprised of supportive housing DUs, commercial office and retail supermarket spaces, a hotel, a restaurant, amenities, and vehicle and equipment storage. The New York City Office of the Deputy Mayor for Housing and Economic Development (HED) is the lead agency for this environmental review.

The proposed project would require multiple City approvals. Some of these approvals are discretionary actions requiring review under the New York State Environmental Quality Review Act (SEQRA) and CEQR. It is anticipated that the following approvals are required:

1. Zoning Map Amendment: Approval by the CPC to change the zoning on the Project Site from M1-5 to C6-4.
2. Zoning Text Amendment: Approval of a Zoning Text Amendment to Section 93-00 of the ZR to establish a new Subdistrict G of the SHYD.
3. Zoning Text Amendment to Appendix F (Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing (MIH) Areas): Zoning Text Amendment to Appendix F of the ZR to designate the Project Site as an MIH area under Option 2, which requires that at least 30 percent of the residential floor area is affordable for residents with incomes averaging not more than 80 percent AMI, and that no residential floor area shall exceed 130 percent AMI.
4. Site Selection Applications: Pursuant to Section 197(c) of the NYC Charter, selection of the Project Site for the NYPD parking garage that would be incorporated in the Proposed Project.
5. Approval of Business Terms: Disposition approval pursuant to Section 384(b)(4) of the NYC Charter.

In addition, 495 11 Avenue Owner Realty LLC will lease parking areas and grant a license to the NYPD to temporarily use such parking areas during construction of the new building. NYPD vehicles will be temporarily relocated at two nearby parking locations during the construction of the Proposed Project.

Copies of the DEIS, Notice of Completion and Final Scope of Work for the project may be obtained by any member of the public from:

**Contact:** Mayor's Office of Environmental Coordination  
Attn: Tim Gallagher, Senior Project Manager  
100 Gold Street  
New York, NY 10038  
Telephone: (212) 788-6805  
Email: [tlgallagher@cityhall.nyc.gov](mailto:tlgallagher@cityhall.nyc.gov)

**Applicant:** New York City Economic Development Corporation  
Attn: Brooke Wiczorek, Vice President  
1 Liberty Plaza  
New York, NY 10006  
(718) 510-6405  
Email: [bwiczorek@edc.nyc](mailto:bwiczorek@edc.nyc)

This Notice of Public Meeting has been prepared pursuant to Article 8 of the New York State Environmental Conservation Law (the State Environmental Quality Review Act (SEQRA)), its implementing regulations found at 6 NYCRR Part 617, and the Rules of Procedure for City Environmental Quality Review found at 62 RCNY Chapter 5, and Mayoral Executive Order 91 of 1977, as amended (CEQR).

jy19-21



**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



*“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**

■ AWARD

*Services (other than human services)*

**TRAINING AND EQUIPMENT** - Intergovernmental Purchase - PIN# 0682100005001 - AMT: \$72,692.05 - TO: C-Tech Associates Inc, PO Box 463, Sparta, NJ 07871.

C-Tech Training and Equipment

☛ jy21

**AGING**

■ AWARD

*Human Services/Client Services*

**FY22-23 RENEWAL – 12522TRAN309** - Renewal - PIN# 12520F8002KXLR002 - AMT: \$1,155,054.00 - TO: ARC XVI Fort Washington Inc, 4111 Broadway, New York NY 10033.

DFTA ID: 309 Transportation - FY22-23 Renewal DFTA Baseline funds for transportation services for older adults.

☛ jy21

**SENIOR SERVICES** - BP/City Council Discretionary - PIN# 12514N0001002N001 - AMT: \$8,180,828.00 - TO: People Care, Inc. d/b/a Assisted Care, 116 West 32nd Street, 15th Floor, New York, NY 10001.

The Department for the Aging, has negotiated a 12-month extension, from 7/1/2021 to 6/30/2022, People Care, Inc, to provide senior services to eligible elderly residents of QN-ALL.

☛ jy21

**SENIOR SERVICES** - BP/City Council Discretionary - PIN# 12511N0003245N002 - AMT: \$1,177,897.00 - TO: Jewish Community Council of Greater Coney Island Inc, 3001 West 37th Street, Brooklyn, NY, 11224.

The Department for the Aging, has negotiated a 12-month extension, from 7/1/2021 to 6/30/2022, with Jewish Community Council of Greater Coney Island, Inc., to provide senior services to eligible elderly residents of BK-13.

☛ jy21

**SENIOR SERVICES** - BP/City Council Discretionary - PIN# 12511N0003002N003 - AMT: \$1,056,393.00 - TO: Lenox Hill Neighborhood House, Inc., 331 East 70th Street, New York, NY 10021.

The Department for the Aging has negotiated a 12-month extension, from 7/1/2021 to 6/30/2022, with Lenox Hill Neighborhood House, Inc, to provide senior services to eligible elderly residents of MN-08.

☛ jy21

**CITY UNIVERSITY**

**OFFICE OF THE UNIVERSITY CONTROLLER**

■ SOLICITATION

*Services (other than human services)*

**FOOD TRUCK SERVICES AT SELECTED CUNY CAMPUSES** - Request for Information - PIN# UCO833 - Due 8-12-21 at 2:00 P.M.

The City University of New York, is currently seeking Request for Expressions of Interest (“RFEI”), to identify food truck providers that may be interested in providing limited food services at certain CUNY campuses outlined in this document, for the upcoming Fall 2021 and Spring 2022 academic calendar year. This is not a Request for Proposals. It may be anticipated, but is not guaranteed, that CUNY will use the information received from this RFEI, to develop a future procurement for a comprehensive food truck service offering.

The RFEI document provides all the information with regards to this request.

The sole point of contact for this RFEI is listed below. Any questions you may have with regards to this posting and the RFEI document, please forward to the point of contact.

Caron Christian: Caron.Christian@cuny.edu

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.

City University, 230 West 41st Street, 5th Floor, New York, NY 10036. Caron Christian (646) 664-3062; caron.christian@cuny.edu

jy19-23

CITYWIDE ADMINISTRATIVE SERVICES

AWARD

Services (other than human services)

FAÇADE RESTORATION, SERVICE OPTION #1 MANHATTAN AND THE BRONX - Competitive Sealed Bids - PIN#85620B0004001 - AMT: \$9,900,000.00 - TO: J&N Construction Group Corp., 98-21 101st Avenue, Ozone Park, NY 11416.

This is a "Requirements Contract" (the "Contract"), pursuant to which the bidder to whom the Contract is awarded (the "Contractor"), shall provide, during the term of the Contract, the City's requirements for labor, "Materials" and equipment necessary to perform façade restoration work at various "Facilities" throughout the boroughs of Manhattan and the Bronx, in the City of New York, for Service Option 1.

Award Date 7-12-2021.

jy21

ADMINISTRATION

SOLICITATION

Goods

PARATECH INC RESCUE EQUIPMENT SYSTEMS, ACCESSORIES, AND GRP (BRAND SPECIFIC) - Competitive Sealed Bids - PIN#85721B0232 - Due 8-24-21 at 10:30 A.M.

All bids are submitted on PASSPort. To review the details for this solicitation and participate, please use the link below and use the keyword search field, to locate the solicitation for "Paratech Inc Rescue Equipment Systems, Accessories, & Grp (Brand Specific)". You may also search by EPIN #: 85721B0232. (https://passport.cityofnewyork.us/page.aspx/en/rfp/request\_browse\_public). If there are any issues with PASSPort, please contact the PASSPort helpdesk at: help@mocs.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.

Citywide Administrative Services, 1 Centre Street, 18th Floor South, New York, NY 10007. Brian Lee (212) 386-6344; blee@dcas.nyc.gov

jy21

FOOTWEAR, SAFETY - SHOEMOBILE: DOT (RE-AD) - Competitive Sealed Bids - PIN#85721B0193 - Due 8-24-21 at 10:30 A.M.

OCP, will have bid openings virtually via WebEx and in person. Vendors must register first to attend bid opening via WebEx. Please click on the link below to register for the bid opening.

WebEx Link to attend the virtual bid: https://nycadminservices.webex.com/webappng/sites/nycadminservices/meeting/info/df8ab47426ef47bb9548daa85abc0db6?isPopupRegisterView=true.

Anyone that wishes to attend the bid opening in person can do so on the date of the bid opening.

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

Citywide Administrative Services, 1 Centre Street, 18th Floor South, New York, NY 10007. Ebony Roberson (212) 386-0466; eroberson@dcas.nyc.gov

jy21

COMPTROLLER

AWARD

Services (other than human services)

ENHANCED YIELD INVESTMENT MANAGEMENT AGREEMENT - Renewal - PIN# 015-178-196-04 EY-R1 - AMT: \$14,779,000.00 - TO: Mackay Shields, LLC, 1345 Avenue of Americas, New York, NY 10105.

jy21

PRINTING & RELATED SERVICES OF THE ANNUAL COMPREHENSIVE FINANCIAL REPORT - Renewal - PIN# 015-2018-32514-R1 - AMT: \$640,000.00 - TO: Command Financial Press Corporation, 125 Broad Street, 5th Floor, New York, NY 10004.

jy21

ASSET MANAGEMENT

SOLICITATION

Goods and Services

INVESTMENT MANAGER SEARCH FOR DEVELOPED MARKETS EX USA ACTIVE EQUITY INVESTMENT MANAGEMENT SERVICES - Request for Proposals - PIN# 015-218-269-00 IQ - Due 8-19-21 at 11:59 P.M.

Investment Manager Search for Developed Markets ex USA Active Equity Investment Management Services

PIN: 015-218-269-00 IQ

The Comptroller of the City of New York (the "Comptroller"), acting on behalf of the New York City Retirement Systems, and specifically the Teachers' Retirement System of the City of New York ("TRS"), the New York City Employees' Retirement System ("NYCERS"), the New York City Police Pension Fund, Subchapter Two ("Police"), the New York City Fire Pension Fund, Subchapter Two ("Fire"), and the New York City Board of Education Retirement System ("BERS") (collectively "NYCRS" or the "Systems"), is conducting this investment manager search (this "Search"), to identify and select investment management firms, or a pool of investment management firms, to create and manage one or more Developed Markets ex USA Active public equity portfolios for the System(s).

How to Participate in this Search: To be considered, investment management firms must comply with the requirements (1) - (3) listed below:

- 1. All firms shall carefully review the Notice of Search and the Minimum Requirements described in Section III(B) of the Investment Manager Notice of Search. Interested firms that meet the Minimum Requirements must enter their information in the following databases to be considered by each of the Investment Consultants. The Investment Consultants will review the databases and provide the Comptroller with a written report identifying the investment managers that meet the Minimum Requirements.
a. For Callan, Firms must submit their information directly to the Investment Consultant's database (Callan LLC). Information on requirements for entering information into these databases can be found at www.callan.com (click on "Manager Questionnaire"). In addition, for Callan, managers are requested to email, nycers@callan.com, to confirm (1) their interest in this search and (2) for what specific product(s). In the subject line please use "Developed World ex-USA Active Equity Search".
b. For Wilshire, Firms must submit their information directly to the Investment Consultant's database (Wilshire Compass). Information on requirements for entering information into these databases can be found at: compassportal.wilshire.com. All inquiries to Wilshire are to be sent, to investmentsearch@wilshire.com.
c. For Rocatton, NEPC and Segal Marco Advisors, Firms must enter their information into eVestment Alliance's database. Information on requirements for entering information into these databases can be found, at https://www.evestment.com (click on "Submit My Data").
2. All firms must ensure that they completely identify their firm and product information in the aforementioned databases. Additionally, firms must ensure that the information (such as organization, product, returns, portfolio characteristics and AUM data), is current and accurate as of June 30, 2021.
3. There is no fee for entering information into the aforementioned databases. Firms are advised that information in the database may become part of any pool contract that results from this Search.

Current and accurate data must be in the aforementioned databases by the deadline stated in Section I of this Notice of Search, at which time the respective Investment Consultant shall commence its review of the database.

Consistent with the policies expressed by the City of New York, participation by minority-owned and women-owned businesses or partnering arrangements with minority-owned and women-owned investment firms, are encouraged. Additionally, participation by small and New York City-Based businesses is also encouraged.

The Notice of Search which fully describes the scope of the search, minimum requirements, how to participate and the evaluation process, will be available for download, from the Comptroller's website, [www.comptroller.nyc.gov](http://www.comptroller.nyc.gov), on or about July 15, 2021. To download the Notice of Search, from the Comptroller's website, select "RFPs & Solicitations" then "Notice of Search for "Developed Markets ex USA Active Equity Investment Managers" and complete the form. Questions about the Notice of Search should be transmitted by email, to Fannie Moy, Senior Contract Analyst, at [DevMarketsSearch@comptroller.nyc.gov](mailto:DevMarketsSearch@comptroller.nyc.gov), by July 23, 2021, by 3:00 P.M. EST.

Use the following address unless otherwise specified in notice, to secure, examine or submit bid/proposal documents, vendor pre-qualification and other forms; specifications/blueprints; other information; and for opening and reading of bids at date and time specified above.  
 Comptroller, 1 Centre Street, 8th Floor South, New York, NY 10007.  
 Yufen Fannie Moy (212) 669-4009; [ymoy@comptroller.nyc.gov](mailto:ymoy@comptroller.nyc.gov)

jy15-21

**DESIGN AND CONSTRUCTION**

■ AWARD

*Construction/Construction Services*

**REI SERVICES FOR THE INSTALLATION OF STORM AND SANITARY SEWERS IN THE NORTH BOUND WHITESTONE EXPRESSWAY SERVICE ROAD, PHASE 3, BOROUGH OF QUEENS.** - Request for Proposals - PIN#8502020SE0010P - AMT: \$11,368,960.00 - TO: Dewberry Engineers, Inc., 31 Penn Plaza, 132 West 31st Street, Suite 301, New York, NY 10001.

SE811, Resident Engineering Inspection Services for the Installation of Storm and Sanitary Sewers, in the North Bound Whitestone Expressway Service Road, Phase 3, Borough of Queens.

← jy21

**DISTRICT ATTORNEY - NEW YORK COUNTY**

■ INTENT TO AWARD

*Goods*

**LAW BOOKS/LOOSELEAF LAW PUBLICATIONS INC - EDITIONS** - Sole Source - Available only from a single source - PIN#20220707 - Due 8-3-21 at 5:00 P.M.

THE FOLLOWING LAW BOOKS ARE ONLY AVAILABLE THROUGH LOOSELEAF LAW PUBLICATIONS INC (PUBLISHER).

LOOSELEAF LAW PUBLICATIONS INC EDITIONS:

ITEM	QTY
Civil Practice Law & Rules	25
Juvenile Offender Handbook	1
Narcotics Trial Supplement NYS	42
NYS Criminal Reference	765
NYPD Parol Guide-S-July 2021	2
NYPD Patrol Guide CD-Multi July 2021	500
NYPD Patrol Guide -S-Jan 2022	2
NYPD Patrol Guide CD-Multi Jan 2022	500
NYS YTL/NYC Traffic Rules	30
Freight	1

PBB Rules Section 3-01 (d) - Sole Source is a Special Case and is exempt from Competitive Sealed Bids.

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.

District Attorney - New York County, [kayeb@dany.nyc.gov](mailto:kayeb@dany.nyc.gov). Barbara Kaye (212) 335-9816; [kayeb@dany.nyc.gov](mailto:kayeb@dany.nyc.gov)

jy19-23

**ENVIRONMENTAL PROTECTION**

**WASTEWATER TREATMENT**

■ INTENT TO AWARD

*Goods*

**82622Y0068-BWT FLYGT PUMP PARTS** - Request for Information - PIN#82622Y0068 - Due 7-29-21 at 2:00 P.M.

NYC Environmental Protection, intends to enter into a sole source negotiation, with G A Fleet & Associates & Fleet Pump & Service

Group, Inc., for purchase of Flygt pump parts. Any firm which believes they can also provide this services, are invited to respond to this RFI.

jy15-22

**HEALTH AND MENTAL HYGIENE**

■ AWARD

*Human Services/Client Services*

**FY21 DISCRETIONARY CONTRACT MENTAL HEALTH SERVICES** - BP/City Council Discretionary - PIN#21AO059901R0X00 - AMT: \$259,250.00 - TO: The Coalition for Behavioral Health Inc, 123 William Street, New York, NY 10038.

← jy21

*Services (other than human services)*

**VACCINATION PROGRAM SERVICES COVID** - Emergency Purchase - PIN#21ID060901R0X00 - AMT: \$8,000,000.00 - TO: Zeel Networks Inc, 45 West 45th Street, New York, NY 10036-4602.

← jy21

**HOMELESS SERVICES**

■ INTENT TO AWARD

*Human Services/Client Services*

**NAE TO EXTEND FAMILY SHELTER SERVICES AT HUNTINGTON HOUSE** - Negotiated Acquisition - Other - PIN# 07121N0013 - Due 7-26-21 at 2:00 P.M.

Contract Term 7/1/2021 - 6/30/2022 Contract Amount \$1,765,361

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

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

jy19-23

**07121D0001 COMMUNITIES FIRST DEMONSTRATION PROJECT** - Demonstration Project - Other - PIN# 07121D0001\_ - Due 7-22-21 at 2:00 P.M.

DHS, is proposing to work with the Times Square District Management Association/Center, for Court Innovation on a "Community First" pilot program. The Community First program would take a community focused approach to working with vulnerable individuals who need assistance with issues ranging from substance abuse, to the need for benefits, to mental health, to homelessness.

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

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

jy15-21

**HOUSING AUTHORITY**

**PROCUREMENT**

**SOLICITATION**

*Services (other than human services)*

**SMD SERVICES INTEGRATED PEST MANAGEMENT (IPM) - QUALITY ASSURANCE (QA) RE-INSPECTION WORK AT VARIOUS DEVELOPMENTS WITHIN ALL FIVE (5) BOROUGHS OF NYC - Competitive Sealed Bids - PIN#335878 - Due 8-5-21 at 10:00 A.M.**

The scope of work to be performed by the Contractor consists of Integrated Pest Management (IPM) Quality Assurance (QA) services entailing this Contractor to complete reinspections of former extermination work, as completed by NYCHA staff or other contractors.

By issuing this Contract, NYCHA seeks proposals from Pest Management Professional (PMP) firms who are certified and qualified to provide IPM services, train staff in IPM or consult on IPM as QA accessors of IPM work provided at various NYCHA Developments, located within the five boroughs of New York City.

Interested vendors are invited to obtain a copy of the opportunity at NYCHA's website, by going to <http://www.nyc.gov/nychabusines>. On the left side, click on "iSupplier Vendor Registration/Login" link. (1) If you have an iSupplier account, then click on the "Login for registered vendors" link and sign into your iSupplier account. (2) If you do not have an iSupplier account you can request an account by clicking on "New suppliers register in iSupplier" to apply for log-in credentials. Once you have accessed your iSupplier account, log into your account, then choose under the Oracle Financials home page, the menu option "Sourcing Supplier", then choose "Sourcing", then choose Sourcing Homepage"; and conduct a search in the "Search Open Negotiations" box for RFQ Number(s) 335878.

Note: In response to the COVID-19 outbreak, we are accepting only electronic bids, submitted online, via iSupplier. Paper bids will not be accepted or considered. Please contact NYCHA Procurement, at [procurement@nycha.nyc.gov](mailto:procurement@nycha.nyc.gov), for assistance.

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

Housing Authority, 90 Church Street, 6th Floor, New York, NY 10007. JoAnn Park (212) 306-4511; [joann.park@nycha.nyc.gov](mailto:joann.park@nycha.nyc.gov)

← jy21

**HOUSING PRESERVATION AND DEVELOPMENT**

**AWARD**

*Construction/Construction Services*

**EMERGENCY DEMOLITION OF 101-41 132ND STREET QUEENS, NY - Emergency Purchase - PIN#80621E0040001 - AMT: \$324,820.00 - TO: Statewide Demolition Corp, 5883 54th Street, Maspeth, NY 11378.**

Emergency Demolition of 101-41 132nd Street Queens, NY.

← jy21

**EDC/HPD TECH**

**INTENT TO AWARD**

*Services (other than human services)*

**80622Y0018-SOLE SOURCE NOTICE OF INTENT- MAINTENANCE OF TAAG SOFTWARE - Request for Information - PIN#80622Y0018 - Due 7-30-21 at 12:00 A.M.**

Pursuant to Section 3-05 of the City's Procurement Policy Board Rules, The New York City Department of Housing Preservation and Development (HPD), intends to enter into a Sole Source contract with Designing Success, Inc. The vendor will provide maintenance and support services to Tracking At-A-Glance® (TAAG) case management and performance tracking software, that is used by the Division of Tenant Resources to manage the goals and outcomes of participants in the Family Self Sufficiency (FSS) program.

This Sole Source procurement is being managed through PASSPort. If there are any expressions of interest, please send an email, to Agency Contact.

jy15-22

**EMERGENCY OPERATIONS**

**VENDOR LIST**

*Construction/Construction Services*

**PREQUALIFIED CONTRACTOR LISTS: EMERGENCY REPAIR PROGRAM (ERP) TENANT INTERIM LEASE PROGRAM AND ALTERNATIVE ENFORCEMENT PROGRAM (TIL/AEP) (GENERAL CONSTRUCTION TRADES ONLY- CONTRACTORS MUST MEET NYC CERTIFIED M/WBE CRITERIA LISTED BELOW) DEMOLITION**

Prequalification Applications and information for inclusion on Pre-Qualified Bidders Lists may be obtained: in person, Monday through Friday between the hours of 10:00 A.M. -12:00 NOON and 2:00 P.M. - 4:00 P.M.; by writing to HPD, Emergency Operations Division, Contractor Compliance Unit, 100 Gold Street, Room 6J, New York, NY 10038, or by visiting the HPD's website, at [www.nyc.gov/hpd](http://www.nyc.gov/hpd), and downloading the application(s).

Prequalified Bidders Lists: The Contractor Compliance Unit in the Emergency Operations Division requests applications from contractors who are qualified to perform emergency and non-emergency repairs, maintenance, demolition, and construction related work in residential and commercial buildings in all boroughs of New York City.

The Prequalified Bidders Lists will be used to solicit invitations to bid on a high volume of maintenance, repair and construction related Open Market Orders (OMOs) valued up to \$100,000. Demolition work may have a value greater than \$100,000. As part of the approval process, vendors will be afforded the option to participate in providing services on a 24-hour emergency basis. Contractors with integrity, financial capacity, knowledge and experience, a record of compliance with all Federal, State, and Local laws, rules, licensing requirements, where applicable, and executive orders, including but not limited to compliance with existing labor standards, and a commitment to working with Minority and Women-Owned Business Enterprises are encouraged to apply for inclusion on lists that include but are not limited, to the following trades:

**ASBESTOS RELATED SERVICES (ERP PQL)**

- Analysis
- Third Party Monitoring
- Abatement-Investigation

**BOILER REPAIRS (ERP PQL)**

- Boiler Rental
- Boiler Installation
- Emergency Gas Restoration
- Emergency Gas and Oil Heat/Hot Water Restoration

**DEMOLITION (DEMO PQL)**

- Demolition of structures and/or secondary structures and/or land clearing of development sites

**DRAIN CLEANING-STOPPAGE (ERP PQL) ELECTRICAL REPAIRS (ERP PQL)**

- Repairs/Removal of Electrical Violations

**ELEVATOR REPAIR AND MAINTENANCE (ERP PQL)**

**EXTERMINATION SERVICES- PEST CONTROL (ERP PQL)**

**FIREGUARD SERVICES (ERP PQL) GENERAL CONSTRUCTION (ERP PQL and TIL/AEP PQL)**

- Concrete
- Masonry
- Carpentry
- Roofs (New installation and/or Repair
- Seal-up Services
- Sidewalk Sheds/Scaffolding(Steel Pole, Permanent and Rental)
- Windows and Window Guards
- Doors
- Fencing Scrape, Plaster and Paint

**IRON WORK (ERP PQL and TIL/AEP PQL)**

- Fire Escape Repair/Replacement
- Stairwell Repair/Replacement
- Welding

**LEAD BASED PAINT ANALYSIS AND ABATEMENT (ERP PQL)**

- Abatement
- Analysis (Dust Wipe/Paint Chip/Soil)
- XRF Testing

**MOLD REMEDIATION SERVICES (ERP PQL) MILDEW REMOVAL SERVICES (ERP PQL and TIL/AEP) PLUMBING REPAIRS (ERP PQL)**

- Plumbing Repairs
- Water Mains
- Sewer Mains
- Water Towers
- Sprinkler Systems
- Septic Systems
- Sewer Stoppage

RUBBISH AND TRADE WASTE (ERP PQL)

- Clean Outs
- Roll-Off Containers

ERP PQL: All Contractors applying for the ERP PQL must be appropriately licensed and/or certified to perform their designated trades to include Asbestos, Lead and Mold certifications as necessary. Contractors will also be required, to provide proof of safety training and/or trade specific training certifications as applicable.

TIL/AEP PQL: All Contractors applying for the TIL/AEP PQL must have all applicable trade licenses and/or certifications. Contractors must be appropriately licensed to perform their designated trades; general construction applicants must have a Home Improvement Contractors license from the NYC Department of Consumer Affairs. The submitting entity must be: a Minority and Women-Owned Business Enterprise certified by the NYC Department of Small Business Services (NYC-certified M/WBE), or a registered joint venture that includes a NYC-certified M/WBE, or willing to sub-contract, at least fifty percent (50 percent) if every awarded job to a NYC-certified M/WBE.

Other Legally Mandated Information DEMOLITION (DEMO) PQL: All Contractors applying for the Demolition Services PQL must provide applicable trade licenses and/or certifications, including being Demolition Endorsed by NYC Department of Buildings. Where component work of demolition jobs require other license; Contractor must either hold such license or subcontract to approved vendors which hold the license. Such certifications may be acceptable by joint venture or subcontracting. Use the following address unless otherwise specified in notice, to secure, examine or submit bid/proposal documents, vendor prequalification and other forms; specification/blueprints; other information; and for opening and reading of bids, at date and time specified above. Housing Preservation and Development, 100 Gold Street, Room 6J, New York, NY 10038. Michael Vayser (212) 863-7734, vayserm@hpd.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 Preservation and Development, 100 Gold Street, Room 6J, New York, NY 10038. Michael Vayser (212) 863-7734; Vayserm@hpd.nyc.gov

jy19-23

HUMAN RESOURCES ADMINISTRATION

AWARD

Human Services/Client Services

SHELTER SERVICES FOR HOMELESS FAMILIES AT FLAGSTONE FAMILY CENTER LOCATED AT 185, 186, 191, 196, 199, 202, 207 AND 211-217 AMBOY STREET, BROOKLYN, NY 11212 - Competitive Sealed Proposals/Pre-Qualified List - PIN#07119I0003015 - AMT: \$60,530,155.00 - TO: Camba Inc., 1720 Church Avenue, Brooklyn, NY 11226.

Contract Term from 7/1/2021 to 6/30/2026.

jy21

INTENT TO AWARD

Human Services/Client Services

06921R0309-REQ. 6/28/2021 HUNGER FREE AMERICA SNAP OUTREACH - Required/Authorized Source - PIN#06921R0309 - Due 7-27-21 at 2:00 P.M.

Hunger Free America will increase SNAP participation among low-income NYC residents by maximizing accessibility to SNAP Outreach Services and case mediation.

jy20-26

OFFICE OF THE MAYOR

AWARD

Services (other than human services)

KPMG LLP RENEWAL NO. 2 - Renewal - PIN#00217P0210001R002 - AMT: \$3,300,000.00 - TO: KPMG LLP, 345 Park Avenue, New York NY 10154-0102.

Renewal No. 2 for Accounting Services.

jy21

MAYOR'S OFFICE OF CRIMINAL JUSTICE

CONTRACTS

INTENT TO AWARD

Human Services/Client Services

CRISIS MANAGEMENT SERVICES/ANTI-GUN VIOLENCE

- Negotiated Acquisition - Other - PIN#00221N0046001 - Due 7-21-21 at 5:00 P.M.

Pursuant to Section 3-04(b)(2)(iii) of the Procurement Policy Board Rules, the Mayor's Office of Criminal Justice, intends to extend the following contract below, for provision of the Crisis Management System program the provides deployment of the Cure Violence public health model of violence intervention, school-based conflict mediation, and therapeutic mental health services. The provider below will provide this service during the extension term, by means of Negotiated Acquisition Extension, for twelve months, from 7/1/2020 - 6/30/2021.

00221N0046001 - \$2,280,000.00 Gangstas Making Astronomical Community Changes Inc, 475 Carlton Avenue, #7G, Brooklyn, NY 11238.

This ad is for information purposes only, anyone who would like additional information regarding this procurement or future like procurements, may send an email to, mocjprocurements@cityhall.nyc.gov, no later than 5:00 P.M. on July 21, 2021.

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.

Mayor's Office of Criminal Justice, 1 Centre Street, 10th Floor, Room 1012, New York, NY 10007. Alison MacLeod (212) 416-5252; mocjprocurements@cityhall.nyc.gov

jy21

PARKS AND RECREATION

REVENUE AND CONCESSIONS

SOLICITATION

Services (other than human services)

REQUEST FOR PROPOSALS TO MANAGE THE SEASONAL ICE SKATING RINK IN BRYANT PARK, MANHATTAN -

Competitive Sealed Proposals - Judgment required in evaluating proposals - PIN# 2021-M8-IS - Due 8-6-21 at 5:00 P.M.

The Bryant Park Corporation ("BPC"), is issuing, as of the date of this notice, a Request for Proposals (RFP) to manage the season ice skating rink in Bryant Park, Manhattan.

All proposals submitted in response to this RFP must be submitted no later than Friday, August 6, 2021, at 5:00 P.M.

The RFP is available for download, commencing on Monday, July 12, 2021, on BPC's website. To download the RFP, please visit https://bryantpark.org/about-us#job-openings and click on the Ice Rink Management Section.

For more information, prospective proposers may contact Rachel Zurier, Director of Operations, at the Bryant Park Corporation, at (917) 438-5134, or rzurier@urbanmgt.com.

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

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

Parks and Recreation, 5 Bryant Park, Suite 2400 New York, NY 10018. Rachel Zurier (917) 438-5134; rzurier@urbanmgt.com

jy16-29

FOR THE RENOVATION, OPERATION, AND MAINTENANCE OF A CAFE AT HUNTER'S POINT SOUTH PARK, QUEENS

- Competitive Sealed Proposals - Judgment required in evaluating proposals - PIN# Q471-SB-2021 - Due 8-27-21 at 3:00 P.M.

In accordance with Section 1-13 of the Concession Rules of the City of New York, the New York City Department of Parks and Recreation ("Parks"), is issuing, as of the date of this notice, a significant Request for Proposals (RFP) for the Renovation, Operation, and Maintenance of a cafe at Hunter's Point South Park, Queens.

There will be a recommended remote proposer meeting on Friday, July 23, 2021, at 2:00 P.M. If you are considering responding to this RFP, please make every effort to attend this recommended remote proposer meeting.

The Cisco WebEx link for the remote proposer meeting is as follows:  
<https://nycparks.webex.com/nycparks/j.php?MTID=m48dc96701c6ea9809ceca4f4d0125bd9>

Meeting number: 179 427 5972  
Password: Parks123

You may also join the remote proposer meeting by phone using the following information:

+1-646-992-2010 OR +1-408-418-9388  
Access code: 179 427 5972

Subject to availability and by appointment only, we may set up a meeting at the proposed concession site, which is located in Hunter's Point South Park, Long Island City, NY.

All proposals submitted in response to this RFP must be submitted no later than Friday, August 27, 2021, at 3:00 P.M.

Hard copies of the RFP can be obtained at no cost, commencing Friday, July 16, 2021 through Friday, August 27, 2021, by contacting Andrew Coppola, Senior Project Manager, at (212) 360-3454, or at Andrew.Coppola@parks.nyc.gov.

The RFP is also available for download, on Friday, July 16, 2021, through Friday, August 27, 2021, on Parks' website. To download the RFP, visit, <http://www.nyc.gov/parks/businessopportunities>, and click on the "Concessions Opportunities at Parks" link. Once you have logged in, click on the "download" link that appears adjacent to the RFP's description.

For more information or if you cannot attend the remote proposer meeting, prospective proposers may contact Andrew Coppola, Senior Project Manager, at (212) 360-3454, or at Andrew.Coppola@parks.nyc.gov.

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

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

*Parks and Recreation, The Arsenal, 830 Fifth. Andrew Coppola (212) 360-3454; andrew.coppola@parks.nyc.gov*

jy16-29

**FOR THE OPERATION AND MAINTENANCE OF FOOD CONCESSIONS AT RANDALL'S ISLAND PARK, MANHATTAN**  
- Competitive Sealed Proposals - Judgment required in evaluating proposals - PIN# M104-SB-2021 - Due 8-27-21 at 3:00 P.M.

In accordance with Section 1-13 of the Concession Rules of the City of New York, the New York City Department of Parks and Recreation ("Parks"), is issuing, as of the date of this notice, a non-significant Request for Proposals ("RFP") for the operation and maintenance of one (1) interior food concession at Icahn Stadium, the operation and maintenance of three (3) seasonal cafes, and the operation and maintenance of up to four (4) mobile food units at Randall's Island Park, Manhattan.

There will be a recommended remote proposer meeting on Thursday, July 22, 2021, at 2:00 P.M. If you are considering responding to this RFP, please make every effort to attend this recommended remote proposer meeting.

The Cisco WebEx link for the remote proposer meeting is as follows:  
<https://nycparks.webex.com/nycparks/j.php?MTID=m960da9c5e99332ef01fa12ee8a21974>

Meeting number: 179 644 1388  
Password: Parks123

You may also join the remote proposer meeting by phone using the following information:

+1-646-992-2010 OR +1-408-418-9388  
Access code: 179 644 1388

Subject to availability and by appointment only, we may set up a meeting at the proposed concession site, which is located at Icahn Stadium, 10 Central Road, New York, NY 10035.

All proposals submitted in response to this RFP must be submitted no later than Friday, August 27, 2021 at 3:00 P.M.

Hard copies of the RFP can be obtained at no cost, commencing Friday, July 16, 2021 through Friday, August 27, 2021, by contacting Andrew Coppola, Senior Project Manager at (212) 360-3454, or at Andrew.Coppola@parks.nyc.gov.

The RFP is also available for download, on Friday, July 16, 2021, through Friday, August 27, 2021, on Parks' website. To download the RFP, visit <http://www.nyc.gov/parks/businessopportunities>, and click on the "Concessions Opportunities at Parks" link. Once you have logged in, click on the "download" link that appears adjacent to the RFP's description.

For more information or if you cannot attend the remote proposer meeting, prospective proposers may contact Andrew Coppola, Senior Project Manager, at (212) 360-3454, or at Andrew.Coppola@parks.nyc.gov.

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

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*Parks and Recreation, The Arsenal, 830 Fifth. Andrew Coppola (212) 360-3454; andrew.coppola@parks.nyc.gov*

jy16-29

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## CONTRACT AWARD HEARINGS

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**NOTE: LOCATION(S) ARE ACCESSIBLE TO INDIVIDUALS USING WHEELCHAIRS OR OTHER MOBILITY DEVICES. FOR FURTHER INFORMATION ON ACCESSIBILITY OR TO MAKE A REQUEST FOR ACCOMMODATIONS, SUCH AS SIGN LANGUAGE INTERPRETATION SERVICES, PLEASE CONTACT THE MAYOR'S OFFICE OF CONTRACT SERVICES (MOCS) VIA E-MAIL AT [DISABILITYAFFAIRS@MOCS.NYC.GOV](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.**



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## INFORMATION TECHNOLOGY AND TELECOMMUNICATIONS

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### ■ PUBLIC HEARINGS

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**NOTICE IS HEREBY GIVEN** that a Contract Public Hearing will be held on August 04, 2021, at 10:00 AM. The Public Hearing will be held via Conference Call. Call-in #: 1-718-222-7181, ACCESS CODE: 997 728 119.

**IN THE MATTER OF** a proposed Purchase Order/Contract between the New York City Department of Information Technology & Telecommunications and RAJ SOMAS DBA RUSD SOLUTIONS, located at PO BOX 404 Tappan, NY 10983-0404, for NG911CALLHANDLING-EVANS E-ARMS. The amount of this Purchase Order/Contract will be \$117,500.00. The term will be for 1 year from the Notice to Proceed. PIN #: 20210120835, E-PIN #:85821W0473001.

The Vendor has been selected by M/WBE Noncompetitive Small Purchase Method, pursuant to Section 3-08 (c)(1)(iv) of the Procurement Policy Board Rules.

Pursuant to Section 2-11(c)(3) of the Procurement Policy Board Rules, if DoITT does not receive, by July 28, 2021, from any individual a written request to speak at this hearing, then DoITT need not conduct this hearing. Written notice should be sent to Danielle DiMaggio, NYC DoITT, via email to [ddimaggio@doitt.nyc.gov](mailto:ddimaggio@doitt.nyc.gov)

• jy21

**SPECIAL MATERIALS**

**HOUSING PRESERVATION AND DEVELOPMENT**

■ NOTICE

**REQUEST FOR COMMENT  
REGARDING AN APPLICATION FOR A  
CERTIFICATION OF NO HARASSMENT**

**Notice Date:** July 13, 2021

**To:** Occupants, Former Occupants, and Other Interested Parties

Property:	Address	Application #	Inquiry Period
	14 Sutton Place South, Manhattan	44/2021	June 24, 2018 to Present
	107 West 120th Street, Manhattan	53/2021	June 22, 2018 to Present
	339 West 84th Street, Manhattan	54/2021	June 28, 2018 to Present
	980 Prospect Avenue, Bronx	51/2021	June 22, 2018 to Present
	961 Grant Avenue, Bronx	55/2021	June 28, 2018 to Present

**Authority:** SRO, Administrative Code §27-2093

Before the Department of Buildings can issue a permit for the alteration or demolition of a single room occupancy multiple dwelling, the owner must obtain a "Certification of No Harassment" from the Department of Housing Preservation and Development ("HPD") stating that there has not been harassment of the building's lawful occupants during a specified time period. Harassment is conduct by an owner that is intended to cause, or does cause, residents to leave or otherwise surrender any of their legal occupancy rights. It can include, but is not limited to, failure to provide essential services (such as heat, water, gas, or electricity), illegally locking out building residents, starting frivolous lawsuits, and using threats or physical force.

The owner of the building identified above has applied for a Certification of No Harassment. If you have any comments or evidence of harassment at this building, please notify HPD at **CONH Unit, 100 Gold Street, 6th Floor, New York, NY 10038** by letter postmarked not later than 30 days from the date of this notice or by an in-person statement made within the same period. To schedule an appointment for an in-person statement, please call **(212) 863-5277 or (212) 863-8211**.

*For the decision on the Certification of No Harassment Final Determination please visit our website at [www.hpd.nyc.gov](http://www.hpd.nyc.gov) or call (212) 863-8266.*

**PETICIÓN DE COMENTARIO  
SOBRE UNA SOLICITUD PARA UN  
CERTIFICACIÓN DE NO ACOSO**

**Fecha de notificación:** July 13, 2021

**Para:** Inquilinos, Inquilinos Anteriores, y Otras Personas Interesadas

Propiedad:	Dirección:	Solicitud #:	Período de consulta:
	14 Sutton Place South, Manhattan	44/2021	June 24, 2018 to Present
	107 West 120th Street, Manhattan	53/2021	June 22, 2018 to Present
	339 West 84th Street, Manhattan	54/2021	June 28, 2018 to Present

980 Prospect Avenue, Bronx	51/2021	June 22, 2018 to Present
961 Grant Avenue, Bronx	55/2021	June 28, 2018 to Present

**Autoridad:** SRO, Código Administrativo §27-2093

Antes de que el Departamento de Edificios pueda conceder un permiso para la alteración o demolición de una vivienda múltiple de ocupación de cuartos individuales, el propietario debe obtener una "Certificación de No Acoso" del Departamento de Preservación y Desarrollo de la Vivienda ("HPD") que indique que tiene no haber sido hostigado a los ocupantes legales del edificio durante un periodo de tiempo especificado. El acoso es una conducta por parte de un dueño de edificio que pretende causar, o causa, que los residentes se vayan o renuncien a cualquiera de sus derechos legales de ocupación. Puede incluir, entre otros, no proporcionar servicios esenciales (como calefacción, agua, gas o electricidad), bloquear ilegalmente a los residentes del edificio, iniciar demandas frívolas y utilizar amenazas o fuerza física.

El dueño del edificio identificado anteriormente ha solicitado una Certificación de No Acoso. Si tiene algún comentario o evidencia de acoso en este edificio, notifique a HPD al **CONH Unit, 100 Gold Street, 6th Floor, New York, NY 10038** por carta con matasellos no mas tarde que **30 días** después de la fecha de este aviso o por una declaración en persona realizada dentro del mismo periodo. Para hacer una cita para una declaración en persona, llame al **(212) 863-5277 o (212) 863-8211**.

**Para conocer la decisión final sobre la Certificación de No Acoso, visite nuestra pagina web en [www.hpd.nyc.gov](http://www.hpd.nyc.gov) o llame al (212) 863-8266.**

jl13-21

**REQUEST FOR COMMENT  
REGARDING AN APPLICATION FOR A  
CERTIFICATION OF NO HARASSMENT**

**Notice Date:** July 13, 2021

**To:** Occupants, Former Occupants, and Other Interested Parties

Property:	Address	Application #	Inquiry Period
	676 Lorimer Street, Brooklyn	52/2021	October 4, 2004 to Present

**Authority:** Greenpoint-Williamsburg Anti-Harassment Area, Zoning Resolution §§23-013, 93-90

Before the Department of Buildings can issue a permit for the alteration or demolition of a multiple dwelling in certain areas designated in the Zoning Resolution, the owner must obtain a "Certification of No Harassment" from the Department of Housing Preservation and Development ("HPD") stating that there has not been harassment of the building's lawful occupants during a specified time period. Harassment is conduct by an owner that is intended to cause, or does cause, residents to leave or otherwise surrender any of their legal occupancy rights. It can include, but is not limited to, failure to provide essential services (such as heat, water, gas, or electricity), illegally locking out building residents, starting frivolous lawsuits, and using threats or physical force.

The owner of the building identified above has applied for a Certification of No Harassment. If you have any comments or evidence of harassment at this building, please notify HPD at **CONH Unit, 100 Gold Street, 6th Floor, New York, NY 10038** by letter postmarked not later than 30 days from the date of this notice or by an in-person statement made within the same period. To schedule an appointment for an in-person statement, please call **(212) 863-5277 or (212) 863-8211**.

*For the decision on the Certification of No Harassment Final Determination please visit our website at [www.hpd.nyc.gov](http://www.hpd.nyc.gov) or call (212) 863-8266.*

**PETICIÓN DE COMENTARIO  
SOBRE UNA SOLICITUD PARA UN  
CERTIFICACIÓN DE NO ACOSO**

**Fecha de notificación:** July 13, 2021

**Para:** Inquilinos, Inquilinos Anteriores, y Otras Personas Interesadas

Propiedad:	Dirección:	Solicitud #:	Período de consulta:
	676 Lorimer Street, Brooklyn	52/2021	October 4, 2004 to Present

Autoridad: Greenpoint-Williamsburg Anti-Harassment Area, Código Administrativo Zoning Resolution §§23-013, 93-90

Antes de que el Departamento de Edificios pueda conceder un permiso para la alteración o demolición de una vivienda múltiple de ocupación de cuartos individuales, el propietario debe obtener una "Certificación de No Acoso" del Departamento de Preservación y Desarrollo de la Vivienda ("HPD") que indique que tiene no haber sido hostigado a los ocupantes legales del edificio durante un periodo de tiempo especificado. El acoso es una conducta por parte de un dueño de edificio que pretende causar, o causar, que los residentes se vayan o renuncien a cualquiera de sus derechos legales de ocupación. Puede incluir, entre otros, no proporcionar servicios esenciales (como calefacción, agua, gas o electricidad), bloquear ilegalmente a los residentes del edificio, iniciar demandas frívolas y utilizar amenazas o fuerza física.

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Para conocer la decisión final sobre la Certificación de No Acoso, visite nuestra pagina web en www.hpd.nyc.gov o llame al (212) 863-8266.

July 13-21

CHANGES IN PERSONNEL

DEPT OF PARKS & RECREATION FOR PERIOD ENDING 05/28/21

Table with columns: NAME, TITLE, NUM, SALARY, ACTION, PROV, EFF DATE, AGENCY. Lists personnel changes for the Department of Parks & Recreation for the period ending 05/28/21.

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