

CELEBRATING 150 YEARS



# THE CITY RECORD

Official Journal of The City of New York

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## THE CITY RECORD

**ERIC L. ADAMS**  
Mayor

**DAWN M. PINNOCK**  
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*

## CITY COUNCIL

### ■ NOTICE

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

The Subcommittee on Landmarks, Public Sitings, and Dispositions will hold a public hearing, accessible remotely and

in person on the 14<sup>th</sup> Floor Committee Room, 250 Broadway, New York, NY 10007, on the following matters commencing at 11:00 A.M. on May 21, 2024. The hearing will be live-streamed on the Council's website at <https://council.nyc.gov/live/>. Please visit <https://council.nyc.gov/land-use/> in advance for information about how to testify and how to submit written testimony.

104-108 WEST 139<sup>TH</sup> STREET ANCP CLUSTER  
MANHATTAN CB - 10 G 240053 XUM

Application submitted by the New York City Department of Housing Preservation and Development pursuant to Article 16 of the General Municipal Law and Article XI of the Private Housing Finance Law for approval of an Urban Development Action Area Project (UDAAP), and an exemption from real property taxes for property located at 104-106 West 139 Street (Block 2007; Lot 39), 108 West 139 Street (Block 2007; Lot 41), 135 West 142 Street (Block 2011; Lot 18), 150 West 141 Street (Block 2009; Lot 46), Community District 10, Council District 9.

NEW YORK PUBLIC LIBRARY, TREMONT BRANCH  
BRONX CB - 6 N 240300 HIX

Communication dated March 14, 2024, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the New York Public Library, Tremont Branch (Block 2918, Lot 1) by the Landmarks Preservation Commission on March 5, 2024 (Designation List 537/LP-2677), Borough of the Bronx, Community District 6.

SUNNYSIDE BARNETT ARTICLE XI  
QUEENS CB - 2 G 240052 XAQ

Application submitted by the New York City Department of Housing Preservation and Development pursuant to Section 577 of Article XI of the Private Housing Finance Law for approval of a real property tax exemption for property located at 50-25 Barnett Avenue (Block 119, Lot 143), Borough of Queens, Community District 2.

For questions about accessibility and requests for additional accommodations, please contact [swerts@council.nyc.gov](mailto:swerts@council.nyc.gov) or

**nbenjamin@council.nyc.gov or (212) 788-6936 at least three (3) business days before the hearing.**

Accessibility questions: Kaitlin Greer, kgreer@council.nyc.gov, by: Thursday, May 16, 2024, 3:00 P.M.



my15-21

## CITY PLANNING COMMISSION

### PUBLIC HEARINGS

The City Planning Commission will hold a public hearing accessible both in-person and remotely via the teleconferencing application Zoom, at 10:00 A.M. Eastern Daylight Time, on Wednesday, May 29, 2024, regarding the calendar items listed below. The public hearing will be held in person in the NYC City Planning Commission Hearing Room, Lower Concourse, 120 Broadway, New York, NY. Anyone attending the meeting in-person is encouraged to wear a mask.

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, as well as materials relating to the meeting: <https://www.nyc.gov/site/nycengage/events/city-planning-commission-public-meeting/461633/1>

Members of the public attending remotely should observe the meeting through DCP's website. Testimony can be provided verbally 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

To provide verbal testimony via Zoom please follow the instructions available through the above webpage (link above).

Written comments will also be accepted until 11:59 PM, one week before the date of the 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] or made by calling 212-720-3508. Requests must be submitted at least five business days before the meeting.

### BOROUGH OF BROOKLYN

Nos. 1 – 2

### 3033 AVENUE V REZONING

No. 1

CD 15

C 240131 ZMK

**IN THE MATTER OF** an application submitted by Ford Coyle Properties Inc. pursuant to Sections 197-c and 201 of the New York City Charter for the amendment of the Zoning Map, Section No. 29a:

1. eliminating from within an existing R4 District a C1-2 District bounded by a line 100 feet northerly of Avenue V, Coyle Street, Avenue V, and Ford Street;
2. changing from an R4 District to an R7D District property bounded by a line 100 feet northerly of Avenue V, Coyle Street, Avenue V, and Ford Street; and
3. establishing within the proposed R7D District a C2-4 District bounded by a line 100 feet northerly of Avenue V, Coyle Street, Avenue V, and Ford Street;

as shown on a diagram (for illustrative purposes only) dated March 18, 2024, and subject to the conditions of the CEQR Declaration E-752.

No. 2

CD 15

N 240132 ZRK

**IN THE MATTER OF** an application submitted by Ford Coyle Properties 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

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### BROOKLYN

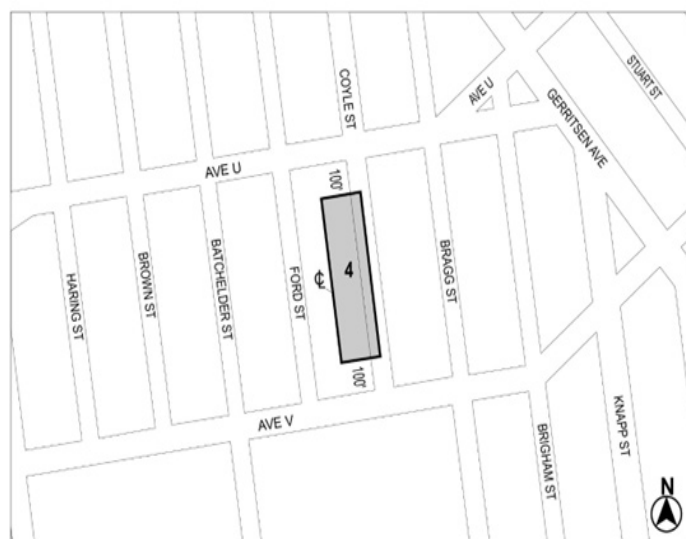
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### Brooklyn Community District 15

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Map 4 – [date of adoption]

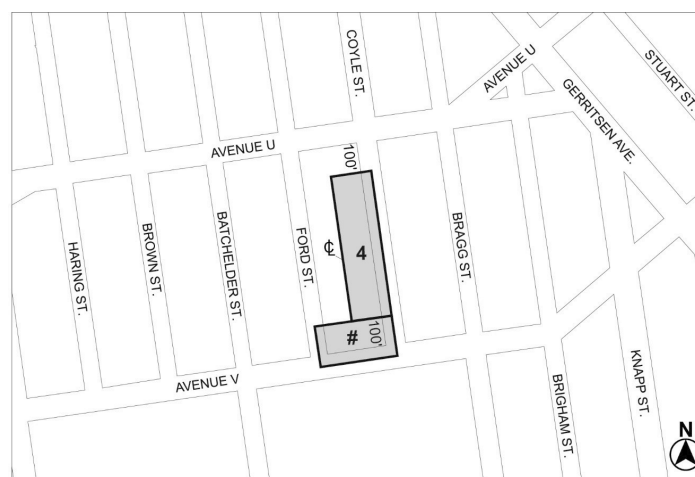
[EXISTING MAP]



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

Area 4 — 2/24/22 MIH Program Option 1 and Deep Affordability Option

[PROPOSED MAP]



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

Area 4 — 2/24/22 MIH Program Option 1 and Deep Affordability Option

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

Portion of Community District 15, Brooklyn

\*\*\*

No. 3

### 197 BERRY ST REZONING

CD 1

C 240072 ZMK

**IN THE MATTER OF** an application submitted by Bensing 250 LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 12c and 12d, by changing from an M1-2/R6B District to an M1-4/R6B District property

bounded by Berry Street, a line midway between North 4<sup>th</sup> Street and North 3<sup>rd</sup> Street, Bedford Avenue, and North 3<sup>rd</sup> Street, as shown on a diagram (for illustrative purposes only) dated February 20, 2024.

Sara Avila, Calendar Officer  
City Planning Commission  
120 Broadway, 31<sup>st</sup> Floor, New York, N.Y. 10271  
Telephone (212) 720-3366

Accessibility questions: 212-720-3508, AccessibilityInfo@planning.nyc.gov, by: Tuesday, May 21, 2024, 5:00 P.M.



my14-29

The City Planning Commission will hold a public hearing accessible both in-person and remotely via the teleconferencing application Zoom, at 10:00 A.M. Eastern Daylight Time, on Wednesday, May 15, 2024, regarding the calendar items listed below. The public hearing will be held in person in the NYC City Planning Commission Hearing Room, Lower Concourse, 120 Broadway, New York, NY. Anyone attending the meeting in-person is encouraged to wear a mask.

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, as well as materials relating to the meeting: <https://www.nyc.gov/site/nycengage/events/city-planning-commission-public-meeting/461632/1>.

Members of the public attending remotely should observe the meeting through DCP's website. Testimony can be provided verbally 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

To provide verbal testimony via Zoom please follow the instructions available through the above webpage (link above).

Written comments will also be accepted until 11:59 P.M., one week before the date of the 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] or made by calling 212-720-3508. Requests must be submitted at least five business days before the meeting.

**BOROUGH OF BROOKLYN**  
**Nos. 1 – 3**  
**500 KENT AVENUE**  
**No. 1**

**CD 2** **C 230293 ZMK**  
**IN THE MATTER OF** an application submitted by 500 Kent LLC and United Jewish Organizations of Williamsburg, Inc. pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 12d, changing from an M3-1 District to an M1-5 District property bounded by Division Avenue, Kent Avenue, the easterly prolongation of the N.Y.C. Pierhead Line, and the U.S. Pierhead and Bulkhead Line, as shown on a diagram (for illustrative purposes only), dated January 22, 2024, and subject to the conditions of CEQR Declaration E-738.

**No. 2**

**CD 2** **C 230294 ZSK**  
**IN THE MATTER OF** an application submitted by 500 Kent LLC and United Jewish Organizations of Williamsburg, Inc. pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 62-837(a) of the Zoning Resolution to modify the height and setback, and the maximum width of walls facing the shoreline requirements of Section 62-34 (Height and Setback Regulations on Waterfront Blocks), in connection with a proposed commercial development on property bounded by Division Avenue, Kent Avenue, the easterly prolongation of the N.Y.C. Pierhead Line,

and the U.S. Pierhead and Bulkhead Line (Block 2023, Lot 10), in an M1-5\* District.

\*Note: This site is proposed to be rezoned by changing an existing M3-1 District to an M1-5 District under a concurrent related application (C 230293 ZMK).

Plans for this proposal are on file with the City Planning Commission and may be seen on the Zoning Application Portal at <https://zap.planning.nyc.gov/projects/2019K0330>, or the Department of City Planning, 120 Broadway, 31<sup>st</sup> Floor, New York, NY 10271-0001.

**No. 3**

**CD 2** **C 230296 ZSK**  
**IN THE MATTER OF** an application submitted by 500 Kent LLC and United Jewish Organizations of Williamsburg, Inc. pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-52 of the Zoning Resolution to allow an attended public parking garage with a maximum capacity of 234 parking spaces, in connection with a proposed commercial development on property bounded by Division Avenue, Kent Avenue, the easterly prolongation of the N.Y.C. Pierhead Line, and the U.S. Pierhead and Bulkhead Line (Block 2023, Lot 10), in an M1-5\* District.

\*Note: This site is proposed to be rezoned by changing an existing M3-1 District to an M1-5 District under a concurrent related application (C 230293 ZMK).

Plans for this proposal are on file with the City Planning Commission and may be seen on the Zoning Application Portal at <https://zap.planning.nyc.gov/projects/2019K0330>, or the Department of City Planning, 120 Broadway, 31<sup>st</sup> Floor, New York, NY 10271-0001.

**NOTICE**

On Wednesday, May 15, 2024, a public hearing is being held by the City Planning Commission (CPC), accessible 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 500 Kent LLC and the United Jewish Organizations of Williamsburg, Inc. The area subject to the Proposed Actions encompasses Block 2023, Lot 10 in the South Williamsburg neighborhood of Brooklyn Community District 2. The Project Site is located at 500 Kent Avenue, an irregularly shaped corner lot generally bounded by Division Avenue to the north, Kent Avenue to the east, Clymer Street and Washington Avenue to the south, and the Wallabout Channel, an artificial inlet of the East River, to the west.

The Proposed Actions include a zoning map amendment to rezone the Project Site from M3-1 to M1-5; a waterfront bulk modification special permit pursuant to Zoning Resolution (ZR) Section 62-837 to modify various bulk requirements in sub-sections of ZR 62-341, including: (i) ZR 62-341(a)(2) - initial setback distance; (ii) ZR 62-341(c)(1) - maximum base height; (iii) ZR 62-341(c)(2) - maximum building height, (iv) ZR 62-341(c)(5) - maximum width of walls facing shoreline; and a public parking garage special permit pursuant to ZR 74-52 to allow a 234-space public parking garage. The project also requires the approval of one ministerial action by the City Planning Commission: a waterfront zoning certification pursuant to ZR 62-81 to demonstrate compliance with applicable waterfront zoning regulations. The Proposed Actions would facilitate the development of the Proposed Project, an approximately 684,242 gross square feet (gsf) development containing 598,442 gsf of office space and 21,233 gsf of retail space, built at 5.0 floor area ratio (FAR) with 576,220 zoning square feet (zsf) of floor area. It would also contain approximately 49,453 sf (1.14 acres) of publicly accessible waterfront public open space, including a shore public walkway and supplemental public access area. There would also be 14,301 sf (0.33 acres) of accessory open areas for building occupants. Additionally, there would be 234 public parking spaces (64,567 gsf) and two loading berths. The anticipated Build Year is 2026.

Written comments on the DEIS are requested and will be received and considered by the Lead Agency through 5pm on Tuesday, May 28, 2024.

For instructions on how to submit comments and participate, both in-person and 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. 21DCP139K.

**BOROUGH OF THE BRONX**  
**Nos. 4 – 9**  
**BRONX METRO NORTH STATION AREA**  
**No. 4**

**CDs 9, 10 & 11****C 240015 ZMX**

**IN THE MATTER OF** an application submitted by NYC 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. 4a & 4b:

1. eliminating from within an R4 District a C1-2 District bounded by a line 200 feet northerly of Morris Park Avenue, Seminole Avenue, Morris Park Avenue and Tenbroeck Avenue.
2. eliminating from within an existing R6 District a C1-2 District bounded by East Tremont Avenue, Unionport Road, Guerlain Street, White Plains Road, a line 100 feet southerly of East Tremont Avenue, and a line 100 feet northeasterly of White Plains Road;
3. eliminating from within an existing R4 District a C2-2 District bounded by:
  - a. the southeasterly boundary line of the New York, New Haven & Hartford Railroad Right-Of-Way, Jarret Place and its northwesterly centerline prolongation, Eastchester Road, Silver Street, and a line 150 feet southwesterly of Williamsbridge Road and its northwesterly prolongation; and
  - b. Poplar Street, Paulding Avenue, a line 100 feet northerly of East Tremont Avenue, Silver Street, East Tremont Avenue, and Bronxdale Avenue;
4. eliminating from within an existing R6 District a C2-2 District bounded by:
  - a. Eastchester Road, a line 150 feet northeasterly of Williamsbridge Road, Chesbrough Avenue, and Williamsbridge Road;
  - b. Silver Street, a line perpendicular to the southeasterly street line of Silver Street distant 375 feet southwesterly (as measured along the street line) from the point of intersection of the southeasterly street line of Silver Street and the southwesterly street line of Williamsbridge Road, a line 100 feet southeasterly of Silver Street, and East Tremont Avenue; and
  - c. East Tremont Avenue, Saint Peters Avenue, a line 150 feet southerly of East Tremont Avenue, and Seddon Street;
5. eliminating a Special Planned Community Preservation District (PC) bounded by a line perpendicular to the southerly street line of East Tremont Avenue distant 650 feet easterly (as measured along the street line) from the point of intersection of the southerly street line of East Tremont Avenue and the northeasterly street line of Unionport Road, East Tremont Avenue, a line 858 feet easterly of the first named course, and a line 150 feet southerly of East Tremont Avenue;
6. changing from a C8-1 District to an R4 District property bounded by a line 100 feet northeasterly of Bronxdale Avenue, a line 100 feet southeasterly of Pierce Avenue, and a line 265 feet southwesterly of Bogart Avenue;
7. changing from an R4 District to an R6-1 District property bounded by:
  - a. a line 200 feet southerly of Pelham Parkway South, a line perpendicular to the northerly street line of Rhinelander Avenue distant 100 feet easterly (as measured along the street line) from the point of intersection of the northerly street line of Rhinelander Avenue and the easterly street line of Eastchester Road, Rhinelander Avenue, a line perpendicular to the southerly street line of Rhinelander Avenue distant 130 feet easterly (as measured along the street line) from the point of intersection of the southerly street line of Rhinelander Avenue and the easterly street line of Eastchester Road, a line midway between Rhinelander Avenue and McDonald Street, a line perpendicular to the northerly street line of McDonald Street distant 100 feet easterly (as measured along the street line) from the point of intersection of the northerly street line of McDonald Street and the easterly street line of Eastchester Road, McDonald Street, and Eastchester Road;
  - b. the northwesterly boundary line of the New York, New Haven & Hartford Railroad Right-Of-Way, Williamsbridge Road, Silver Street, a line 80 feet southwesterly of Williamsbridge Road, Poplar Street, and a line 180 feet southwesterly of Williamsbridge Road and its northwesterly prolongation;
  - c. the southeasterly boundary line of the New York, New Haven & Hartford Railroad Right-Of-Way, Paulding Avenue, a line 100 feet northerly of East Tremont Avenue, a line 100 feet easterly of Lurting Avenue, a line 110 feet southerly of Poplar Street, a line perpendicular to the southerly street line of Poplar Street distant 75 feet westerly (as measured along the street line) from the point of intersection of the southerly street line of Poplar Street and the southwesterly street line of Roselle Street, East Tremont Avenue, Bronxdale Avenue, Poplar Street, and a line 100 feet northeasterly of Bronxdale Avenue;
- d. a line 90 feet northwesterly of Pierce Avenue, Fowler Avenue, Pierce Avenue, and a line 100 feet southwesterly of Fowler Avenue;
- e. Pierce Avenue, a line 265 southwesterly of Bogart Avenue, and a line 100 feet northeasterly of Bronxdale Avenue; and
- f. a line 100 feet southeasterly of Pierce Avenue, a line 90 feet southwesterly of Bogart Avenue, and a line 100 feet northeasterly of Bronxdale Avenue;
8. changing from an R5 District to an R6-1 District property bounded by Baker Avenue, White Plains Road, the northwesterly boundary line of the New York, New Haven & Hartford Railroad Right-Of-Way, the southeasterly centerline prolongation of Garfield Street, a line 100 feet southeasterly of Baker Avenue, and a line 100 feet southwesterly of White Plains Road;
9. changing from an R6 District to an R6-1 District property bounded by:
  - a. Eastchester Road, a line 150 feet northeasterly of Williamsbridge Road, Chesbrough Avenue, and Williamsbridge Road; and
  - b. Silver Street, a line perpendicular to the southeasterly street line of Silver Street distant 375 feet southwesterly (as measured along the street line) from the point of intersection of the southeasterly street line of Silver Street and the southwesterly street line of Williamsbridge Road, a line 100 feet southeasterly of Silver Street, and East Tremont Avenue;
10. changing from a C8-1 District to an R6-1 District property bounded by a line 290 feet southeasterly of Van Nest Avenue, a line 100 feet southwesterly of Fowler Avenue, Pierce Avenue, a line 100 feet northeasterly of Bronxdale Avenue, a line 265 feet southwesterly of Bogart Avenue, a line 100 feet southeasterly of Pierce Avenue, a line 100 feet northeasterly of Bronxdale Avenue, Poplar Street, and Bronxdale Avenue;
11. changing from an M1-1 District to an R6-1 District property bounded by:
  - a. McDonald Street, a line 80 feet easterly of Eastchester Road, a line midway between McDonald Street and Seminole Street, a line perpendicular to the northerly street line of Seminole Street distant 100 feet easterly (as measured along the street line) from the point of intersection of the northerly street line of Seminole Street and the easterly street line of Eastchester Road, Seminole Street, a line 100 feet northwesterly of Stillwell Avenue, Rhinelander Avenue, a line perpendicular to the southerly street line of Pelham Parkway South distant 850 feet easterly (as measured along the street line) from the point of intersection of the southerly street line of Pelham Parkway South and the easterly street line of Eastchester Road, a line 100 feet northwesterly of Stillwell Avenue, a line 125 feet southerly of Pelham Parkway South, Stillwell Avenue, a line 100 feet southerly of Seminole Street, and Eastchester Road; and
  - b. a line perpendicular to the easterly street line of Eastchester Road distant 95 feet northerly (as measured along the street line) from the point of intersection of easterly street line of Eastchester Road and the northeasterly street line of Blondell Avenue, a line 95 feet easterly of Eastchester Road, a line 100 feet northeasterly of Blondell Avenue, Chesbrough Avenue and its northeasterly centerline prolongation, a line 150 feet northeasterly of Williamsbridge Road, and Eastchester Road;
12. changing from an R5 District to an R6A District property bounded by Baker Avenue, a line 100 feet southwesterly of White Plains Road, a line 100 feet southeasterly of Baker Avenue, and Garfield Street;
13. changing from an R4 District to an R7-2 District property bounded by the northwesterly boundary line of the New York, New Haven & Hartford Railroad Right-Of-Way, Jarret Place and its northwesterly centerline prolongation, Eastchester Road, and Williamsbridge Road;
14. changing from a C8-1 District to an R7-2 District property bounded by East Tremont Avenue, Beach Avenue, a line 100 feet southerly of East Tremont Avenue, and St. Lawrence Avenue;
15. changing from an M1-1 District to an R7-2 District property bounded by the centerline of the New York, New Haven &

- Hartford Railroad Right-Of-Way, Bronxdale Avenue, East Tremont Avenue, and a line perpendicular to the northerly street line of East Tremont Avenue distant 1965 feet easterly (as measured along the street line) from the point of intersection of the northerly street line of East Tremont Avenue and the northeasterly street line of Unionport Road;
16. changing from an R6 District to an R8X District property bounded by East Tremont Avenue, Unionport Road, Guerlain Street, White Plains Road, a line 100 feet southeasterly of East Tremont Avenue, and a line 100 feet northeasterly of White Plains Road;
  17. changing from a C8-1 District to an R8X District property bounded by East Tremont Avenue, a line 100 feet northeasterly of White Plains Road, a line 100 feet southeasterly of East Tremont Avenue, and Beach Avenue;
  18. changing from a C8-4 District to an R8X District property bounded by a line perpendicular to the southerly street line of East Tremont Avenue distant 650 feet easterly (as measured along the street line) from the point of intersection of the southerly street line of East Tremont Avenue and the northeasterly street line of Unionport Road, East Tremont Avenue, a line 858 feet easterly of the first named course, and a line 150 feet southerly of East Tremont Avenue;
  19. changing from an R4 District to a C4-3 District property bounded by:
    - a. Pelham Parkway South, Eastchester Road, the westerly centerline prolongation of Rhinelander Avenue, and a line 520 feet westerly of Eastchester Road;
    - b. a line 1,060 feet northerly of Morris Park Avenue and its easterly prolongation, Eastchester Road, a line 700 feet northerly of Morris Park Avenue and its easterly prolongation, and a line perpendicular to the northerly street line of Morris Park Avenue distant 210 feet westerly (as measured along the street line) from the point of intersection of the northerly street line of Morris Park Avenue and the northwesterly street line of Eastchester Road; and
    - c. a line 120 feet northerly of Morris Park Avenue, Seminole Avenue, Morris Park Avenue, Tenbroeck Avenue, and a line perpendicular to the northeasterly street line of Tenbroeck Avenue distant 100 feet northwesterly (as measured along the street line) from the point of intersection of the northeasterly street line of Tenbroeck Avenue and the northerly street line of Morris Park Avenue;
  20. changing from an M1-1 District to a C4-3 District property bounded by a line 100 feet southerly of Seminole Street, Stillwell Avenue, and Eastchester Road;
  21. changing from an M1-1 District to a C4-4 District property bounded by McDonald Street and its southeasterly centerline prolongation, the centerline of the New York, New Haven & Hartford Railroad Right-Of-Way, the centerline of former Morris Park Avenue, the northwesterly boundary line of the New York, New Haven & Hartford Railroad Right-Of-Way, a line 900 southerly of the centerline of former Morris Park Avenue and its westerly prolongation, Marconi Street, Waters Place, Eastchester Road, Jarret Place and its northwesterly centerline prolongation, the northwesterly boundary line of the New York, New Haven & Hartford Railroad Right-Of-Way, Eastchester Road, and Stillwell Avenue;
  22. changing from a C8-1 District to a C8-2 District property bounded by the northwesterly boundary line of the New York, New Haven & Hartford Railroad Right-Of-Way, White Plains Road, East Tremont Avenue, and Taylor Avenue Bridge and its southerly prolongation;
  23. changing from an M1-1 District to a C8-2 District property bounded by Unionport Road, the centerline of the New York, New Haven & Hartford Railroad Right-Of-Way, a line perpendicular to the northerly street line of East Tremont Avenue distant 1,965 feet easterly (as measured along the street line) from the point of intersection of the northerly street line of East Tremont Avenue and the northeasterly street line of Unionport Road, East Tremont Avenue, and White Plains Road;
  24. changing from an M1-1 District to an M1-1A/R7-3 District property bounded by a line 500 feet northerly of East Tremont Avenue, Bronxdale Avenue, the centerline of the New York, New Haven & Hartford Railroad Right-Of-Way, and a line perpendicular to the northerly street line of East Tremont Avenue distant 1,020 feet easterly (as measured along the street line) from the point of intersection of the northerly street line of East Tremont Avenue and the northeasterly street line of Unionport Road;
  25. establishing within an existing R4 District a C2-4 District bounded by:
    - a. a line midway between McDonald Street and Seminole Street, a line perpendicular to the northerly street line of Seminole Street distant 120 feet easterly (as measured along the street line) from the point of intersection of the northerly street line of Seminole Street and the easterly street line of Eastchester Road, Seminole Street, and a line perpendicular to the northerly street line of Seminole Street distant 100 feet easterly (as measured along the street line) from the point of intersection of the northerly street line of Seminole Street and the easterly street line of Eastchester Road;
    - b. Poplar Street, a line 80 feet southwesterly of Williamsbridge Road, Silver Street, and a line 150 feet southwesterly of Williamsbridge Road; and
    - c. a line 100 feet northerly of East Tremont Avenue, Silver Street, East Tremont Avenue, and a line perpendicular to the southerly street line of Poplar Street distant 75 feet westerly (as measured along the street line) from the point of intersection of the southerly street line of Poplar Street and the southwesterly street line of Roselle Street;
  26. establishing within an existing R6 District a C2-4 District bounded by:
    - a. a line 700 feet northerly of Morris Park Avenue and its easterly prolongation, Eastchester Road, Morris Park Avenue, a line perpendicular to the northerly street line of Morris Park Avenue distant 210 feet westerly (as measured along the street line) from the point of intersection of the northerly street line of Morris Park Avenue and the northwesterly street line of Eastchester Road, a line 100 feet northerly of Morris Park Avenue, and a line 100 feet northwesterly of Eastchester Road; and
    - b. East Tremont Avenue, Saint Peters Avenue, a line 150 southerly of East Tremont Avenue, and Seddon Street;
  27. establishing within a proposed R6-1 District a C2-4 District bounded by:
    - a. a line 200 feet southerly of Pelham Parkway South, a line perpendicular to the northerly street line of Rhinelander Avenue distant 100 feet easterly (as measured along the street line) from the point of intersection of the northerly street line of Rhinelander Avenue and the easterly street line of Eastchester Road, Rhinelander Avenue, a line perpendicular to the southerly street line of Rhinelander Avenue distant 130 feet easterly (as measured along the street line) from the point of intersection of the southerly street line of Rhinelander Avenue and the easterly street line of Eastchester Road, a line midway between Rhinelander Avenue and McDonald Street, a line perpendicular to the northerly street line of McDonald Street distant 100 feet easterly (as measured along the street line) from the point of intersection of the northerly street line of McDonald Street and the easterly street line of Eastchester Road, a line 80 feet easterly of Eastchester Road, a line midway between McDonald Street and Seminole Street, a line perpendicular to the northerly street line of Seminole Street distant 100 feet easterly (as measured along the street line) from the point of intersection of the northerly street line of Seminole Street and the easterly street line of Eastchester Road, Seminole Street, a line 85 feet easterly of Eastchester Road, a line 100 feet southerly of Seminole Street, and Eastchester Road;
    - b. a line 125 feet southerly of Pelham Parkway South, Stillwell Avenue, a line 100 feet southerly of Seminole Street, a line 85 feet northwesterly of Stillwell Avenue, Seminole Street, a line 100 feet northwesterly of Stillwell Avenue, a line midway between Seminole Street and McDonald Street, a line perpendicular to the southerly street line of McDonald Street distant 100 feet westerly (as measured along the street line) from the point of intersection of the southerly street line of McDonald Street and the northwesterly street line of Stillwell Avenue, a line 100 feet northwesterly of Stillwell Avenue, a line midway between McDonald Street and Rhinelander Avenue, a line perpendicular to the southerly street line of Rhinelander Avenue distant 145 feet westerly (as measured along the street line) from the point of intersection of the southerly street line of Rhinelander Avenue and the northwesterly street line of Stillwell Avenue, a line 100 northwesterly of Stillwell Avenue, Rhinelander Avenue, a line perpendicular to the southerly street line of Pelham Parkway South distant 850 feet easterly (as measured along the street line) from the point of intersection of the southerly street line of Pelham Parkway South and the easterly street line of Eastchester Road, and a line 100 northwesterly of Stillwell Avenue;
    - c. a line perpendicular to the easterly street line of Eastchester Road distant 95 feet northerly (as measured along the street

- line) from the point of intersection of easterly street line of Eastchester Road and the northeasterly street line of Blondell Avenue, a line 95 feet easterly of Eastchester Road, a line 100 feet northeasterly of Blondell Avenue, Chesbrough Avenue and its northeasterly centerline prolongation, Williamsbridge Road, and Eastchester Road;
- d. the southeasterly boundary line of the New York, New Haven & Hartford Railroad Right-Of-Way, Williamsbridge Road, Silver Street, a line 80 feet southwesterly of Williamsbridge Road, Poplar Street, and a line 180 feet southwesterly of Williamsbridge Road and its northwesterly prolongation;
  - e. a line perpendicular to the southeasterly street line of Silver Street distant 375 feet southwesterly (as measured along the street line) from the point of intersection of the southwesterly street line of Williamsbridge Road and the southeasterly street line of Silver Street, a line 100 southeasterly of Silver Street, East Tremont Avenue, and Silver Street;
  - f. the southeasterly boundary line of the New York, New Haven, and Hartford Railroad Right-Of-Way, a line perpendicular to the northwesterly street line of Poplar Street distant 25 feet northeasterly (as measured along the street line) from the point of intersection of the northwesterly street line of Poplar Street and the northeasterly street line of Bronxdale Avenue, Poplar Street, Paulding Avenue, a line 100 feet northerly of East Tremont Avenue, a line perpendicular to the southerly street line of Poplar Street distant 75 feet westerly (as measured along the street line) from the point of intersection of the southerly street line of Poplar Street and the southwesterly street line of Roselle Street, East Tremont Avenue, and Bronxdale Avenue;
  - g. a line 290 feet southeasterly of Van Nest Avenue, a line 100 feet southwesterly of Fowler Avenue, a line 90 feet northwesterly of Pierce Avenue, Fowler Avenue, Pierce Avenue, a line 265 southwesterly of Bogart Avenue, a line 100 feet southeasterly of Pierce Avenue, a line 90 feet southwesterly of Bogart Avenue, a line 100 feet northeasterly of Bronxdale Avenue, a line perpendicular to the southeasterly street line of Sacket Avenue distant 145 feet northeasterly (as measured along the street line) from the point of intersection of the southeasterly street line of Sacket Avenue and the northeasterly street line of Bronxdale Avenue, the northwesterly boundary line of the New York, New Haven, and Hartford Railroad right-of-way, and Bronxdale Avenue; and
  - h. Baker Avenue, White Plains Road, the northwesterly boundary line of the New York, New Haven, and Hartford Railroad Right-Of-Way, and line 100 feet southwesterly of White Plains Road;
28. establishing within an existing R6A District a C2-4 District bounded by a line 125 feet southerly of Pelham Parkway South, a line 100 feet northwesterly of Stillwell Avenue, and a line perpendicular to the southerly street line of Pelham Parkway South distant 850 feet easterly (as measured along the street line) from the point of intersection of the southerly street line of Pelham Parkway South and the easterly street line of Eastchester Road;
  29. establishing within a proposed R7-2 District a C2-4 District bounded by:
    - a. the southeasterly boundary line of the New York, New Haven, and Hartford Railroad right-of-way, Jarret Place and its northwesterly centerline prolongation, Eastchester Road, and Williamsbridge Road;
    - b. the southeasterly boundary line of the New York, New Haven, and Hartford Railroad Right-Of-Way, Bronxdale Avenue, East Tremont Avenue, and a line perpendicular to the northerly street line of East Tremont Avenue distant 1965 feet easterly (as measured along the street line) from the point of intersection of the northerly street line of East Tremont Avenue and the northeasterly street line of Unionport Road; and
    - c. East Tremont Avenue, Beach Avenue, a line 100 feet southerly of East Tremont Avenue, and Saint Lawrence Avenue;
  30. establishing within a proposed R8X District a C2-4 District bounded by:
    - a. a line perpendicular to the southerly street line of East Tremont Avenue distant 650 feet easterly (as measured along the street line) from the point of intersection of the southerly street line of East Tremont Avenue and the northeasterly street line of Unionport Road, East Tremont Avenue, a line 858 feet easterly of the first named course, and a line 150 feet southerly of East Tremont Avenue; and
    - b. East Tremont Avenue, Unionport Road, Guerlain Street, White Plains Road, a line 100 southerly of East Tremont Avenue, and Beach Avenue;
  31. establishing a Special Eastchester – East Tremont Corridor District (ETC) bounded by:
    - a. Pelham Parkway South, Eastchester Road, a line 200 feet southerly of Pelham Parkway South, a line perpendicular to the northerly street line of Rhinelander Avenue distant 100 feet easterly (as measured along the street line) from the point of intersection of the northerly street line of Rhinelander Avenue and the easterly street line of Eastchester Road, Rhinelander Avenue, a line perpendicular to the southerly street line of Rhinelander Avenue distant 130 feet easterly (as measured along the street line) from the point of intersection of the southerly street line of Rhinelander Avenue and the easterly street line of Eastchester Road, a line midway between Rhinelander Avenue and McDonald Street, a line perpendicular to the northerly street line of McDonald Street distant 100 feet easterly (as measured along the street line) from the point of intersection of the northerly street line of McDonald Street and the easterly street line of Eastchester Road, a line 80 feet easterly of Eastchester Road, a line midway between McDonald Street and Seminole Street, a line perpendicular to the northerly street line of Seminole Street distant 100 feet easterly (as measured along the street line) from the point of intersection of the northerly street line of Seminole Street and the easterly street line of Eastchester Road, Seminole Street, a line 100 feet northwesterly of Stillwell Avenue, Rhinelander Avenue, a line perpendicular to the southerly street line of Pelham Parkway South distant 850 feet easterly (as measured along the street line) from the point of intersection of the southerly street line of Pelham Parkway South and the easterly street line of Eastchester Road, a line 100 northwesterly of Stillwell Avenue, a line 125 feet southerly of Pelham Parkway South, Stillwell Avenue, McDonald Street and its southeasterly centerline prolongation, the centerline of the of the New York, New Haven, and Hartford Railroad Right-Of-Way, the centerline of former Morris Park Avenue, the northwesterly boundary line of the of the New York, New Haven, and Hartford Railroad Right-Of-Way, a line 900 feet southerly of the centerline of former Morris Park Avenue and its westerly prolongation, Marconi Street, Waters Place, Eastchester Road, a line perpendicular to the easterly street line of Eastchester Road distant 95 feet northerly (as measured along the street line) from the point of intersection of easterly street line of Eastchester Road and the northeasterly street line of Blondell Avenue, a line 95 feet easterly of Eastchester Road, a line 100 feet northeasterly of Blondell Avenue, Chesbrough Avenue and its northeasterly centerline prolongation, Williamsbridge Road, Silver Street, a line 80 feet southwesterly of Williamsbridge Road, Poplar Street, a line 180 feet southwesterly of Williamsbridge Road and its northwesterly prolongation, the northwesterly boundary line of the of the New York, New Haven, and Hartford Railroad Right-Of-Way, Eastchester Road, a line 700 feet northerly of Morris Park Avenue and its easterly prolongation, a line perpendicular to the northerly street line of Morris Park Avenue distant 210 feet westerly (as measured along the street line) from the point of intersection of the northerly street line of Morris Park Avenue and the northwesterly street line of Eastchester Road, a line 1,060 feet northerly of Morris Park Avenue and its easterly prolongation, Eastchester Road, the westerly centerline prolongation of Rhinelander Avenue, and a line 520 feet westerly of Eastchester Road; and
    - b. a line 290 feet southeasterly of Van Nest Avenue, a line 100 feet southwesterly of Fowler Avenue, a line 90 feet northwesterly of Pierce Avenue, Fowler Avenue, Pierce Avenue, a line 265 feet southwesterly of Bogart Avenue, a line 100 feet southeasterly of Pierce Avenue, a line 90 feet southwesterly of Bogart Avenue, a line 100 feet northeasterly of Bronxdale Avenue, the southerly boundary line of the of the New York, New Haven, and Hartford Railroad Right-Of-Way, Paulding Avenue, a line 100 feet northerly of East Tremont Avenue, a line 100 feet easterly of Lurting Avenue, a line 110 feet southerly of Poplar Street, a line perpendicular to the southerly street line of Poplar Street distant 75 feet westerly (as measured along the street line) from the point of intersection of the southerly street line of Poplar Street and the southwesterly street line of Roselle Street, a line 100 feet northerly of East Tremont Avenue, Silver Street, a line perpendicular to the southeasterly street line of Silver Street distant 375 feet southwesterly (as measured along the street line) from the point of intersection of the southeasterly street

line of Silver Street and the southwesterly street line of Williamsbridge Road, a line 100 feet southeasterly of Silver Street, the northwesterly centerline of Benson Street, Maclay Avenue, Overing Street, a line 100 feet southerly of East Tremont Avenue, Saint Peters Avenue, a line 150 feet southerly of East Tremont Avenue, Seddon Street, a line 100 feet southerly of East Tremont Avenue, Castle Hill Avenue, East Tremont Avenue, a line 858 feet easterly of a line perpendicular to the southerly street line of East Tremont Avenue distant 650 feet easterly (as measured along the street line) from the point of intersection of the southerly street line of East Tremont Avenue and the northeasterly street line of Unionport Road, a line 150 feet southerly of East Tremont Avenue, a line perpendicular to the southerly street line of East Tremont Avenue distant 650 feet easterly (as measured along the street line) from the point of intersection of the southerly street line of East Tremont Avenue and the northeasterly street line of Unionport Road, East Tremont Avenue, Unionport Road, Guerlain Street, White Plains Road, a line 100 feet southerly of East Tremont Avenue, St. Lawrence Avenue, East Tremont Avenue, Taylor Avenue Bridge and its southerly prolongation, the northwesterly boundary line of the of the New York, New Haven, and Hartford Railroad Right-Of-Way, Garfield Street and its southeasterly centerline prolongation, Baker Avenue, White Plains Road, Unionport Road, the centerline of the New York, New Haven, and Hartford Railroad Right-Of-Way, a line perpendicular to the northerly street line of East Tremont Avenue distant 1,020 feet easterly (as measured along the street line) from the point of intersection of the northerly street line of East Tremont Avenue and the northeasterly street line of Unionport Road, a line 500 feet northerly of East Tremont Avenue, and Bronxdale Avenue;

Borough of the Bronx, Community Districts 9, 10 & 11, as shown on a diagram (for illustrative purposes only) dated January 16, 2024, and subject to the conditions of CEQR Declaration E-750.

## No. 5

### CD 9, 10, 11

### N 240016 ZRX

**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 Eastchester – East Tremont Corridor District (Article XIV, Chapter 5), and modifying APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area, APPENDIX I for the purpose of expanding an existing Transit Zone, and 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.

## ARTICLE I

### GENERAL PROVISIONS

#### Chapter 1

#### Title, Establishment of Controls and Interpretation of Regulations

\* \* \*

#### 11-10

#### ESTABLISHMENT AND SCOPE OF CONTROLS, ESTABLISHMENT OF DISTRICTS, AND INCORPORATION OF MAPS

\* \* \*

#### 11-122

#### Districts established

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

#### Residence Districts

\* \* \*

R6	General Residence District
<u>R6-1</u>	<u>General Residence District</u>
R6A	General Residence District

\* \* \*

#### Manufacturing Districts

[THIS LANGUAGE REFLECTS THE PROPOSED MODIFICATIONS IN CITY OF YES FOR ECONOMIC OPPORTUNITY – M DISTRICTS TEXT AMENDMENT, CURRENTLY IN PUBLIC REVIEW]

M1-1	Light Manufacturing District (High Performance)
------	---

#### M1-1A

#### M1-1D

#### Light Manufacturing District (High Performance)

#### Light Manufacturing District (High Performance)

\* \* \*

#### Special Purpose Districts

\* \* \*

#### Establishment of the Special East Harlem Corridors District

In order to carry out the special purposes of this Resolution as set forth in Article XIII, Chapter 8, the #Special East Harlem Corridors District# is hereby established.

#### Establishment of the Special Eastchester – East Tremont Corridor District

In order to carry out the special purposes of this Resolution as set forth in Article XIV, Chapter 5, the #Special Eastchester – East Tremont Corridor District# is hereby established.

#### Establishment of the Special Enhanced Commercial District

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

\* \* \*

## Chapter 2

### Construction of Language and Definitions

\* \* \*

## 12-10

### DEFINITIONS

\* \* \*

#### Special East Harlem Corridors District

The “Special East Harlem Corridors District” is a Special Purpose District designated by the letters “EHC” in which special regulations set forth in Article XIII, Chapter 8, apply.

#### Special Eastchester – East Tremont Corridor District

The “Special Eastchester – East Tremont Corridor District” is a Special Purpose District designated by the letters “ETC” in which special regulations set forth in Article XIV, Chapter 5, apply.

#### Special Enhanced Commercial District

The “Special Enhanced Commercial District” is a Special Purpose District designated by the letters “EC” in which special regulations set forth in Article XIII, Chapter 2, apply.

\* \* \*

## ARTICLE II

### RESIDENCE DISTRICT REGULATIONS

\* \* \*

## Chapter 3

### Residence 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 East Harlem Corridors District#;  
 #Special Eastchester – East Tremont Corridor District#;  
 #Special Flushing Waterfront District#;

\* \* \*

## 23-10

### OPEN SPACE AND FLOOR AREA REGULATIONS

\* \* \*

## 23-15

### Open Space and Floor Area Regulations in R6 Through R10 Districts

\* \* \*

## 23-154

### Inclusionary Housing

For #developments# or #enlargements# providing #affordable housing# pursuant to the Inclusionary Housing Program, as set forth in Section 23-90, inclusive, the maximum #floor area ratio# permitted in R10 Districts outside of #Inclusionary Housing designated areas# shall be as set forth in paragraph (a) of this Section, and the maximum #floor area ratio# in the #Inclusionary Housing designated areas# existing on March 22, 2016, shall be as set forth in paragraph (b) of this Section. Special provisions for specified #Inclusionary Housing designated areas# are set forth in paragraph (c) of this Section. Special #floor area# and #lot coverage# provisions for #zoning lots# in #Mandatory Inclusionary Housing areas# are set forth in paragraph (d) of this Section. ~~The maximum #lot coverage# shall be as set forth in Section 23-153 (For Quality Housing buildings) for the applicable zoning district.~~ For the purpose of this Section, defined terms include those set forth in Sections 12-10 and 23-911.

\* \* \*

- (d) Special #floor area# provisions for #zoning lots# in #Mandatory Inclusionary Housing areas#

For #zoning lots# in #Mandatory Inclusionary Housing areas#, the following provisions shall apply:

\* \* \*

- (2) Maximum #floor area ratio# and maximum #lot coverage#

The maximum #floor area ratio# for the applicable zoning district in #Inclusionary Housing designated areas# set forth in paragraph (b) of this Section and the maximum #lot coverage# for the applicable zoning district set forth in Section 23-153 shall apply to the applicable zoning district in a #Mandatory Inclusionary Housing area#, except:

- (i) in an R6 District, without a letter suffix, the maximum #floor area ratio# shall be 3.6 in the following areas:

- (a) Mandatory Inclusionary Housing Program Area 1, as of May 24, 2017, in Community District 9 in the Borough of the Bronx; and  
 (b) Mandatory Inclusionary Housing Program Area 2, as of September 7, 2017, in Community District 14 in the Borough of Queens.

- (ii) in an R6-1 District, the maximum #floor area ratio# shall be 3.6, and the maximum #lot coverage# for #interior lots# or #through lots# shall be 65 percent;

- (iii)(iii) in an R7-1 or R7-2 District, the maximum #floor area ratio# shall be 4.6, except that the maximum #floor area ratio# for an R7-2 District in a #Mandatory Inclusionary Housing area# in Community District 5, Borough of Brooklyn, mapped on or before April 20, 2016, shall be as set forth in paragraph (b) of this Section;

- (iii)(iv) in an R7-3 or R7X District, the maximum #floor area ratio# shall be 6.0; and

- (iv)(v) in an R9-1 District the maximum #floor area ratio# shall be 9.0.

In addition, in R6, R7-1, R7-2, R8 and R9 Districts without a letter suffix, where the basic height and setback requirements are utilized pursuant to paragraph (b) of Section 23-952, the maximum #floor area ratio# shall be determined in accordance with the provisions of Section 23-151 (Basic regulations for R6 through R9 Districts).

For any #development#, #enlargement# or #conversion# from non-#residential# to #residential use# that is subject to the provisions of paragraph (d)(4) of this Section, the maximum #floor area ratio# or maximum #lot coverage# for the applicable district outside of #Inclusionary Housing designated areas# or #Mandatory Inclusionary Housing areas# shall apply.

\* \* \*

## ARTICLE X SPECIAL PURPOSE DISTRICTS

\* \* \*

### Chapter 3 Special Planned Community Preservation District

\* \* \*

## 103-10 GENERAL PROVISIONS

In harmony with the general purpose and intent of this Resolution and the general purposes of the #Special Planned Community Preservation District#, no #development#, #enlargement#, or substantial alteration of landscaping or topography, shall be permitted within the Fresh Meadows, Harlem River Houses and Parkchester areas, except by special permit of the City Planning Commission, pursuant to Sections 103-11 (Special Permit for Bulk and Parking Modifications) and 103-12 (Special Permit for Landscaping and Topography Modifications).

No demolition of #buildings# shall be permitted within the Fresh Meadows, Harlem River Houses and Parkchester areas, unless it is an unsafe #building# and demolition is required pursuant to the provisions of Chapter 26, Title C, Part I, Article 8, of the New York City Administrative Code, or its successor, except that such demolition may be permitted pursuant to a development plan for which a special permit has been granted under the provisions of Sections 103-11 and 103-12.

~~In a C8-4 District, however, a demolition permit may be issued for any #building# that is less than 10,000 square feet and was constructed after December 31, 1955, but prior to July 18, 1974.~~

Special regulations for the Sunnyside Gardens area are set forth in Section 103-20, inclusive.

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

\* \* \*

## ARTICLE XIV SPECIAL PURPOSE DISTRICTS

\* \* \*

### Chapter 5 Special Eastchester – East Tremont Corridor District

## 145-00 GENERAL PURPOSES

The “Special Eastchester – East Tremont Corridor District” established in this Resolution is designed to promote and protect public health, safety and general welfare. These general goals include, among others, the following specific purposes:

- (a) to encourage the development of a mixed-use neighborhood around planned mass transit stations in Parkchester, Van Nest, and Morris Park;  
 (b) to enhance neighborhood economic diversity by broadening the range of housing choices for residents at varied incomes;  
 (c) to support a variety of community facility and commercial uses and provide opportunities for the expansion of large academic, scientific and medical facilities in a manner that benefits the surrounding community;



- (d) to establish walkable retail corridors in the neighborhood;
- (e) to create a lively and attractive built environment that will provide daily amenities and services for the use and enjoyment of area residents, workers, and visitors;
- (f) to coordinate development with planned mass transit stations and facilitate improved pedestrian access to such facilities; and
- (g) to promote the most desirable use of land in the area and thus preserve, protect and enhance the value of land and buildings and thereby protect City tax revenues.

**145-01****General Provisions**

The provisions of this Chapter shall apply within the #Special Eastchester – East Tremont Corridor District#. The regulations of all other Chapters of this Resolution are applicable, except as superseded, supplemented or modified by the provisions of this Chapter. In the event of a conflict between the provisions of this Chapter and other regulations of this Resolution, the provisions of this Chapter shall control.

**145-02****District Plan and Maps**

The regulations of this Chapter are designed to implement the #Special Eastchester – East Tremont Corridor District# Plan. The district plan includes the following maps in the Appendix to this Chapter:

- Map 1. Special Eastchester – East Tremont Corridor District, Subdistricts and Subareas
- Map 2. Designated Street Frontages for Ground Floor Level and Street Wall Continuity Requirements
- Map 3. Subdistrict A Site Plan
- Map 4. Subdistrict B, Morris Park Avenue Site Plan

**145-03****Subdistricts**

In order to carry out the provisions of this Chapter, two subdistricts, Subdistrict A and Subdistrict B, are established. In Subdistrict B, Subarea B1 is established. The location and boundaries of these subdistricts and subarea are shown on Map 1 (Special Eastchester – East Tremont Corridor District, Subdistricts and Subareas) in the Appendix to this Chapter.

**145-04****Definitions**

[THE LANGUAGE IN THIS SECTION REFLECTS THE PROPOSED MODIFICATIONS IN *CITY OF YES FOR ECONOMIC OPPORTUNITY – M DISTRICTS TEXT AMENDMENT*, CURRENTLY IN PUBLIC REVIEW]

For the purposes of this Chapter, matter in italics is defined in Sections 12-10 (DEFINITIONS), 32-301 (Definitions), 66-11 (Definitions) and in this Section, except where explicitly stated otherwise in individual provisions in this Chapter.

**Qualifying public realm improvement sites**

For the purposes of this Chapter, “qualifying public realm improvement sites” shall refer to #zoning lots# in Subarea B1, as shown in Map 1 (Special Eastchester – East Tremont Corridor District, Subdistricts and Subareas) in the Appendix, that have a #lot area# of 20,000 square feet or more.

**145-05****Applicability****145-051****Applicability of the Quality Housing Program**

Within the #Special Eastchester – East Tremont Corridor District#, any #building# containing #residences# shall be #developed# or #enlarged# in accordance with the Quality Housing Program and the regulations of Article II, Chapter 8 shall apply. The #bulk# regulations of this Chapter shall be considered the applicable #bulk# regulations for #Quality Housing buildings#.

**145-052****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 Eastchester – East Tremont Corridor District# are shown in APPENDIX F of this Resolution.

**145-053****Applicability of Article VI, Chapter 4**

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

**145-054****Applicability of Article XII, Chapter 3**

In M1 Districts paired with a #Residence District#, the special #use#, #bulk# and parking and loading provisions of Article XII, Chapter 3 (Special Mixed Use District) shall apply, except where modified by the provisions of this Chapter.

**145-10****SPECIAL USE REGULATIONS**

The #use# regulations of the underlying districts, or Article XII, Chapter 3 (Special Mixed Use District), shall apply, except as modified by the provisions of this Section, inclusive.

**145-11****Use Allowances in M1 districts with an A suffix**

[THE LANGUAGE IN THIS SECTION REFLECTS THE PROPOSED MODIFICATIONS IN *CITY OF YES FOR ECONOMIC OPPORTUNITY – M DISTRICTS TEXT AMENDMENT*, CURRENTLY IN PUBLIC REVIEW]

In M1 Districts with an A suffix, the applicable #use# regulations shall be modified as follows:

- (a) all retail and service #uses# listed in Use Group 6 shall be permitted, and no associated size limitations shall apply;
- (b) all recreation, entertainment and assembly space #uses# listed in Use Group 8 shall be permitted; and
- (c) all #community facility uses# without sleeping accommodations listed in Use Group 3B shall be permitted.

**145-12****Streetscape Regulations**

[THE LANGUAGE IN THIS SECTION REFLECTS THE PROPOSED MODIFICATIONS IN *CITY OF YES FOR ECONOMIC OPPORTUNITY TEXT AMENDMENT*, CURRENTLY IN PUBLIC REVIEW]

The underlying #ground floor level# streetscape provisions set forth in Section 32-30 (STREETSCAPE REGULATIONS), inclusive, shall apply, except that

- (a) #ground floor level# #street# frontages along #streets#, or portions thereof, designated on Map 2 (Designated Street Frontages for Ground Floor Level and Street Wall Continuity Requirements) in the Appendix to this Chapter shall be considered #Tier C street frontages#; and
- (b) remaining applicable frontages shall be considered #Tier B street frontages#.

**145-20****SPECIAL BULK REGULATIONS**

The #bulk# regulations of the underlying districts shall apply except as modified by the provisions of this Section, inclusive. For the purposes of applying the provisions of this Section, inclusive, the #bulk# regulations for #residential# portions of #buildings# in #Commercial Districts# are modified as follows:

- (a) In C4-3 Districts, the applicable residential equivalent shall be an R6-1 District, as modified by the provisions of this Section, inclusive, shall apply; and
- (b) In C4-4 Districts within Subdistrict B, of the applicable residential equivalent shall be an R8 District, without a letter suffix, shall apply.

**145-21****Floor Area Regulations**

The #floor area# regulations of the underlying districts shall apply, except as modified by the provisions of this Section, inclusive.

**145-211****Basic floor area regulations****(a) #Residential# #floor area ratio#**

In R6A, R6-1 or R7-2 #Residence Districts#, and #Commercial Districts# mapped within or with a residential equivalent of such Districts, the maximum #residential# #floor area ratio# for #zoning lots# in a #Mandatory Inclusionary Housing area# set forth in paragraph (d) of Section 23-154 (Inclusionary Housing) shall be modified as follows:

- (1) in R6A or R6-1 Districts, the maximum #floor area ratio# for #residential uses# shall be 3.9; and
- (2) in R7-2 Districts, the maximum #floor area ratio# for #residential uses# shall be 5.0.

**(b) #Commercial# #floor area ratio#**

In C4-3 or C4-4 Districts, the maximum #floor area ratio# for #commercial uses# shall be 4.0.

**(c) #Community Facility# #floor area ratio#**

In M1 Districts with an A suffix paired with an R7-3 District, the maximum #floor area ratio# for #community facility uses# shall be 6.5.

**(d) #Manufacturing Districts#**

[THE LANGUAGE IN THIS SECTION REFLECTS THE PROPOSED MODIFICATIONS IN CITY OF YES FOR ECONOMIC OPPORTUNITY – M DISTRICTS TEXT AMENDMENT, CURRENTLY IN PUBLIC REVIEW]

In M1-1A Districts, the maximum #floor area ratio# for all permitted #uses# shall be 2.0.

**145-212****Floor area provisions for zoning lots containing schools in Subdistrict A**

In Subdistrict A, on a #zoning lot# improved with public #schools# pursuant to an agreement with the New York City Educational Construction Fund, up to 100,000 square feet of floor space within such public #schools# shall be exempt from the definition of #floor area# for the purposes of calculating the permitted #floor area ratio# for #community facility uses# and the total maximum #floor area ratio# of the #zoning lot#.

**145-22****Yard Regulations**

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

**145-221****Special yard provisions for C8-2 districts**

In C8-2 Districts, no #rear yard# regulations shall apply to any #zoning lot# abutting a railroad or transit right-of-way.

**145-222****Special yard provisions for M1 districts with an A suffix**

[THE LANGUAGE IN THIS SECTION REFLECTS THE PROPOSED MODIFICATIONS IN CITY OF YES FOR ECONOMIC OPPORTUNITY – M DISTRICTS TEXT AMENDMENT, CURRENTLY IN PUBLIC REVIEW]

In M1 Districts with an A suffix, the provisions of Sections 43-20 (YARD REGULATIONS) and 43-30 (SPECIAL PROVISIONS APPLYING ALONG DISTRICT BOUNDARIES) shall apply, except as modified in this Section. Such modifications shall also apply to non-#residential# #buildings# or non-#residential# portions of #mixed use buildings# in M1 Districts with an A suffix paired with a #Residence District#.

**(a) Permitted obstructions in required #yards# or #rear yard equivalents#**

The provisions of Section 43-23 (Permitted Obstructions in Required Yards or Rear Yard Equivalents) shall apply except that in M1 Districts with an A suffix, the height of obstructions set forth in paragraph (b)(1) shall be modified so that such #building# shall not exceed two #stories#, excluding #basements#, nor in any event 30 feet above #curb level#.

**(b) Minimum required #rear yards#**

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	15
Above 125 feet	20

In addition, where a portion of a #side lot line# beyond 100 feet of the #street line# coincides with a #rear lot line# of an adjoining #zoning lot#, such #side lot line# shall be considered a #rear lot line# and a #rear yard# shall be required with a minimum depth in accordance with the provisions of this Section.

**(c) Special provisions for shallow #interior lots#**

If an #interior lot#, or portion thereof, has a depth of less than 95 feet at any point, and such shallow condition was in existence on December 15, 1961, the depth of a required #rear yard#, or portion thereof, may be reduced by six inches for each foot by which the depth of such #zoning lot# is less than 95 feet. No #rear yard# is required on any such #interior lot#, or portion thereof, with a maximum depth of less than 50 feet.

**(d) Special provisions for #through lots#**

No #rear yard equivalent# shall be required on any #through lot# or #through lot# portion of a #zoning lot#.

**(e) Required #yards# along district boundary coincident with #rear lot lines# of two adjoining #zoning lots#**

Where the portion of a #rear lot line# of a #zoning lot# coincides with the #rear lot line# of a #zoning lot# within a #Residence District#, an open area not higher than 30 feet above #curb level# and at least 20 feet in depth shall be provided.

**(f) Required #yards# along district boundary coincident with #side lot line# of #zoning lot# in a #Manufacturing District#**

Where the portion of a #side lot line# of a #zoning lot# coincides with the #rear lot line# of a #zoning lot# within a #Residence District#, an open area not higher than #curb level# and at least eight feet in depth shall be provided.

**145-23****Height and Setback Regulations**

The underlying height and setback regulations are modified as follows:

**(a) In all districts that permit #residences#, the provisions of Section 145-231 (Basic height and street wall regulations) and 145-232 (Modifications in certain areas) shall apply;****(b) In M1 Districts with an A suffix, the provisions of Section 145-233 (Height and setback provisions for M1 Districts with an A suffix) shall apply; and****(c) In M1 Districts with an A suffix paired with a #Residence District#, the applicable height and setback regulations shall be whichever regulations permit the tallest overall heights between the applicable #Residence District# regulations set forth in Section 145-231, or #Manufacturing District# regulations set forth in Section 145-233.****145-231****Basic height and street wall regulations**

In all districts, except in C8-2 Districts or in M1 Districts with an A suffix, all #developments# and #enlargements# shall comply with the height and setback provisions of this Section.

**(a) #Street wall# location rules**

For #zoning lots#, or portions thereof, along #streets#, or portions thereof, designated on Map 2 (Designated Street Frontages for Ground Floor Level and Street Wall Continuity Requirements) in the Appendix to this Chapter, the #street wall# location provisions applicable to a C2 District mapped within an R7A District, as set forth in Section 35-651 (Street wall location), shall apply. For the purposes of applying such regulations, the minimum base height a #street wall# shall rise to, without setback, shall be set forth in paragraph (b) of this Section.

Along other #streets#, no #street wall# location rules shall apply.

**(b) Maximum base and building heights**

The table in this Section sets forth the maximum base height, the maximum height of a #building or other structure#, and the

maximum number of #stories# for #buildings#, or portions thereof. For the purposes of this Section, in a #Commercial District#, the applicable height and setback provisions are the regulations for the #Residence District# within which such #Commercial District# is mapped, the equivalent #Residence District#, or the designated #Residence District# where such district is paired with an M1 District with an A suffix.

A setback is required for all portions of #buildings or other structures# that exceed the maximum base height specified for the district and shall be provided at a height not lower than the minimum base height or higher than the permitted maximum base height. Such setback shall have a depth of at least 10 feet from any #street wall# fronting on a #wide street#, and a depth of at least 15 feet from any #street wall# fronting on a #narrow street#. The underlying provisions of paragraphs (c)(2) through (c)(4) of Section 23-662 (Maximum height of buildings and setback regulations) shall apply to such setbacks.

#### BASE HEIGHTS, MAXIMUM BUILDING HEIGHTS AND MAXIMUM NUMBER OF STORIES

District	Maximum Base Height (in feet)	Maximum Height of #Buildings or Other Structures# (in feet)	Maximum Number of #Stories#
R6A	65	95	9
R6-1	65	125	12
R7-2	85	155	15
R7-3	95	185	18
R8X	105	175	17
R8	105	215	21

#### (c) Modifications in certain areas

In Subdistricts A and B, the provisions of Section 145-231 (Basic height and street wall regulations) shall apply, except as modified in this Section.

##### (1) Modifications in Subdistrict A

In Subdistrict A, for #zoning lots# containing #schools# regulated by Section 145-212 (Floor area provisions for zoning lots containing schools in Subdistrict A), the maximum height specified in paragraph (b) of this Section may be increased as-of-right by 40 feet.

##### (2) Modifications in Subdistrict B

In Subarea B1, portions of #buildings or other structures# located adjacent to an open space, as designated on Map 4 (Subdistrict B, Morris Park Avenue Site Plan) in the Appendix to this Chapter, may rise without setback, provided that such open space has a minimum depth of 30 feet from the point of intersection of two #street lines#. For the purposes of applying the #street wall# location rules of paragraph (a) of this Section, the interior boundary of such publicly accessible area shall be considered a #street line#.

#### (d) Dormers

For all #buildings#, dormers shall be a permitted obstruction in a required setback, and may be provided in accordance with the provisions of paragraph (c) of Section 23-623. However, as an alternative to such provisions, dormers may be a permitted obstruction within a required front setback distance above a maximum base height, provided that the aggregate width of all dormers at the maximum base height does not exceed 40 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.

#### 145-232

#### Height and setback provisions for M1 Districts with an A suffix

[THE LANGUAGE IN THIS SECTION REFLECTS THE PROPOSED MODIFICATIONS IN CITY OF YES FOR ECONOMIC OPPORTUNITY – M DISTRICTS TEXT AMENDMENT, CURRENTLY IN PUBLIC REVIEW]

In M1-1A Districts, the provisions 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, the height of a #building or other structure# shall not exceed the maximum base heights or maximum #building# height set forth in

paragraph (a) of this Section. A setback is required for all portions of #buildings or other structures# that exceed the maximum base height specified in paragraph (a) and shall be provided in accordance with paragraph (b).

- The maximum base height shall be 45 feet and maximum #building# height shall be 65 feet. In addition, for #zoning lots# with a #lot area# greater than or equal to 20,000 square feet, a #building# may exceed the maximum #building# heights established in such table by 25 percent.
- Any portion of a #building# above the maximum base height shall provide a setback with a depth of at least 10 feet from any #street wall# fronting on a #wide street# and a depth of at least 15 feet from any #street wall# fronting on a #narrow street#. However, such setback requirement may be modified as follows:
  - the depth of such required setback may be reduced by one foot for every foot that the #street wall# is located beyond the #street line#, but in no event shall a setback of less than seven feet in depth be provided, except as otherwise set forth in this Section. To allow #street wall# articulation, where a #street wall# is divided into different segments and located at varying depths from the #street line#, such permitted setback reduction may be applied to each #street wall# portion separately;
  - the depth of such required setbacks may include the depth of recesses in the #street wall# of the #building# base, provided that the aggregate width of any such recessed portion of a #street wall# with a setback less than seven feet, does not exceed 30 percent of the #aggregate width of #street wall# at any level;
  - these setback provisions are optional for any #building# that either is located beyond 50 feet of a #street line# or oriented so that lines drawn perpendicular to it, in plan, would intersect a #street line# at an angle of 65 degrees or less. In the case of an irregular #street line#, the line connecting the most extreme points of intersection shall be deemed to be the #street line#; and
  - dormers may penetrate a required setback area, provided that the aggregate width of all dormers at the maximum base height does not exceed 40 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.

#### 145-30

#### SPECIAL OFF-STREET PARKING AND LOADING REGULATIONS

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

#### 145-31

#### Accessory Off-street Parking Spaces for Residences

In the #Special Eastchester – East Tremont Corridor District#, no #accessory# off-street parking shall be required for #residences#.

#### 145-32

#### Accessory Off-street Parking Spaces for Non-residential Uses

[THE LANGUAGE IN THIS SECTION REFLECTS THE PROPOSED MODIFICATIONS IN CITY OF YES FOR ECONOMIC OPPORTUNITY TEXT AMENDMENT, CURRENTLY IN PUBLIC REVIEW]

The following modifications for #manufacturing#, #commercial# or #community facility# #uses# shall apply:

- In all #Commercial Districts#, the #accessory# off-street parking requirements applicable to a C4-4 District shall apply; and
- In M1 Districts with an A suffix, the #accessory# off-street parking requirements applicable to an M1-4 District shall apply.

#### 145-33

#### Public Use of Accessory Parking

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

#### 145-34

#### Loading Regulations

[THE LANGUAGE IN THIS SECTION REFLECTS THE PROPOSED MODIFICATIONS IN CITY OF YES FOR ECONOMIC OPPORTUNITY TEXT AMENDMENT, CURRENTLY IN PUBLIC

## REVIEW]

The following modifications for #manufacturing#, #commercial# or #community facility# #uses# shall apply:

- (a) For the purposes of applying the provisions of Section 36-60 (OFF-STREET LOADING REGULATIONS), the #accessory# off-street loading berth requirements of C4-4 Districts shall apply in all #Commercial Districts#.
- (b) For the purposes of applying the provisions of Section 44-50 (OFF-STREET LOADING REGULATIONS), the #accessory# off-street loading berth requirements of M1-5 Districts shall apply in M1 Districts with an A suffix or in M1 Districts with an A suffix paired with a #Residence District#.

#### 145-40 SPECIAL APPROVALS

In Subdistrict A, a #floor area# bonus for public realm improvements shall be granted pursuant to the provisions of Section 145-41 (Special Approvals in Subdistrict A).

In portions of Subdistrict B, special approvals for a transfer of #floor area# or #floor area# bonus for public realm improvements may be granted pursuant to the provisions of Section 145-42 (Special Approvals in Subdistrict B).

#### 145-41 Special Approvals in Subdistrict A

In Subdistrict A, the Chairperson of the City Planning Commission shall allow, by certification, a #floor area# bonus where public realm improvements, pursuant to Section 145-411 (Certification for public realm improvements in Subdistrict A), are provided on a single #zoning lot# or on two or more #zoning lots# that are contiguous or would be contiguous but for their separation by a #street# or #street# intersection, and:

- (a) has or will have an area of at least 1.5 acres; and
- (b) has or will be #developed# or #enlarged# as a unit under single fee ownership or alternate ownership arrangements as set forth in the definition of #zoning lot#.

In conjunction with such #floor area# bonus, the Commission may authorize the modification of bulk regulations, other than #floor area ratio#, pursuant to Section 145-412 (Authorization for additional modifications in Subdistrict A).

#### 145-411 Certification for public realm improvements in Subdistrict A

In Subdistrict A, the Chairperson of the City Planning Commission shall allow a 20 percent increase in the maximum permitted #floor area ratio# on #zoning lots# pursuant to the provisions of Section 145-41 (Special Approvals in Subdistrict A), upon certification to the Commissioner of the Department of Buildings that public realm improvements comprising an Entry Open Space, Western Open Space, Pierce Avenue Extension and supplementary open spaces as designated on Map 3 (Subdistrict A Site Plan) in the Appendix to this Chapter, are provided. Such #floor area ratio# increase and public realm improvements shall be subject to the rules and limitations of paragraph (a), the general requirements of paragraphs (b) and (c), application requirements of paragraph (d), and additional requirements of paragraph (e) of this Section.

##### (a) Rules and limitations

The following rules and limitations on bonus #floor area# and other #bulk# modifications shall apply:

- (1) Where a #zoning lot# contains multiple #uses# with different #floor area ratios#, the bonus may be applied to any individual #use#, and the total of all #floor area ratios# shall not exceed 20 percent of the greatest #floor area ratio# permitted on the #zoning lot#; and
- (2) For #MIH developments#, as defined in Section 23-911 (General definitions), the requirements of Section 23-154 shall not apply to the bonus #floor area# granted under the provisions of this Section.

##### (b) General requirements for publicly accessible open spaces

Publicly accessible open spaces shall include the Entry Open Space, Western Open Space and supplementary open spaces, as designated on Map 3 in the Appendix to this Chapter.

##### (1) Location and minimum dimensions

Publicly accessible open spaces shall be provided in the location designated on Map 3 in the Appendix. Such publicly accessible open spaces shall comprise

- (i) An Entry Open Space with a minimum area of at least

8,500 square feet and the minimum dimensions set forth on Map 3;

- (ii) A Western Open Space with a minimum area of at least 10,000 square feet and the minimum dimensions set forth on Map 3; and
- (iii) Three supplementary open spaces with a minimum area of at least 4,800 square feet each, with minimum dimensions set forth on Map 3.

##### (2) Design requirements

All publicly accessible open spaces shall comply with the following design provisions:

- (i) Seating shall be provided in accordance with the requirements of Section 37-741 (Seating);
- (ii) Planting and trees shall be provided in accordance with the provisions of Section 37-742 (Planting and trees);
- (iii) An average maintained level of illumination of not less than one horizontal foot candle (lumens per foot) throughout all walkable areas, and a minimum level of illumination of not less than 0.2 horizontal foot candles (lumens per foot) throughout all other areas, shall be required;
- (iv) Litter receptacles shall be provided in accordance with the standards of Section 37-744 (Litter receptacles);
- (iv) Bicycle parking shall be provided in accordance with the standards of Section 37-745 (Bicycle parking);
- (v) Drinking fountains shall be provided pursuant to the standards set forth in Section 37-746 (Drinking fountains);
- (vi) Additional amenities shall be provided and designed pursuant to the standards set forth in Section 37-748 (Additional amenities);
- (vii) Permitted obstructions within such area shall be subject to the provisions of Section 37-726 (Permitted obstructions), and any kiosk or open air cafe provided shall meet the operational and service requirements listed in paragraphs (a) and (b) of Section 37-73 (Kiosks and Open Air Cafes);
- (viii) The provisions of Section 37-722 (Level of plaza) and 37-728 (Standards of accessibility for persons with disabilities) shall apply to such area, and any steps provided shall be subject to the provisions of Section 37-725 (Steps); and
- (ix) Entry plaques and information plaques shall be provided in accordance with the provisions of paragraphs (a) and (b) of Section 37-751 (Public space signage systems).

##### (3) Hours of public access

Such publicly accessible open spaces shall be accessible to the public each day from 6:00 A.M. to 10:00 P.M.

##### (c) General requirements for Pierce Avenue Extension

The Pierce Avenue Extension shall be publicly accessible and constructed in accordance with the Department of Transportation Design Streets Manual and approved by the New York City Department of Transportation.

##### (d) Application requirements

An application under this Section shall be filed with the Chairperson of the City Planning Commission and such application shall include the following materials:

- (1) a site plan indicating the area and dimensions of the publicly accessible open space, or portions thereof, and the location of all proposed #developments# subject to the application;
- (2) a landscape plan, prepared by a registered landscape architect, for the publicly accessible open spaces; and
- (3) for #zoning lots# undergoing phased #development#, a phasing plan shall be submitted to implement the public realm improvements. Such phasing plan shall set forth the amount and location of public realm improvements that will be provided at the time each phase is #developed#. The amount of improvements in any phase shall be proportionate to the #lot area# being #developed# in such phase, except where physical or programmatic constraints make it infeasible to provide such amount of improvements.

##### (e) Additional requirements

The owner(s) shall be responsible for the maintenance of the Pierce Avenue Extension and other required publicly accessible open spaces, including, but not limited to, litter control, management of pigeons and rodents, maintenance of required lighting levels, and the care and replacement of furnishings and vegetation.

At the time of certification, a written declaration of restrictions, in a form acceptable to the Chairperson of the City Planning Commission, containing complete drawings of the improvements and setting forth the obligations of the owner, its successors and assigns, shall be recorded against such property in the Borough Office of the City Register of the City of New York. Proof of recordation of the declaration of restrictions shall be submitted in a form acceptable to the Department of City Planning.

No temporary certificate of occupancy shall be granted by the Department of Buildings for the portion of the #building# utilizing bonus #floor area# granted pursuant to the provisions of this Section until the improvements required for the phase associated with such bonus #floor area# have been substantially completed, as determined by the Chairperson, where applicable, and such improvements are usable by the public. Such portion of the #building# utilizing bonus #floor area# shall be designated by the Commission in drawings included in the declaration of restrictions filed pursuant to this paragraph.

No permanent certificate of occupancy shall be granted by the Department of Buildings for the portion of the #building# utilizing bonus #floor area# until all improvements have been completed in accordance with the approved plans, as determined by the Chairperson.

#### 145-412

##### Authorization for additional modifications in Subdistrict A

In conjunction with an application pursuant to Section 145-411 (Certification for public realm improvements in Subdistrict A), the City Planning Commission may, by authorization, allow the total #floor area#, #lot coverage#, #dwelling units# or #rooming units# permitted by the applicable district regulations for all #zoning lots# within Subdistrict A to be distributed without regard for #zoning# lot lines. Additionally, the Commission may modify other #bulk# regulations, other than #floor area ratio#.

All such modifications shall be subject to the conditions and limitations set forth in paragraph (a), the application requirements of paragraph (b) and the findings set forth in paragraph (c) of this Section.

##### (a) Conditions and limitations

Where maximum #building# height limitations apply, modifications to the maximum permitted #building# height shall not result in an increase that exceeds 25 percent of the maximum #building# height as set forth in applicable district regulations.

##### (b) Application requirements

Applications for an authorization for modifications pursuant to this Section shall contain materials, of sufficient scope and detail, to enable the Commission to determine the extent of the proposed modifications.

##### (c) Findings

The Commission shall find that:

- (1) such distribution of #floor area#, #lot coverage#, #dwelling units#, or #rooming units# will result in a better site plan, and will not:
  - (i) unduly increase the #bulk# of #buildings# to the detriment of the occupants of #buildings# in the #block# or nearby #blocks#; or
  - (ii) adversely affect any other #zoning lots# outside of the Subdistrict, by restricting access to light and air; and
- (2) modifications to other #bulk# regulations will not unduly obstruct the access of light and air to surrounding #streets# and properties nor adversely affect the character of the surrounding area, and will result in an improved distribution of #bulk# that is harmonious with the surrounding area.

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

#### 145-42

##### Special Approvals in Subdistrict B

For certain portions of Subarea B1, a transfer of #floor area# from a granting site to a receiving site shall be allowed by certification of the Chairperson of the City Planning Commission, pursuant to Section

145-421 (Certification for transfer of floor area).

For #qualifying public realm improvement sites# in Subarea B1, the City Planning Commission may grant, by authorization, a #floor area# bonus for transit and station area improvements pursuant to Section 145-422 (Authorization for qualifying public realm improvement sites). In conjunction with such #floor area# bonus, the Commission may authorize #bulk# modifications, other than modifications to the #floor area ratio#, pursuant to Section 145-423 (Authorization for additional modifications on qualifying public realm improvement sites).

#### 145-421

##### Certification for transfer of floor area

The Chairperson of the City Planning Commission shall allow, by certification, a transfer of #floor area# from the Improvement Area located in Subarea B1, as shown on Map 4 (Subdistrict B, Morris Park Avenue Site Plan) in the Appendix to this Chapter, to a #zoning lot# fronting on Morris Park Avenue or other #zoning lots# on the #block# contiguous to the Improvement Area. Such certification for a transfer of #floor area# shall be subject to the conditions of paragraph (a), and application requirements of paragraph (b) of this Section.

For the purposes of this Section, the "granting site" shall mean the Improvement Area that transfers #floor area# pursuant to this Section, and a "receiving site" shall mean a #zoning lot# that receives additional #floor area# pursuant to this Section.

##### (a) Conditions

- (1) the maximum amount of #floor area# that may be transferred from the granting site shall equal the area designated on Map 4 multiplied by the maximum #floor area ratios# pursuant to the zoning district within Subdistrict B. Each transfer, once completed, shall irrevocably reduce the amount of #floor area# that may be transferred;
- (2) the maximum #building# height for a receiving site shall be increased by 25 percent; and
- (3) all certificates of occupancy have been surrendered for such granting site, and all structures on such granting site have been demolished.

##### (b) Application requirements

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

Additionally, at the time of certification, the owners of the granting site and the receiving site shall submit to the Chairperson a copy of the transfer instrument legally sufficient in both form and content to effect such a transfer. Notice of the restrictions upon further #development# or #enlargement# of the granting site and the receiving site shall be filed by the owners of the respective lots in the Office of the Register of the City of New York (County of New York). Proof of recordation shall be submitted to the Chairperson. Both the transfer instrument and the notices of restrictions shall specify the total amount of #floor area# transferred and shall specify, by #block# and lot numbers, the granting site and the receiving site that are a party to such transfer.

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

No temporary certificate of occupancy shall be granted by the Department of Buildings for the portion of the #building# utilizing #floor area# associated with the transfer on the receiving site until the granting site has been conveyed to the City for improvement, as a #street#, as provided on the City Map.

A separate application shall be filed for each transfer of #floor area# to any receiving site pursuant to this Section.

#### 145-422

##### Authorization for qualifying public realm improvement sites

For #qualifying public realm improvement sites# in Subarea B1, the City Planning Commission may authorize an increase in the maximum permitted #floor area ratio#, up to a maximum of 20 percent, where transit and public realm improvements are provided to enhance access, circulation and complementary open spaces between a future #mass

transit station# and its surrounding area. All applications pursuant to this Section shall be subject to the rules and limitations set forth in paragraph (a), conditions set forth in paragraph (b), application requirements set forth in paragraph (c), findings set forth in paragraph (d), and additional requirements set forth in paragraph (e) of this Section.

(a) Rules and limitations

The following rules and limitations on bonus #floor area# and other bulk modifications shall apply:

- (1) Where a #zoning lot# contains multiple #uses# with different #floor area ratios#, the bonus may be applied to any individual #use#, and the total of all #floor area ratios# shall not exceed 20 percent of the greatest #floor area ratio# permitted on the #zoning lot#; and
- (2) For #MIH developments#, as defined in Section 23-911 (General definitions), the requirements of Section 23-154 shall not apply to the bonus #floor area# granted under the provisions of this Section.

(b) Conditions

All applications shall include on-site or off-site improvements that will enhance access to and circulation between such #mass transit station# and its surrounding areas. Such improvements may consist of:

- (1) accessibility or capacity-enhancing improvements to the #mass transit station#, including, but not limited to, the provision of elevators and escalators, widening, straightening, expanding or otherwise enhancing the existing pedestrian circulation network, or reconfiguring circulation routes to provide more direct pedestrian connections to #the #mass transit station#; or
- (2) publicly accessible open spaces, of ample size, for public use and enjoyment, at or around the #mass transit station#. Such improvements may include pedestrian plazas and other types of active or passive open spaces and shall be characteristic of best practices in plaza design, as set forth by the Department of Transportation.

(c) Application requirements

All applications shall include a site plan indicating the area and dimensions of the proposed improvements to the #mass transit station# or proposed publicly accessible open spaces. In addition, for applications involving accessibility or capacity-enhancing improvements to the #mass transit station#, the following shall be provided:

- (1) Prior to submitting an application, the applicant shall submit a schematic or concept plan for the proposed improvement to the Metropolitan Transportation Authority and the Chairperson of the City Planning Commission. Such schematic or concept plan shall include such materials and information sufficient to provide the basis for the Metropolitan Transportation Authority to evaluate and determine the constructability of such proposed improvement.
- (2) At the time of application referral, the Commission shall be provided with the following application materials:
  - (i) a letter from the Metropolitan Transportation Authority containing a conceptual approval of the improvement, including a statement of any considerations regarding the construction and operation of the improvement;
  - (ii) all information and justification sufficient to provide the Commission with the basis for evaluating the benefits of such improvements to the general public; and
  - (iii) initial plans for the maintenance of the proposed improvements.

(d) Findings

In order to grant such #floor area# bonus, the Commission shall find that:

- (1) the public benefit derived from such improvements merits the amount of additional #floor area# being granted to the proposed #development# pursuant to the authorization;
- (2) for accessibility or capacity-enhancing improvements for the #mass transit station#, newly created or expanded accessible routes for persons with physical disabilities, or measures to improve station ingress and egress routes or platform capacity, such improvements will constitute significant enhancements to connectivity from the pedestrian circulation network to and through the #mass transit station#; and

- (3) for publicly accessible open spaces, the proposed improvements will, to the extent practicable:

- (i) consist of a prominent space of generous proportions and quality design that is inviting to the public, resulting in high-quality public space;
- (ii) provide comfortable places for resting, suitable amenities for occupants and opportunities for planting; and
- (iii) be designed in a manner that is cohesive and harmonious with the pedestrian circulation network.

(e) Additional requirements

For all applications, additional requirements set forth in this paragraph shall apply

- (1) For applications involving accessibility or capacity-enhancing improvements to the #mass transit station# the following requirements shall be met prior to the granting of such #floor area# bonus:
  - (i) To the extent required by the Metropolitan Transportation Authority, the applicant shall execute an agreement, setting forth the obligations of the owner, its successors and assigns, to establish a process for design development and a preliminary construction schedule for the proposed improvement; construct the proposed improvement; establish a program for maintenance and capital maintenance; and establish that such improvements shall be accessible to the public during the hours of operation of the station or as otherwise approved by the #transit agency#. Where the Metropolitan Transportation Authority deems necessary, such executed agreement shall set forth obligations of the applicant to provide a performance bond or other security for completion of the improvement in a form acceptable to the #transit agency#; and
  - (ii) The City Planning Commission shall be provided with a final letter of approval from the Metropolitan Transportation Authority stating that the drawings and other documents submitted by the applicant have been determined by such #transit agency# to be of sufficient scope and detail to describe the size and character of the 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 improvement in accordance with such submission is feasible.
- (2) Prior to obtaining a foundation permit or building permit from the Department of Buildings, a written declaration of restrictions, in a form acceptable to the Chairperson of the City Planning Commission, containing complete drawings of the improvements and setting forth the obligations of the owner, its successors and assigns, shall be recorded against such property in the Borough Office of the City Register of the City of New York. Proof of recordation of the declaration of restrictions shall be submitted in a form acceptable to the Department of City Planning.
- (3) No temporary certificate of occupancy shall be granted by the Department of Buildings for the portion of the #building# utilizing bonus #floor area# granted pursuant to the provisions of this Section until the required improvements have been substantially completed, as determined by the Chairperson, where applicable, and such improvements are usable by the public. Such portion of the building utilizing bonus #floor area# shall be designated by the Commission in drawings included in the declaration of restrictions filed pursuant to this paragraph.  
No permanent certificate of occupancy shall be granted by the Department of Buildings for the portion of the #building# utilizing bonus #floor area# until all improvements have been completed in accordance with the approved plans, as determined by the Chairperson.

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

**145-423**

**Authorization for additional modifications for qualifying public realm improvement sites**

In conjunction with an application pursuant to Section 145-422 (Authorization for qualifying public realm improvement sites), the City Planning Commission may, by authorization, modify bulk regulations other than #floor area ratio# provided that the Commission determines

that the conditions and limitations set forth in paragraph (a), the application requirements of paragraph (b) and the findings set forth in paragraph (c) of this Section are met.

(a) Conditions and limitations

Where maximum #building# height limitations apply, modifications to the maximum permitted #building# height shall not result in an increase that exceeds 25 percent of the maximum #building# height as set forth in applicable district regulations.

(b) Application requirements

Applications for an authorization for modifications pursuant to this Section shall contain materials, of sufficient scope and detail, to enable the Commission to determine the extent of the proposed modifications.

(c) Findings

The Commission shall find that:

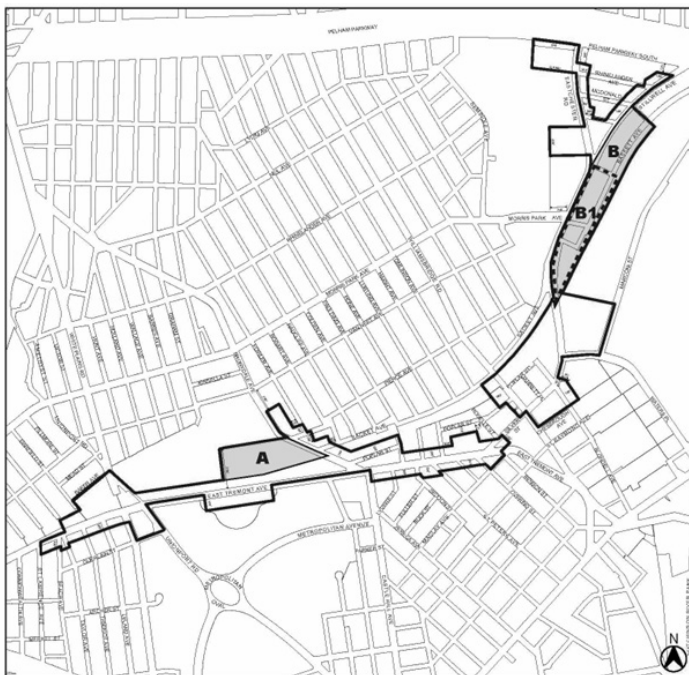
- (1) such proposed modifications are necessary to accommodate the additional #floor area# granted pursuant to Section 145-422; and
- (2) any modifications to #bulk# regulations will not unduly obstruct the access of light and air to surrounding #streets# and properties nor adversely affect the character of the surrounding area, and will result in an improved distribution of #bulk# that is harmonious with the surrounding area.

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

## APPENDIX

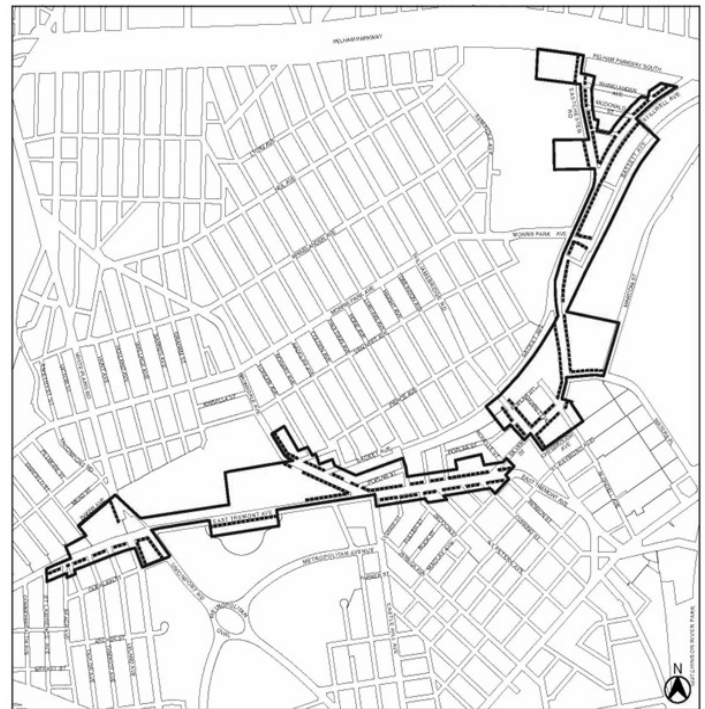
### Special Eastchester – East Tremont Corridor District Plan

Map 1. Special Eastchester – East Tremont Corridor District, Subdistricts and Subareas

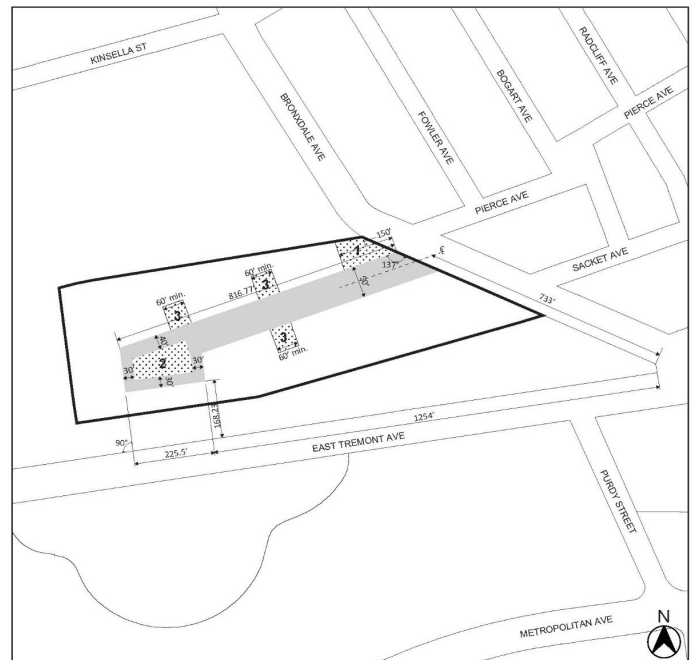


Map 2. Designated Street Frontages for Ground Floor Level and

### Street Wall Continuity Requirements

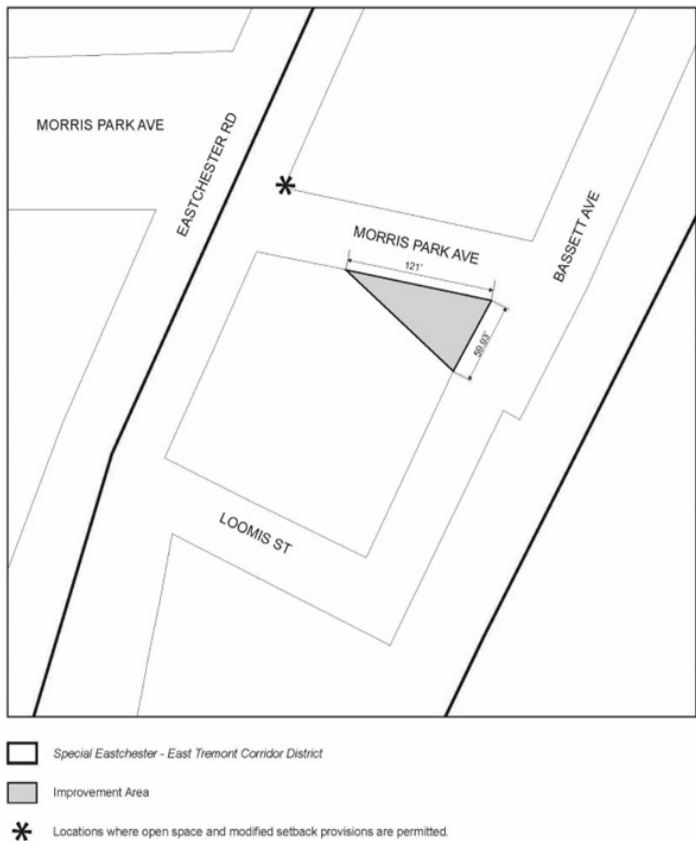


Map 3. Subdistrict A Site Plan





Map 4. Subdistrict B, Morris Park Avenue Site Plan



APPENDIX F

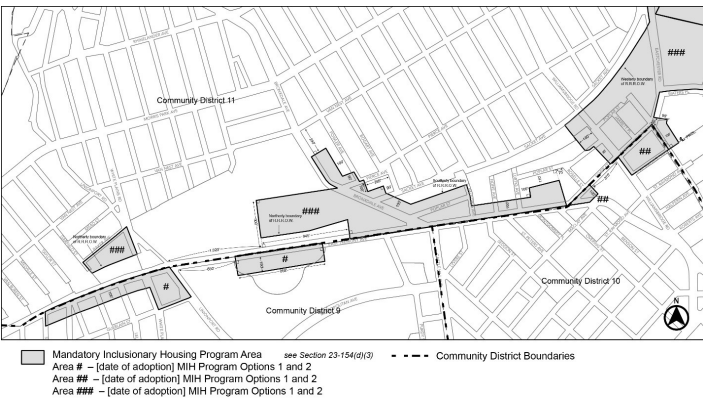
Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas

THE BRONX

Bronx Community District 9, 10, 11

Map 1 – [date of adoption]

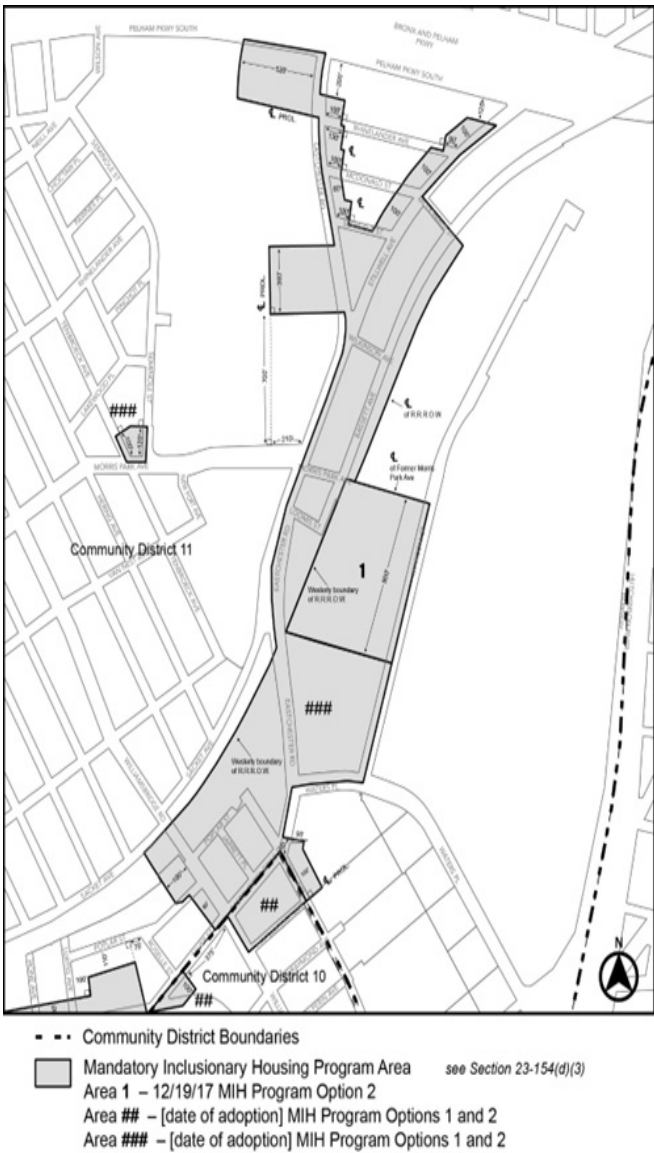
[PROPOSED MAP]



Portion of Community Districts 9, 10 and 11, The Bronx

Map 2 – [date of adoption]

[PROPOSED MAP]



Portion of Community Districts 10 and 11, The Bronx

APPENDIX I

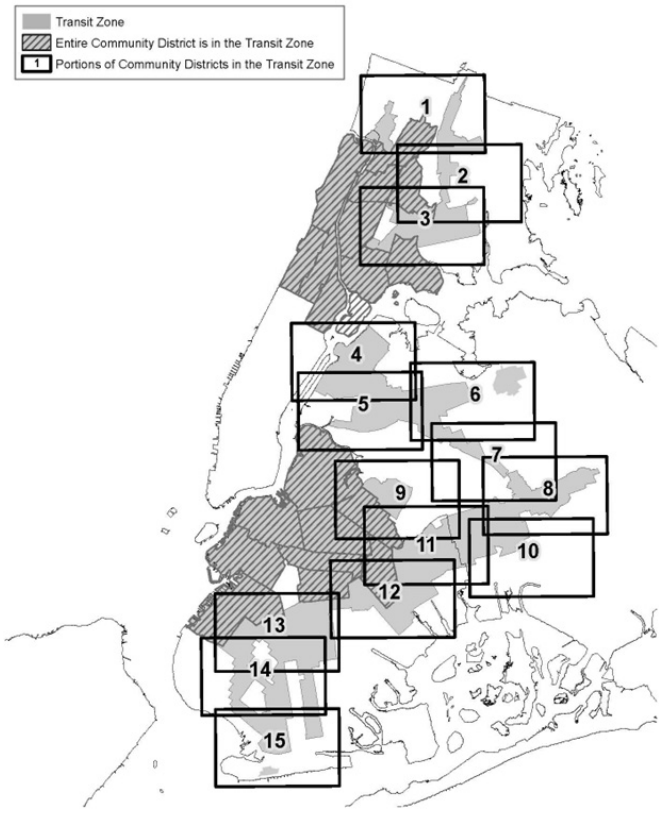
Transit Zone

The boundaries of the Transit Zone are shown on the maps in this APPENDIX. The Transit Zone includes:

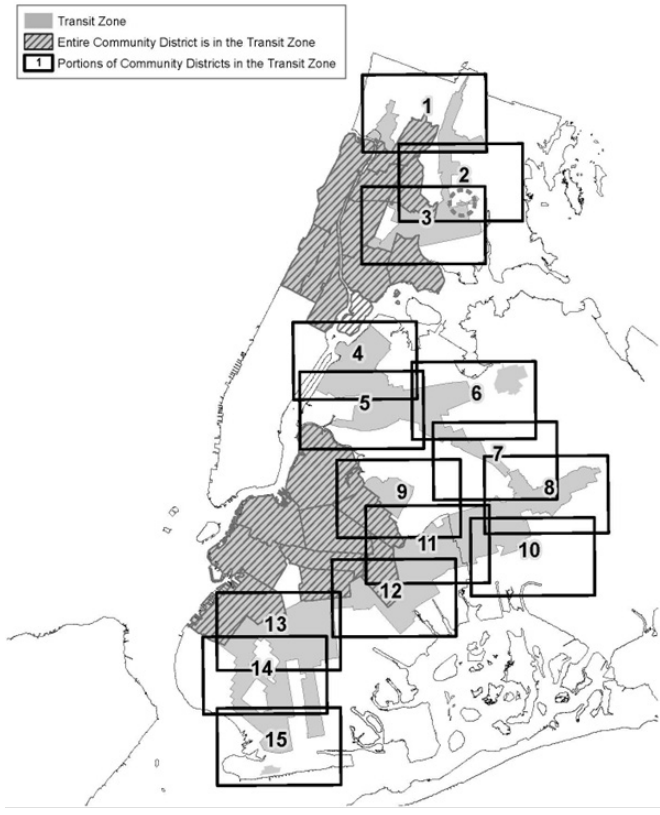
- all of Manhattan Community Districts 9, 10, 11 and 12;
- all of Bronx Community Districts 1, 2, 4, 5, 6, and 7; and
- all of Brooklyn Community Districts 1, 2, 3, 4, 6, 7, 8, 9 and 16.

Portions of other Community Districts in the Transit Zone are shown on Transit Zone Maps 1 through 15 in this APPENDIX.

[EXISTING MAP]

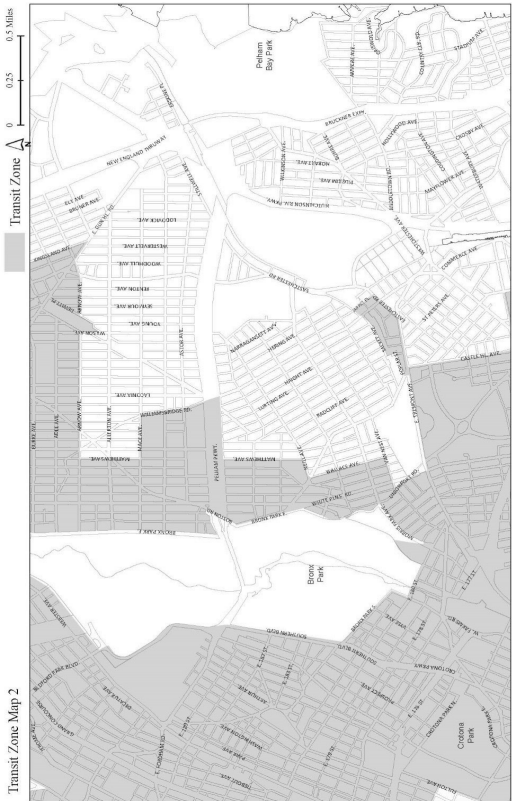


[PROPOSED MAP]

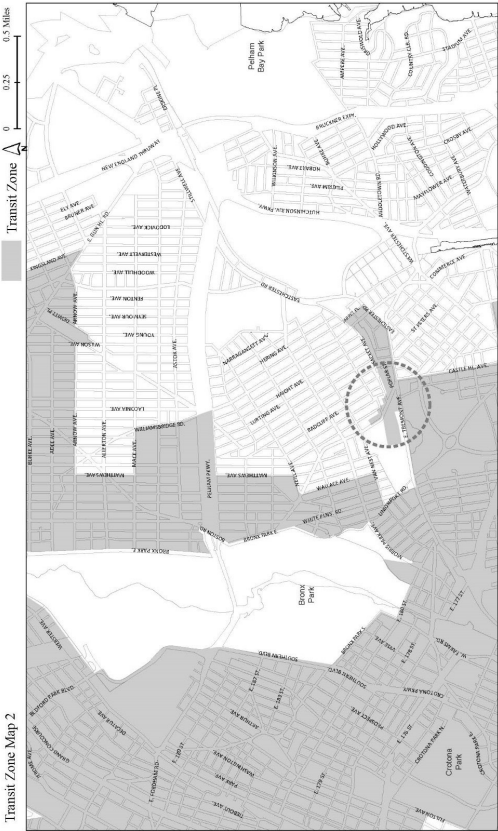


\* \* \*

Transit Zone Map 2  
[EXISTING MAP]



[PROPOSED MAP]



Transit Zone Map 3  
[EXISTING MAP]



[PROPOSED MAP]



\* \* \*

#### No. 6

#### CD 9

#### C 240157 MMX

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

1. the elimination, discontinuance, and closing of a portion of Unionport Road between East Tremont Avenue and Guerlain Street; and
2. the adjustment of grades and block dimensions necessitated thereby;

including authorization for any acquisition or disposition of real property related thereto, in Community District 9, Borough of the Bronx, in accordance with Map No. 13153 dated January 20, 2024 and signed by the Borough President.

#### No. 7

#### CD 11

#### C 240158 MMX

**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 widening of Marconi Street north of Waters Place; and
2. the adjustment of grades and block dimensions necessitated thereby;

including authorization for any acquisition or disposition of real property related thereto, in Community District 11, Borough of the Bronx, in accordance with Map No. 13151 dated January 20, 2024 and signed by the Borough President.

#### No. 8

#### CD 11

#### C 240159 MMX

**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 Morris Park Station Plaza south of Morris Park Avenue and west of Bassett Avenue; and
2. the adjustment of grades and block dimensions necessitated thereby;

including authorization for any acquisition or disposition of real property related thereto, in Community District 11, Borough of the Bronx, in accordance with Map No. 13152 dated January 20, 2024 and signed by the Borough President.

#### No. 9

#### CD 11

#### C 240160 MMX

**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 a street volume from the northern terminus of Marconi Street to Pelham Parkway to facilitate a future bridge connection between these two streets; and
2. the future adjustment of grades and block dimensions necessitated thereby;

including authorization for any acquisition or disposition of real property related thereto, in Community District 11, Borough of the Bronx in accordance with an alteration map to be prepared pursuant to the appropriate resolutions of approval.

#### No. 10

#### CD 11

#### C 240163 MMX

**IN THE MATTER OF** an application submitted by 1601 Bronxdale Property Owner LLC 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 Pierce Avenue west of Bronxdale Avenue; and
2. the adjustment of grades and block dimensions necessitated thereby;

including authorization for any acquisition or disposition of real property related thereto, in Community District 11, Borough of the Bronx, in accordance with Map No. 13150 dated January 20, 2024 and signed by the Borough President.

#### NOTICE

**On Wednesday, May 15, 2024, a public hearing is being held by the City Planning Commission (CPC), accessible 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), is proposing a series of land use actions – including zoning map amendments, zoning text amendments, and City Map amendments – to implement land use and zoning recommendations in the Bronx Metro-North Station Study. The area subject to the Proposed Actions is an approximately 46-block area primarily along major corridors — East Tremont Avenue, White Plains Road, Bronxdale Avenue, Eastchester Road, and Stillwell Avenue — near the future Parkchester/Van Nest and Morris Park Metro-North stations in Bronx Community Districts 9, 10 and 11, including the neighborhoods of Parkchester, Van Nest, and Morris Park (the “Affected Area”). The approximately 28-block area closest to the future Parkchester/Van Nest station is generally bounded by Baker Avenue and Van Nest Avenue to the north, Silver Street to the east, East Tremont Avenue to the south, and St. Lawrence Avenue to the west. The approximately 18-block area closest to the future Morris Park station is generally bounded by Pelham Parkway to the north, Marconi Street to the east, Williamsbridge Road to the south, and Tenbroeck Avenue to the west. Overall, the Proposed Action are expected to facilitate development on 60 projected development sites, resulting in a net increase of approximately 9,165,272 gross square feet (“gsf”) of residential floor area (7,474 dwelling units or DUs), 302,236 gsf of local retail space, 1,620,625 gsf of life sciences, 1,290,628 gsf of community facility space, and 3,765 accessory parking spaces, and a net decrease 405,096 gsf of industrial and automotive uses and 145,696 gsf of office space on the projected development sites. It is expected that the projected development included in the Reasonable Worst Case Development Scenario (RWCDs) would be built by 2033, following approval of the proposed actions.

Written comments on the DEIS are requested and will be received and considered by the Lead Agency through 5:00 P.M. on Tuesday, May 28, 2024.

For instructions on how to submit comments and participate, both in-person and 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. 23DCP065X.

Sara Avila, Calendar Officer  
City Planning Commission  
120 Broadway, 31<sup>st</sup> Floor, New York, NY 10271  
Telephone (212) 720-3366

Accessibility questions: (212) 720-3508, AccessibilityInfo@planning.nyc.gov, by: Wednesday, May 8, 2024, 5:00 P.M.



my1-15

## COMMUNITY BOARDS

### ■ PUBLIC HEARINGS

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

#### BOROUGH OF BROOKLYN

COMMUNITY BOARD NO. 18 Wednesday, May 15, 2024, 7:00 P.M., Board Office Meeting Room, 1097 Bergen Avenue and via WebEx for participants who wish to participate online.

FDNY Bureau of Facilities Management will provide a brief presentation on the preliminary design for the facility upgrade to EMS Station 58 located at 420 East 83rd Street, Brooklyn, NY 11236

#### **Please Note:**

- Videoconferencing information for those who wish to participate online, is as follows:

#### **REGULAR MONTHLY BOARD MEETING – MAY 15, 2024, 7:00 P.M.**

Webinar topic:  
REGULAR MONTHLY BOARD MEETING

Date and time:  
Wednesday, May 15, 2024, 7:00 PM | (UTC-04:00) Eastern Time (US & Canada)

Join link:

<https://nycb.webex.com/nycb/j.php?MTID=md778e07728ab69a0f5965f5bcc214f08>

Webinar number:

2342 768 3772

Webinar password:

buJk2bJcP39 (28552252 from phones and video systems)

Join by phone

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

+1-408-418-9388 United States Toll

Global call-in numbers

2342 768 3772

my9-15

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

#### BOROUGH OF BROOKLYN

Community Board No. 10 - Monday, May 20, 2024, at 7:00 P.M., Knights of Columbus, 1305 86th Street, Brooklyn, NY 11228. The meeting will be live streamed to <http://bit.ly/3HLO5lw>.

In the matter of an application filed by the property owner of 250 86th Street with the Department of City Planning for an amendment of the Zoning Resolution of the City of New York, that would change the current R3-2 District to an R6B District, for the area bounded by 86th Street, a line 100 feet westerly of 3rd Avenue, a line midway between 86th Street and 87th Street, and a line 400 feet westerly of 3rd Avenue.

The proposed rezoning would permit the applicant to open the medical practice with the basement and first floor in the existing 3,090 sq. foot building. The proposed medical office would measure 2,060 sq. feet. The second floor would remain a residential dwelling unit of approximately 1,030 sq. feet. No enlargements are proposed for this building as part of this application. The proposed zoning map amendment would extend the existing R6B zoning district mapped along 3rd Avenue west, over the project area and includes the areas mentioned above.



my13-20

**NOTICE IS HEREBY GIVEN** that the following matter has been scheduled for a public hearing by Community Board

#### BOROUGH OF THE BRONX

COMMUNITY BOARD #10 - Wednesday, May 22, 2024 at 7:00 P.M., Greek American Institute, 3573 Bruckner Boulevard, Bronx, NY 10461.

A public hearing with respect to the New York City Department of City Planning's City of Yes for Housing, N240290ZRY.

my15-22

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

#### BOROUGH OF THE BRONX

COMMUNITY BOARD NO. 8 - Thursday May 23, 2024, 7:00 P.M., IN-TECH Academy 2975 Tibbitt Ave., Bronx, NY 10463.

#### AGENDA

Presentation by Department of City Planning on City of Yes for Housing Opportunity.

A Public Hearing will be held following the presentation at 7:30 P.M., in person and videoconference on Zoom (for zoom details reach out to BX08@cb.nyc.gov) with respect to The NYC Department of City Planning proposing a Citywide zoning text amendment to expand opportunities for housing within all zoning districts, and across all 59 of the City's Community Districts. These changes to the City's Zoning Resolution would enable more housing and a wider variety of housing types in every neighborhood, from the lowest-density districts to the highest, to address the housing shortage and high cost of housing in New York City.

Accessibility questions: Farrah Kule Rubin, (718) 884-3959, bx08@cb.nyc.gov, by: Wednesday, May 22, 2024, 12:00 P.M.



my15-23

## HOUSING AUTHORITY

### ■ NOTICE

The next Board Meeting of the New York City Housing Authority is scheduled for Wednesday, May 29, 2024 at 10:00 A.M. in the Ceremonial Room on the 5th Floor of 90 Church Street, New York, New York (unless otherwise noted). Copies of the Calendar will be available on NYCHA's Website or may be picked up at the Office of the Corporate Secretary at 90 Church Street, 5th Floor, New York, New York, no earlier than 24 hours before the upcoming Board Meeting. Copies of the Draft Minutes will also be available on NYCHA's Website or may be picked up at the Office of the Corporate Secretary no earlier than 3:00 P.M. on the Thursday following the Board Meeting.

Any changes to the schedule will be posted here and on NYCHA's Website at <https://www1.nyc.gov/site/nycha/about/board-meetings.page> to the extent practicable at a reasonable time before the meeting.

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

Accessibility questions: (212) 306-3429, by: Wednesday, May 15, 2024, 5:00 P.M.



my9-29

## OFFICE OF LABOR RELATIONS

### ■ MEETING

The New York City Deferred Compensation Board will hold its next Deferred Compensation Board Hardship meeting on Thursday, May 16, 2024 at 1:00 P.M. The meeting will be held at 22 Cortlandt Street, 28th Floor, New York, NY 10007.

my9-16

## LANDMARKS PRESERVATION COMMISSION

### ■ PUBLIC HEARINGS

**NOTICE IS HEREBY GIVEN** that pursuant to the provisions of Title 25, Chapter 3 of the Administrative Code of the City of New York (Sections 25-303, 25-307, 25-308, 25-309, 25-313, 25-318, 25-320) on Tuesday, May 21, 2024, at 9:30 A.M., a public hearing will be held in the public hearing room at 1 Centre Street, 9th Floor, Borough of Manhattan, with respect to the following properties, and then followed by a public meeting. Participation by videoconference may be available as well. Please check the hearing page on LPC's website (<https://www.nyc.gov/site/lpc/hearings/hearings.page>) for updated hearing information. 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. An overflow room is located outside of the primary doors of the public hearing room. Any person requiring reasonable accommodation in order to participate in the hearing or attend the meeting should contact Gregory Cala, Community and Intergovernmental Affairs Coordinator, at [gcala@lpc.nyc.gov](mailto:gcala@lpc.nyc.gov) or (212) 602-7254 no later than five (5) business days before the hearing or meeting. Members of the public not attending in person can observe the meeting on LPC's YouTube channel at [www.youtube.com/nyclpc](http://www.youtube.com/nyclpc) and may testify on particular matters by joining the meeting using either the Zoom app or by calling in from any phone. Specific instructions on how to observe and testify, including the meeting ID and password, and the call-in number, will be posted on the agency's website, on the Monday before the public hearing.

#### 170 Clinton Street - Brooklyn Heights Historic District

**LPC-24-08289** - Block 267 - Lot 38 - **Zoning:** R6

#### **CERTIFICATE OF APPROPRIATENESS**

A Greek Revival style rowhouse built in 1846. Application is to legalize the construction of a rear yard addition, enlargement of windows and re-construction of the rear façade without Landmarks Preservation Commission permit(s).

#### 346 MacDonough Street - Stuyvesant Heights Historic District

**LPC-24-06616** - Block 1675 - Lot 29 - **Zoning:** R6B

#### **CERTIFICATE OF APPROPRIATENESS**

An Italianate style rowhouse built in 1873. Application is to construct a rear yard addition and excavate the rear yard.

#### 218 Lincoln Place - Park Slope Historic District

**LPC-24-06516** - Block 1061 - Lot 27 - **Zoning:** R7B

#### **CERTIFICATE OF APPROPRIATENESS**

A small apartment house converted in 1934 from a rowhouse originally built in 1883. Application is to replace a door.

#### 34-05 East Drive - Douglaston Historic District

**LPC-24-08695** - Block 8049 - Lot 1 - **Zoning:** R1-2

#### **CERTIFICATE OF APPROPRIATENESS**

A ranch style freestanding house built in 1955. Application is to construct a deck, widen the driveway, and install steps and walkway.

#### 70-74 Gansevoort Street - Gansevoort Market Historic District

**LPC-24-08552** - Block 643 - Lot 43 - **Zoning:** M1-5

#### **CERTIFICATE OF APPROPRIATENESS**

An office and commercial building designed by BSKS Architects and completed in 2021. Application is to install signage and alter the canopies.

#### 767 Washington Street - Greenwich Village Historic District

**LPC-24-05316** - Block 640 - Lot 40 - **Zoning:** C1-6A

#### **CERTIFICATE OF APPROPRIATENESS**

A Federal style rowhouse built in 1842. Application is to create and modify openings, install mechanical equipment, raise a parapet, alter the rear yard extension, and excavate the cellar.

#### 150 West 11th Street - Greenwich Village Historic District

**LPC-24-05325** - Block 606 - Lot 36 - **Zoning:** C1-6, R6

#### **CERTIFICATE OF APPROPRIATENESS**

A Greek Revival style rowhouse built in 1836. Application is to legalize a stoop gate installed without a Landmarks Preservation Commission permit.

#### 415-417 West 22nd Street - Chelsea Historic District Extension

**LPC-24-05576** - Block 720 - Lot 39, 40 - **Zoning:** R7B

#### **CERTIFICATE OF APPROPRIATENESS**

Anglo-Italianate style rowhouses built in 1856. Application is to construct rooftop and rear yard additions, install a cornice and balcony, replace infill and fencing, and remove portions of floors and the party wall.

#### 175 Fifth Avenue - Ladies' Mile Historic District

**LPC-24-08057** - Block 851 - Lot 1 - **Zoning:** C6-4M

#### **CERTIFICATE OF APPROPRIATENESS**

A Beaux-Arts style skyscraper designed by D.H. Burnham and Co. and built in 1902-03. Application is to replace windows, and amend approvals under LPC-21-01234 and LPC-21-02537 to replace entrance infill, modify the penthouse, install mechanical equipment at the roof, and establish a Master Plan governing the future installation of storefronts and louvers.

#### 175 Fifth Avenue - Ladies' Mile Historic District

**LPC-24-08093** - Block 851 - Lot 1 - **Zoning:** C6-4M

#### **MODIFICATION OF USE AND BULK**

A Beaux-Arts style skyscraper designed by D.H. Burnham and Co. and built in 1902-03. Application is to request that the Landmarks Preservation Commission issue a report to the City Planning Commission relating to an application for a Modification of Use pursuant to Section 15-20(b) of the Zoning Resolution.

#### 49 East 67th Street - Upper East Side Historic District

**LPC-24-09247** - Block 1382 - Lot 32 - **Zoning:** R8B

#### **CERTIFICATE OF APPROPRIATENESS**

A rowhouse designed by J.H. Valentine and built in 1878 and later altered in the Neo-Federal style in 1919 by Sterner & Wolfe. Application is to replace a door.

#### 817 Fifth Avenue - Upper East Side Historic District

**LPC-24-02524** - Block 1377 - Lot 7501 - **Zoning:** R10

#### **CERTIFICATE OF APPROPRIATENESS**

A Neo-Italian Renaissance style apartment building designed by George B. Post & Sons and built in 1924-25. Application is to establish a Master Plan governing the future installation of windows.

#### 5 East 63rd Street - Upper East Side Historic District

**LPC-24-04501** - Block 1378 - Lot 7 - **Zoning:** R8B

#### **CERTIFICATE OF APPROPRIATENESS**

A Neo-Classical style townhouse designed by Heins and LaFarge and constructed in 1900, and altered and converted to a multiple dwelling by Harry Hurwitt in 1942. Application is to install cornices, replace a stair bulkhead, and remove a studio window and a portion of the roof to create a terrace.

#### 43 St. Nicholas Place - Hamilton Heights/Sugar Hill Northwest Historic District

**LPC-23-07671** - Block 2067 - Lot 30 - **Zoning:** R6A

#### **CERTIFICATE OF APPROPRIATENESS**

A Northern Renaissance style rowhouse designed by Clarence True and built in 1894-95. Application is to modify masonry openings and areaway fencing, replace infill, and construct a rooftop stair bulkhead.

my7-20

**NOTICE IS HEREBY GIVEN** that pursuant to the provisions of Title 25, Chapter 3 of the Administrative Code of the City of New York (Sections 25-303, 25-307, 25-308, 25-309, 25-313, 25-318, 25-320) on Tuesday, May 21, 2024, at 9:30 A.M., a public hearing will be held in the public hearing room at 1 Centre Street, 9th Floor, Borough of Manhattan, with respect to the following properties, and then followed by a public meeting. Participation by videoconference may be available as well. Please check the hearing page on LPC's website (<https://www.nyc.gov/site/lpc/hearings/hearings.page>) for updated hearing information. 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. An overflow room is located outside of the primary doors of the public hearing room. Any person requiring reasonable accommodation in order to participate in the hearing or attend the meeting should contact Gregory Cala, Community and Intergovernmental Affairs Coordinator, at [gcala@lpc.nyc.gov](mailto:gcala@lpc.nyc.gov) or (212) 602-7254 no later than five (5) business days before the hearing or meeting. Members of the public not attending in person can observe the meeting on LPC's YouTube channel at [www.youtube.com/nyclpc](http://www.youtube.com/nyclpc) and may testify on particular matters by joining the meeting using either the Zoom app or by calling in from any phone. Specific instructions on how to observe and testify, including the meeting ID and password, and the call-in number, will be posted on the agency's website, on the Monday before the public hearing.

**3201 Amboy Road - Frederick Douglass Memorial Park**  
LP-2682 Block 4475 Lot 300

#### ITEM PROPOSED FOR PUBLIC HEARING

A 14.88-acre cemetery designed by J. Wallace Higgins and opened in 1935.

my7-20

## TEACHERS' RETIREMENT SYSTEM

### MEETING

Please be advised that the next Board Meeting of the Teachers' Retirement System of the City of New York (TRS) has been scheduled for Thursday, May 16, 2024, at 3:30 P.M.

The meeting will be held at the Teachers' Retirement System, 55 Water Street, 16th Floor, Boardroom, New York, NY 10041. The meeting is open to the public. However, portions of the meeting, where permitted by law, may be held in executive session.

The remote Zoom meeting link, meeting ID, and phone number will be available approximately one hour before the start of the meeting at:

<https://www.trsnyc.org/memberportal/About-Us/ourRetirementBoard>

Learn how to attend TRS meetings online or in person:

<https://www.trsnyc.org/memberportal/About-Us/ourRetirementBoard/AttendingTRSM Meetings>

my2-16

## PROPERTY DISPOSITION

**The City of New York in partnership with PublicSurplus.com posts online auctions. All auctions are open to the public.**

Registration is free and new auctions are added daily. To review auctions or register visit <https://publicsurplus.com>

## CITYWIDE ADMINISTRATIVE SERVICES

### SALE

The City of New York in partnership with IAAI.com posts vehicle and heavy machinery auctions online every week at: <https://iaai.com/search?keyword=dcas+public>.

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

Vehicles can be viewed in person at:  
Insurance Auto Auctions, Green Yard  
137 Peconic Ave., Medford, NY 11763  
Phone: (631) 207-3477

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

j19-jy3

## HOUSING PRESERVATION AND DEVELOPMENT

### PUBLIC HEARINGS

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

j16-d31

## PROCUREMENT

### "Compete To Win" More Contracts!

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

### Win More Contracts, at [nyc.gov/competetowin](https://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 PREQUALIFICATION

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 HHS Accelerator Prequalification Application using the City's PASSPort system. The PASSPort system is a web-based system maintained by the City of New York for use by its Mayoral Agencies to manage procurement. Important business information collected in the Prequalification Application is 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 and organizational capacity. Approved organizations will be eligible to compete and would submit electronic proposals through the PASSPort system. The PASSPort Public Portal, which lists all RFPs, including HHS RFPs that require HHS Accelerator Prequalification, may be viewed, at [https://passport.cityofnewyork.us/page.aspx/en/rfp/request\\_browser\\_public](https://passport.cityofnewyork.us/page.aspx/en/rfp/request_browser_public)



All current and prospective vendors should frequently review information listed on roadmap to take full advantage of upcoming opportunities for funding. For additional information about HHS Accelerator Prequalification and PASSPort, including background materials, user guides and video tutorials, please visit <https://www.nyc.gov/site/mocs/hhsa/hhs-accelerator-guides.page>

## CITYWIDE ADMINISTRATIVE SERVICES

### ENERGY MANAGEMENT

#### ■ AWARD

*Services (other than human services)*

**ENERGY EFFICIENCY ENGINEERING SERVICES** - Negotiated Acquisition - Other - PIN# 85624N0005001 - AMT: \$300,000.00 - TO: Loring Consulting Engineers Inc., 360 W 31st St., 14th Floor, New York, NY 10001.

DEM is seeking to increase the capacity of its LL87 Contract with Loring Consulting Engineers, Inc by \$300,000 and extend the time of contract by an additional year. The application for increase is based on the need for continued services.

☛ my15

## DESIGN AND CONSTRUCTION

### PROGRAM MANAGEMENT

#### ■ VENDOR LIST

*Construction / Construction Services*

**PQL LABEL: RECONSTRUCTION AND RESTORATION OF LANDMARKED AND LANDMARK-QUALITY BUILDINGS**  
NYC DDC IS CERTIFYING THE LANDMARK/LANDMARK-QUALITY BUILDINGS PQL WITH THE FOLLOWING APPROVED VENDORS:

1. Andron Construction Corp.
2. Evergreene Architectural Arts, Inc
3. LO Sardo General Contractors Inc.
4. Metropolitan Construction Corp.
5. N.S.P. Enterprises, Inc.
6. Neelam Construction Corp.
7. Nicholson & Galloway Inc.
8. Padilla Construction Services, Inc. PCS
9. Plaza Construction LLC
10. Stalco ConstruDCtion Inc.
11. Tircon LLC
12. XBR Inc.

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

*Design and Construction, Lorraine Holley (718) 391-1362;*  
*csb\_projectinquiries@ddc.nyc.gov*

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### PQL LABEL: GC MEDIUM PROJECTS

NYC DDC IS CERTIFYING THE GC MEDIUM PQL WITH THE FOLLOWING APPROVED VENDORS:

1. ACS System Associates, Inc.
2. Andron Construction Corp.
3. Ashnu International Inc.
4. C&L Contracting Corp.
5. CDE Air Conditioning Co. Inc.
6. CDS Mestel Construction Corp.
7. Delric Construction Company, Inc.
8. E&A Restoration Inc.
9. Empire Control Abatement, Inc.
10. Five Star Contracting Co., Inc.
11. Fratello Construction Corp.
12. Gryphon Construction Inc.
13. Iannelli Construction Co. Inc.
14. Jobco Incorporated
15. Kunj Construction Corp.
16. Lanmark Group, Inc.
17. Litehouse Builders, Inc.
18. Metropolitan Construction Corp.
19. MPCC Corp.

20. N.S.P. Enterprises Inc.
21. Neelam Construction Corp.
22. Nicholson & Galloway Inc.
23. Padilla Construction Services, Inc. PCS
24. Paul J. Scariano Inc.
25. Sea Breeze General Construction, Inc.
26. Sharan Builders Inc.
27. SlSCO LP
28. Stalco Construction Inc.
29. Whitestone Construction Corp.
30. XBR Inc.
31. Zaman Construction Corp.
32. ZHL Group Inc.
33. Zoria Housing LLC

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

*Design and Construction, Lorraine Holley (718) 391-1362;*  
*csb\_projectinquiries@ddc.nyc.gov*

my13-17

## DISTRICT ATTORNEY - NEW YORK COUNTY

### INFORMATION TECHNOLOGY

#### ■ INTENT TO AWARD

*Services (other than human services)*

**INTENT TO NEGOTIATE: ANNUAL MAINTENANCE FOR LAWCRUIT ATTORNEY SOFTWARE SUBSCRIPTION** - Sole Source - Available only from a single source - PIN# 901LAWCRUIT25 - Due 5-24-24 at 10:00 A.M.

PPB Rules Sole Source Procurement Section 3-05.

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, 80 Centre Street, Room 409, New York, NY 10013. Ana Belis Molinar Montano (212) 335-3484;*  
*molinarmontano@dany.nyc.gov*

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## ENVIRONMENTAL PROTECTION

### HOUSING RECOVERY OPERATIONS

#### ■ AWARD

*Services (other than human services)*

### HUDSON RARITAN ESTUARY- FLUSHING CREEK

**ECOSYSTEM RESTORATION PROJECT** - Government to Government - PIN# 82624T0001001 - AMT: \$809,300.00 - TO: US Army Corps Engineers, 26 Federal Plaza, Room 18-200, New York, NY 10278.

☛ my15

### WATER AND SEWER OPERATIONS

#### ■ SOLICITATION

*Services (other than human services)*

### BWSO PRM-24(R) REPAIR AND MAINTENANCE OF VARIOUS PUMPS LOCATED AT FIELD OPERATION YARD FACILITIES

- Competitive Sealed Bids - PIN# 82624B0014 - Due 6-11-24 at 12:00 A.M.

Provide all necessary labor, parts, materials, and equipment for the repair and maintenance of various pumps located at Field Operation Yard facilities. This Competitive Sealed Bid ("RFx") is being released through PASSPort, New York City's online procurement portal. Responses to this RFx should be submitted via PASSPort. To access the solicitation, vendors should visit the PASSPort Public Portal at <https://www.nyc.gov/site/mocs/passport/about-passport.page> and click on the "Search Funding Opportunities in PASSPort" blue box. This will take you to the Public Portal of all procurements in the PASSPort system. To quickly locate the RFx, insert the EPIN 82624B0014 into the Keywords search field. If you need assistance submitting a response, please contact [help@mocs.nyc.gov](mailto:help@mocs.nyc.gov).



Bid opening Location - Microsoft Teams Meeting ID: 221 745 693 218  
 Passcode: ZGkbSX Dial-in by phone +1 347-921-5612,,652951710#,  
 Phone conference ID: 652 951 710# Please See Notice to Bidders for  
 Microsoft Teams Meeting link located in the documents section.  
 Pre-Bid Conference location -Microsoft Teams Meeting ID: 274 279 681  
 587 Passcode: xY7Ai9 Dial-in by phone +1 347-921-5612,,602762966#,  
 Phone conference ID: 602 762 966# Please See Notice to Bidders for  
 Microsoft Teams Meeting link located in the documents section.  
 Mandatory: no Date/Time - 2024-05-22 10:00:00

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## FIRE DEPARTMENT

### ALCOHOL AND DRUG TESTING

#### ■ SOLICITATION

*Services (other than human services)*

**DRUG, ALCOHOL SCREENING AND MEDICAL PROFILE TESTING** - Competitive Sealed Bids - PIN# 05724B0006 -  
 Due 6-11-24 at 2:00 P.M.

The Fire Department of the City of New York seeks the services of a qualified Contractor to perform drug and alcohol screening, and medical profile testing of Fire Department employees, candidates for employment and retirees. The Contractor will also be required to provide training and litigation support in connection with such services. This competitive sealed bid ("RFx") is being released through PASSPort, New York City's online procurement portal. Responses to this RFx should be submitted via PASSPort. To access the solicitation and all related information/document, please navigate to the PASSPort Public Portal at PASSPort Public (nyc.gov) Click on the "Procurement Navigator" button. To locate the RFx on the Public Portal, insert 05724B0006 into the Keywords search field. If you need assistance submitting a response, please use the Inquiry Submission Form <https://mocssupport.atlassian.net/servicedesk/customer/portal/8>. This procurement is subject to LL1-MWBE.

Bid opening Location - Microsoft Teams Online Meeting Pre-Bid  
 Conference location -Microsoft Teams Online Meeting Mandatory: no  
 Date/Time - 2024-05-21 10:00:00

my15

## HEALTH AND MENTAL HYGIENE

### EPIDEMIOLOGY

#### ■ INTENT TO AWARD

*Services (other than human services)*

**LEXISNEXIS VITALCHEK NETWORK INC** - Request for  
 Information - PIN# 81624Y0569 - Due 5-27-24 at 2:00 P.M.

LexisNexis will supply and maintain electronic ordering processing systems via Kiosks for customer purchases of vital record via credit card and other e-payment alternatives. LexisNexis processing systems is seamlessly integrated with DOHMH's Bureau of Vital Statistics' current Electronic Vital Event Registration System (EVERS). LexisNexis system is able to manage large volumes of public requests for vital records including, but not limited to, requests for certified copies of birth and death certificates via fax, telephone, mail, email and internet access, and for walk-in customers.

DOHMH has determined that LexisNexis VitalChek Network Inc. is the sole source provider, as VitalChek software is a legally owned by LexisNexis. In addition, there is no other authorized vendors to provide these services. VitalChek is the only company that can provide the proprietary software needed for smooth system integration with Bureau's Electronic Vital Events Registration System (EVERS). The anticipated duration of this contract is 6 years.

Any vendor who believes they can legally provide such services is invited to express interest by responding to the RFX in PASSPort.

my13-17

## HOMELESS SERVICES

### STREET HOMELESSNESS SOLUTIONS

#### ■ INTENT TO AWARD

*Human Services/Client Services*

**GIRL SCOUT COUNCIL OF GREATER NEW YORK INC, TROOP 6000** - Negotiated Acquisition - Other - PIN# 07124N0018 -  
 Due 5-20-24 at 7:00 P.M.

Department of Homeless Services (DHS) is requesting a one year Negotiated Acquisition Extension (NAE) with Girl Scout Council of Greater New York, Inc. for provision of Girl Scout membership and related costs to Families with Children (FWC) at Troop 6000, located at the following address: 40 Wall Street, Suite 708, New York, NY 10005. This is a NAE with the incumbent provider to maintain continuity of services for the minimum amount of time until a new RFP is processed, in accordance with PPB Rule 3-01 (d)(2)(vii). The NAE is necessary to continue services for FWC while provider works on submission of a proposal under the open-ended RFP. The contract term is 5/1/2024 - 4/30/2025. The total contract value is \$466,849.00.

my13-17

## HOUSING AUTHORITY

### PROCUREMENT

#### ■ VENDOR LIST

*Construction Related Services*

### JANITORIAL AND DEBRIS REMOVAL SERVICES PREQUALIFICATION APPLICATION AND INFORMATION SESSION

NYCHA is excited to introduce you to our pre-qualified list (PQL) for Janitorial and Debris Removal Services. These services include providing all labors for, Exterior and Interior Public Space Cleaning, Basement Cleaning and Emergency Cleaning across NYCHA developments City-wide. We are seeking experienced vendors to join our community and provide these in-demand services!

What is a pre-qualified list?

A PQL is a tool that NYCHA will use to primarily contract for Janitorial and Debris Removal Services for its developments, streamlining the process for both vendors and NYCHA. NYCHA will publish Janitorial and Debris Removal Services contracting opportunities, and the PQL will predominantly be used to procure Janitorial and Debris Removal Services. After pre-qualifying according to specific criteria, vendors can bid on Janitorial and Debris Removal Services contracts released to the PQL.

All contractors interested in NYCHA's Janitorial and Debris Removal Services PQL must follow two important steps:

1. Vendors can obtain a copy of the Janitorial and Debris Removal Services Prequalification Application and prepare your response to the Request for Qualifications (RFQ) at: <https://www.nyc.gov/site/nycha/business/nycha-pql.page> Vendors must prepare and submit applications to NYCHA's Janitorial Debris Removal Services PQL as follows, with information in the subject line "Janitorial and Debris Removal Services" Prequalification Application Submission (and company name applying)" to email address: [PQL@nycha.nyc.gov](mailto:PQL@nycha.nyc.gov). To pre-qualify, vendors must meet the minimum requirements listed for experience, workforce capacity, and integrity. Applications will be evaluated by NYCHA on a rolling basis, but we recommend applying early to gain access to more PQL contracting opportunities!

2. Vendors who are admitted to the PQL can then bid for Janitorial and Debris Removal Services solicitations at NYCHA. NYCHA will confirm PQL evaluation decisions with applicants via a letter of acceptance or a letter of rejection. Vendors must bid on each Janitorial service contract award, as admission to the PQL does not guarantee contract award. To bid on a specific contract, NYCHA encourages vendors to apply a minimum of 15 days prior to the bid submission closing date to the PQL for a Janitorial and Debris Removal Services contract to be considered for that solicitation.

#### GENERAL SCOPE OF WORK – SPECIFICATIONS

NYCHA is currently accepting applications for Janitorial and Debris Removal Services Pre-Qualified List (PQL) program for Exterior and Interior Public Space Cleaning, Basement Cleaning and Emergency Cleaning. An informational session will be hosted, on May 23, 2024, at 11:00 A.M., and will be conducted remotely via Microsoft Teams meetings. Attendance is strongly encouraged. To join the informational session, please follow the options below: Microsoft Teams meeting (Join on your computer, mobile app, or room device).

Join the meeting-

[https://gcc02.safelinks.protection.outlook.com/ap/t-59584e83/?url=https%3A%2F%2Fteams.microsoft.com%2F1%2Fmeetup-join%2F19%253ameeting\\_ODZhNzYxYtAtOTBjNi00ZjBkLWJjZDYtNTQ0N2RiMDhhOGQw%2540thread.v2%2F0%3Fcontext%3D%257b%2522Tid%2522%253a%2522709ab558-a73c-4f8f-98ad-20bb096cd0f8%2522%252c%2522Oid%2522%253a%2522962252c4-f5af-4dc8-a59a-8f6f1ead158f%2522%257d&data=05%7C02%7CSheri.Mattler%40nycha.nyc.gov%7C87 usP83c0vDCQhe1aceFMcB44hOoMZNzQ5I8%3D&reserved=0](https://gcc02.safelinks.protection.outlook.com/ap/t-59584e83/?url=https%3A%2F%2Fteams.microsoft.com%2F1%2Fmeetup-join%2F19%253ameeting_ODZhNzYxYtAtOTBjNi00ZjBkLWJjZDYtNTQ0N2RiMDhhOGQw%2540thread.v2%2F0%3Fcontext%3D%257b%2522Tid%2522%253a%2522709ab558-a73c-4f8f-98ad-20bb096cd0f8%2522%252c%2522Oid%2522%253a%2522962252c4-f5af-4dc8-a59a-8f6f1ead158f%2522%257d&data=05%7C02%7CSheri.Mattler%40nycha.nyc.gov%7C87 usP83c0vDCQhe1aceFMcB44hOoMZNzQ5I8%3D&reserved=0)  
 Or call in (audio only) +1 646-838-1534,,350851305# United States, New York City Phone Conference ID: ID: 350 851 305# Meeting ID: 243 331 680 201 Passcode: kjRcae  
 You may also access a clickable link to join the meeting from an attached document "TEAMS Meeting Link Janitorial PQL Information Session" on the City Record Online (CROL)

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.  
 Sheri Mattler (212) 306-3820; PQL@NYCHA.NYC.GOV

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## VENDOR LIST

### Goods and Services

## PRE-QUALIFIED LIST (PQL) PROGRAM FOR VARIOUS TRADES

NYCHA is currently accepting applications for Pre-Qualified List (PQL) program for various trades.

A PQL is a tool that NYCHA will use to qualify vendors and contract goods or services for its developments, streamlining the process for both vendors and NYCHA. NYCHA will publish contracting opportunities, and the PQL will predominantly be used to procure goods or services for those contracts. Vendors who apply to those bids must pre-qualify according to specific criteria, and vendors who are admitted to the PQL can bid on contracts.

Currently NYCHA has established six (6) PQL lists for the Closed-Circuit Television (CCTV), Carpentry, Painting, Lead Based Paint (Assessment and Abatement, Inspection and Assessment & Lab Analysis), Plumbing and Electrical.

All vendors interested in NYCHA's PQLs must follow two (2) important steps:

First, vendors must prepare and submit applications to the PQL: To pre-qualify, vendors must meet the minimum requirements listed on the Request for Qualification of the select PQL. Applications will be evaluated by NYCHA on a rolling basis.

Second, vendors who are admitted to the PQL can then bid on solicitations for services on the PQL: Vendors must bid on each contract award, as these are not guaranteed.

For more information regarding PQL's and to obtain applications, please visit NYCHA's website at: <https://www.nyc.gov/site/nycha/business/nycha-pql.page>

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, New York, 10007. PQL@nycha.nyc.gov (929) 502-6107; PQL@nycha.nyc.gov

j9-my30

## HUMAN RESOURCES ADMINISTRATION

### AWARD

#### Goods

## FY24 BLANKET PURCHASE: VARIOUS BATHROOM

### PARTITIONS AND ASSOCIATED ACCESSORIES - M/WBE

Noncompetitive Small Purchase - PIN# 06924W0014001 - AMT: \$30,000.00 - TO: Global Empire Logistics, 28 Liberty Street, New York, NY, USA Suite 688, New York, NY 10005.

my15

#### Services (other than human services)

## CONTINUATION OF SMARTLING SUBSCRIPTION SERVICES

- Other - PIN# 06923U0003001 - AMT: \$99,000.00 - TO: Smartling Inc., 244 Fifth Avenue, Suite 1471, New York, NY 10001.

The Mayor's Office to End Domestic and Gender Based Violence (ENDGBV) is looking to purchase a 36-month subscription service with Smartling, Inc., to improve the translation of its NYC HOPE website, which provides the public with resources for individuals experiencing domestic and gender-based violence. Smartling is a tool that helps extend the reach of their online content, ads, images, and audio files to international audiences by providing them with the translation services and technologies to make it more appealing to their target audience. Smartling will allow ENDGBV to use human translations, as opposed to Google Translations on NYC HOPE, resulting in more accurate translations that are easier for the non-English speaking public to understand. The Smartling technology enables the translators working with ENDGBV to systematically translate each line of the website, which also builds in stages for review.

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### INTENT TO AWARD

#### Human Services/Client Services

## AFFORDABLE HOUSING TENANT SERVICES, TO ALLOW FOR CONTINUITY OF THE INSTANT CONTRACT - Renewal

- PIN# 06920P8174KXLR001 - Due 5-16-24 at 5:00 P.M.

The Department of Homeless Services of the New York City Department of Social Services, plans to renew (1) contract with the contractor listed below, for the provision of Affordable Housing Tenant Services for Seniors at 34-11 Beach Channel Dr., Far Rockaway, NY 11691. The renewal term shall be set forth below. Anyone having comments on the contractor's performance on the proposed renewal contract may contact Patricia Dawson, via email, at [dawsonpa@hra.nyc.gov](mailto:dawsonpa@hra.nyc.gov). The Jewish Association for Services for the Aged, 247 West 37th Street, 9th Floor, New York, NY 10018. EPIN 06920P8174KXLR001. Renewal Term: 11/1/2024 – 10/31/2028.

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

Human Resources Administration, 150 Greenwich Street, 37th Floor, New York, NY 10007. Patricia Dawson (929) 221-8645; [dawsonpa@hra.nyc.gov](mailto:dawsonpa@hra.nyc.gov)

my15

## PARKS AND RECREATION

### REVENUE AND CONCESSIONS

#### SOLICITATION

#### Services (other than human services)

## OFF-SEASON POOL/DECK ACTIVATIONS AT SELECT POOL SITES CITYWIDE - Other - PIN# CWP-O-2024 - Due 6-12-24 at 3:00 P.M.

The New York City Department of Parks and Recreation ("Parks") is issuing, as of the date of this notice a Request for Expressions of Interest ("RFEI") for Off-Season Pool/Deck Activations at Select Pool Sites Citywide. The six sites include:

Astoria Pool (QN), Foster Pool (BX), Jackie Robinson Pool (MN), Hamilton Fish Pool (MN), McCarren Pool (BK), Thomas Jefferson Pool (MN).

There will be a recommended remote informational meeting on Friday, May 10, 2024, at 11:00 A.M. If you are considering responding to this RFEI, please make every effort to attend this recommended remote informational meeting.

The link for the remote proposer meeting is as follows: [https://teams.microsoft.com/dl/launcher/launcher.html?url=%2F%23%2F1%2Fmeetup-join%2F19%3Ameeting\\_NzEzYWZkZjEtYzljMy00ZTliLWE5YTUyTMyNWYwMDg0YjE2%40thread.v2%2F0%3Fcontext%3D%257b%2522Tid%2522%253a%252232f56fc7-5f81-4e22-a95b-15da66513bef%2522%252c%2522Oid%2522%253a%2522790e7cbc-73e3-490e-b23f-b0a3a4911202%2522%257d%26CT%3D1714585966981%26OR%3DOutlook-Body%26CID%3D76980568-3322-4196-B4E1-B6856EEDA374%26anon%3Dtrue&type=meetup-join&deeplinkId=fec6f842-f6e2-479f-9148-ea87825b0af9&directDl=true&msLaunch=true&enableMobilePage=true&suppressPrompt=true](https://teams.microsoft.com/dl/launcher/launcher.html?url=%2F%23%2F1%2Fmeetup-join%2F19%3Ameeting_NzEzYWZkZjEtYzljMy00ZTliLWE5YTUyTMyNWYwMDg0YjE2%40thread.v2%2F0%3Fcontext%3D%257b%2522Tid%2522%253a%252232f56fc7-5f81-4e22-a95b-15da66513bef%2522%252c%2522Oid%2522%253a%2522790e7cbc-73e3-490e-b23f-b0a3a4911202%2522%257d%26CT%3D1714585966981%26OR%3DOutlook-Body%26CID%3D76980568-3322-4196-B4E1-B6856EEDA374%26anon%3Dtrue&type=meetup-join&deeplinkId=fec6f842-f6e2-479f-9148-ea87825b0af9&directDl=true&msLaunch=true&enableMobilePage=true&suppressPrompt=true)

You may also join the remote proper meeting by phone using the following information: Phone #+1-646-893-7101 Phone Conference ID: 802 882 576#

Hard copies of the RFEI can be obtained at no cost, through Wednesday, June 12, 2024, by contacting Mallory Mrozinski, Project Manager at (212) 360-8230 or at [Mallory.Mrozinski@parks.nyc.gov](mailto:Mallory.Mrozinski@parks.nyc.gov).

The RFEI is also available for download, through Wednesday, June 12, 2024, on Parks' website. To download the RFEI, 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 RFEI's description.

Deaf, hard-of-hearing, deaf-blind, speech-disabled, or late-deafened people who use text telephones (TTYs) or voice carry-over (VCO) phones can dial 711 to reach a free relay service, where specially trained operators will relay a conversation between a TTY/VCO user and a standard telephone user. Alternatively, a message can be left on the Telecommunications Device for the Deaf (TDD). The TDD number is 212-New York (212-639-9675).

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 Avenue, New York, NY 10065. Mallory Mrozinski (212) 360-8230; mallory.mrozinski@parks.nyc.gov*

my8-21

## POLICE DEPARTMENT

### MANAGEMENT AND BUDGET

#### ■ AWARD

*Services (other than human services)*

**GRAYKEY PREMIER LICENSES** - M/WBE Noncompetitive Small Purchase - PIN# 05624W0013001 - AMT: \$214,382.26 - TO: Princetech Incorporated, 705 Forest Avenue, 2RE, Staten Island, NY 10310.

For the Detective Bureau to extract encrypted data from mobile devices and provide law enforcement with file system extractions of iOS and Android devices.

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## SANITATION

### INFORMATION AND TECHNOLOGY

#### ■ AWARD

*Services (other than human services)*

**WEB APPLICATION DEVELOPER: FRONT END/USER INTERFACE** - M/WBE Noncompetitive Small Purchase - PIN# 82724W0023001 - AMT: \$1,000,000.00 - TO: Link2Consult Inc., 1 Bridge Plaza, Suite 275, Fort Lee, NJ 07204.

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## SMALL BUSINESS SERVICES

### PROCUREMENT

#### ■ INTENT TO AWARD

*Human Services/Client Services*

**FY25 - INDUSTRIAL AND TRANSPORTATION CENTER NAE** - Negotiated Acquisition - Other - PIN#80124N0015 - Due 5-24-24 at 8:00 P.M.

The negotiated acquisition extension (NAE) contract between the NYC Department of Small Business Services (SBS) and DB Grant Associates Inc (DB Grant) will allow the Agency to extend the current contract with the vendor to continue to provide Workforce1 Career Services in the Industrial and Transportation Sector Citywide and allow the vendor to identify and meet the hiring, training and other business needs of the aforementioned industries. The contract term will be from 7/1/2024 to 6/30/2025, in the amount of \$5,484,465.00.

The Services required under this contract are required to maintain the level of services required to be provided to unemployed and underemployed individuals until a new solicitation can be released and a new contract awarded. The Contractor is part of the Citywide

Workforce Career Center Network assisting and providing training, job placement and related services to eligible New York City Residents.

my10-16

*Services (other than human services)*

**EASE CURRICULUM DEVELOPMENT SERVICES** - Sole Source - Available only from a single source - PIN#801-PR-24SBS30790 - Due 5-23-24 at 4:00 P.M.

The NYC Department of Small Business Services intends to enter into sole source negotiations with The New School for Social Research, in partnership with The Mayor's office of Community Mental Health, will adapt "Early Adolescent Skills for Emotions" (EASE), a curriculum developed by the World Health Organization for use by non-clinical staff in community-based organizations working with BIPOC youth in New York City.

Any entity with the in-house expertise and experience in the new psycho-social intervention for youth called Early Adolescent Skills in Emotions (EASE) developed by the World Health Organization on a citywide basis that believes it is qualified to provide such services or would like to provide such services in the future is invited to express an interest.

Please indicate your interest and qualifications to [procurementhelpdesk@sbs.nyc.gov](mailto:procurementhelpdesk@sbs.nyc.gov). If you have questions please email with the subject line "PIN: 801-PR-24SBS30790 - EASE Curriculum Development Services." no later than May 23, 2024 at 4:00 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.

*Small Business Services, 1 Liberty Plaza, 11th Floor, New York, NY 10006. Shanah Jack (212) 513-6432; SJack@sbs.nyc.gov*

my9-15

## TRANSPORTATION

### TRANSPORTATION PLANNING AND MANAGEMENT

#### ■ INTENT TO AWARD

*Goods*

**ROSEHILL POLYMERS RUBBER TRAFFIC ISLANDS AND BICYCLE LANE SEPARATORS** - Request for Information - PIN# 84124Y0569 - Due 5-31-24 at 2:00 P.M.

Pursuant to Section 3-05 of the New York City Procurement Policy Board Rules, the New York City Department of Transportation (NYCDOT) intends to enter into negotiations with Rosehill Polymers Limited for an agreement to purchase components made of recycled rubber for pedestrian islands of various dimensions (e.g., DI-1200 Heritage Demountable Modular Traffic Island), bicycle lane separators, and accompanying vertical elements and associated products for a one (1) year term.

Such purchase will enable the Agency to maintain the performance of pedestrian and safety elements installed on NYC streets. Requiring no road excavation and deployable at locations where concrete islands cannot be constructed, the Rosehill products afford advantages regarding installation time, ease of removal and durability which significantly enhance NYCDOT's capability in achieving the safety goals of Vision Zero. Rosehill is the only vendor able to provide rubber traffic islands made from pre-molded rubber recycled truck tires with a universal base plate to install traffic signage directly on the islands. The aforementioned features are key factors in the Agency determining that Rosehill products are the best for the Agency's required applications.

Vendors may express interest in providing a comparable good by responding to the RFI EPIN: 84124Y0569 in PASSPort no later than May 31, 2024, by 2:00 P.M. Any questions should be directed to the authorized agency contact, David Maco ([dmaco@dot.nyc.gov](mailto:dmaco@dot.nyc.gov)), at (212) 839-9400.

my15-21

## YOUTH AND COMMUNITY DEVELOPMENT

### PROCUREMENT

#### ■ INTENT TO AWARD

*Human Services/Client Services*

**CORNERSTONE COMMUNITY CENTER** - Negotiated Acquisition  
- Other - PIN# 26024N0523 - Due 5-17-24 at 9:00 A.M.

In accordance with Section 3-04 (b)(2)(i)(C) of the Procurement Policy Board Rules, the Department of Youth and Community Development (DYCD) will negotiate Cornerstone Community Center services for Breukelen development in Brooklyn. Community Centers are designed to provide holistic services that respond to the diverse needs of the community and serve as a gateway through which participants of all ages (Grades K – 12 and Adults 22+) can engage in activities and access comprehensive services. Cornerstone programs provide holistic services that respond to the needs of residents, build on community assets, and serve as gateways through which participants of all ages can engage in activities and access multiple services.

The term shall be July 1, 2024, through June 30, 2026.

The contractors' name, EPIN, contract amount and address are indicated below:

EPIN: 26024N0523  
Amount: \$ 1,235,423.00  
Name: Man Up Inc  
Address: 797/799 Van Siclen Avenue, Brooklyn, NY 11207

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

To ensure the continuity of services for these critical services.

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

*Youth and Community Development, 2 Lafayette Street, 14th Floor, New York, NY 10007. Kevin Best (646) 343-6304; [kbest@dycd.nyc.gov](mailto:kbest@dycd.nyc.gov)*

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**CORNERSTONE COMMUNITY CENTER** - Negotiated Acquisition  
- Other - PIN# 26024N0525 - Due 5-17-24 at 9:00 A.M.

In accordance with Section 3-04 (b)(2)(i)(C) of the Procurement Policy Board Rules, the Department of Youth and Community Development (DYCD) will negotiate Cornerstone Community Center services for the Boston Secor Community Center. Community Centers are designed to provide holistic services that respond to the diverse needs of the community and serve as a gateway through which participants of all ages (Grades K – 12 and Adults 22+) can engage in activities and access comprehensive services. Cornerstone programs provide holistic services that respond to the needs of residents, build on community assets, and serve as gateways through which participants of all ages can engage in activities and access multiple services.

The term shall be July 1, 2024, through June 30, 2026.

The contractors' name, EPIN, contract amount and address are indicated below:

EPIN: 26024N0525  
Amount: \$ 1,443,548.00  
Name: Roads to Success Inc  
Address: 174 East 104 Street, New York, NY 10029

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

To ensure the continuity of services for these critical services.

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

*Youth and Community Development, 2 Lafayette Street, 14th Floor, New York, NY 10007. Kevin Best (646) 343-6304; [kbest@dycd.nyc.gov](mailto:kbest@dycd.nyc.gov)*

my10-16

**CORNERSTONE COMMUNITY CENTER** - Negotiated Acquisition  
- Other - PIN# 26024N0524 - Due 5-17-24 at 9:00 A.M.

In accordance with Section 3-04 (b)(2)(i)(C) of the Procurement Policy Board Rules, the Department of Youth and Community Development (DYCD) will negotiate Cornerstone Community Center services for Cary Gardens development in Brooklyn. Community Centers are designed to provide holistic services that respond to the diverse needs of the community and serve as a gateway through which participants of all ages (Grades K – 12 and Adults 22+) can engage in activities and access comprehensive services. Cornerstone programs provide holistic services that respond to the needs of residents, build on community assets, and serve as gateways through which participants of all ages can engage in activities and access multiple services.

The term shall be July 1, 2024, through June 30, 2026.

The contractors' name, EPIN, contract amount and address are indicated below:

EPIN: 26024N0524  
Amount: \$ 1,822,035.00  
Name: NIA Community Services Network Inc  
Address: 6614 11th Avenue, Brooklyn, NY 11219

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

To ensure the continuity of services for these critical services.

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

*Youth and Community Development, 2 Lafayette Street, 14th Floor, New York, NY 10007. Kevin Best (646) 343-6304; [kbest@dycd.nyc.gov](mailto:kbest@dycd.nyc.gov)*

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## CONTRACT AWARD HEARINGS

**NOTE: LOCATION(S) ARE ACCESSIBLE TO INDIVIDUALS USING WHEELCHAIRS OR OTHER MOBILITY DEVICES. FOR FURTHER INFORMATION ON ACCESSIBILITY OR TO MAKE A REQUEST FOR ACCOMMODATIONS, SUCH AS SIGN LANGUAGE INTERPRETATION SERVICES, PLEASE CONTACT THE MAYOR'S OFFICE OF CONTRACT SERVICES (MOCS) VIA E-MAIL AT [DISABILITYAFFAIRS@MOCS.NYC.GOV](mailto:DISABILITYAFFAIRS@MOCS.NYC.GOV) OR VIA PHONE AT (212) 298-0734. ANY PERSON REQUIRING REASONABLE ACCOMMODATION FOR THE PUBLIC HEARING SHOULD CONTACT MOCS AT LEAST THREE (3) BUSINESS DAYS IN ADVANCE OF THE HEARING TO ENSURE AVAILABILITY.**



## ADMINISTRATION FOR CHILDREN'S SERVICES

### ■ PUBLIC HEARINGS

**NOTICE IS HEREBY GIVEN** that a Public Hearing will be held via a WebEx conference call on Tuesday, May 21, 2024, commencing at 10:00 A.M. on the following:

**IN THE MATTER OF** one (1) proposed contract between the Administration for Children's Services and Youth Advocate Program, Inc. for the provision of a Family Reunification program for youth in foster care. Youth Advocate Program is located at 2007 North Third Street, Harrisburg, PA 17102. The term of the proposed contract will be from July 1, 2024, through June 30, 2025. The EPIN for this contract is 06824N0011001 and the total contract amount is \$627,507.50.

The proposed contractor has been selected by means of the Negotiated Acquisition Extension procurement method, pursuant to Section 3-04(b)(2)(iii) of the Procurement Policy Board Rules.

In order to access the Public Hearing or to testify, please join the public hearing WebEx call by calling 1-646-992-2010 (New York), 1-408-418-9388 (outside of NY), Meeting ID: 2338 088 1939, PW: 87275935 no later than 9:50 A.M. on the date of the hearing.

A copy of the draft contract is made available for public inspection at the Administration for Children's Services' Office of Procurement, located at 150 William Street, 9th Fl., New York, NY 10038. If you would like to arrange a viewing of the draft contract or if you require

further accommodations, please contact Peter Pabon at peter.pabon@acs.nyc.gov, no later than three business days before the hearing date.

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## ENVIRONMENTAL PROTECTION

### PUBLIC HEARINGS

#### THIS PUBLIC HEARING IS CANCELLED

**NOTICE IS HEREBY GIVEN** that a Public Hearing will be held at the Department of Environmental Protection Offices, 59-17 Junction Boulevard, Flushing, NY 11373 on May 16, 2024, commencing at 10:00 A.M. on the following:

**IN THE MATTER OF** a proposed contract between the Department of Environmental Protection and WSP USA INC, One Penn Plaza, 4th Floor New York, NY, 10119 for EHSCONS-24: for Environmental Health and Safety Management Services. The Contract term shall be 1460 consecutive calendar days with an option to renew for 365 consecutive calendar days from the date of the written notice to proceed. The Contract amount shall not exceed \$ 922,146.11—Location: Various Counties; EPIN: 82623P0048.

This contract was selected as a Competitive Sealed Proposal pursuant to Section 3-03 of the PPB Rules.

**IN THE MATTER OF** a proposed contract between the Department of Environmental Protection and Metro Valve & Actuation, 241-02 Northern Blvd, Douglaston, NY 08854 for MVA-1: Sole Source Requirement Contract for Purchase OEM BETTIS (formerly EIM) Actuators and Parts for DEP-BWT Citywide Various Wastewater Resource Recovery Facilities. The Contract term shall be 1825 consecutive calendar days with an option to renew for 730 consecutive calendar days from the date of the written notice to proceed. The Contract amount shall not exceed \$975,182.00—Location: Citywide; EPIN: 82624S0008.

**IN THE MATTER OF** a proposed contract between the Department of Environmental Protection and Yokogawa Fluid Imaging Technologies Inc., 200 Enterprise Drive, Scarsborough MN 04074 for BWS-FLOWCAM: Analytical Laboratory Instrumentation for the Analysis of Algae by FlowCam. The Contract term shall be 365 consecutive calendar days from the date of the written notice to proceed. The Contract amount shall not exceed \$250,750.00—Location: Various Counties; EPIN: 82623Y0264.

These contracts were selected as Sole Sources pursuant to Section 3-05 of the PPB Rules.

Pursuant to Section 2-11(c)(3) of the Procurement Policy Board Rules, if DEP does not receive, by May 7, 2024, from any individual a written request to speak at this hearing for contracts EHSCONS 24, MVA-1, BWS-FLOWCAM, then DEP need not conduct this hearing for these contracts. Written notice should be sent to Ms. Jeanne Schreiber, NYCDEP, 59-17 Junction Blvd., 17th Floor, Flushing, NY 11373 or via email to jschreiber@dep.nyc.gov.

Note: Individuals requesting Sign Language Interpreters should contact Ms. Jeanne Schreiber, Office of the ACCO, 59-17 Junction Boulevard, 17th Floor, Flushing, New York 11373, (718) 595-3456, jschreiber@dep.nyc.gov no later than FIVE (5) BUSINESS DAYS PRIOR TO THE PUBLIC HEARING.



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## INFORMATION TECHNOLOGY AND TELECOMMUNICATIONS

### PUBLIC HEARINGS

**NOTICE IS HEREBY GIVEN** that a Contract Public Hearing will be held on Friday, May 31, 2024, at 10:00 AM. The Public Hearing will be held via Conference Call. Call-in #: 1-917-410-4077, ACCESS CODE: 112 187 002.

**IN THE MATTER OF** a Purchase Order/Contract between the New York City Department of Information Technology and Telecommunications and Compiti Business Solutions Inc located 261 West 35th Street, Suite 704, New York, NY 10001 for CCEWIN Netmotion Support and Licenses. The amount of this Purchase Order/Contract will be \$730,000.00.

The term will be from 07/01/2024 – 06/30/2027. CB 2, Brooklyn. PIN #: 20240250349, E-PIN #: 85824W0133001.

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. In order to access the Public Hearing and testify, please call 1-917-410-4077, ACCESS CODE: 112 187 002 no later than 9:55 AM.

Pursuant to Section 2-11(c)(3) of the Procurement Policy Board Rules, if DoITT does not receive, by May 22, 2024, from any individual a written request to speak at this hearing, then DoITT need not conduct this hearing. Written notice should be sent to Joney Mai, NYC DoITT, via email to JMai@oti.nyc.gov.

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## POLICE DEPARTMENT

### PUBLIC HEARINGS

**NOTICE IS HEREBY GIVEN** that a Public Hearing will be held on Tuesday, May 28, 2024 commencing at 11:00 A.M via a call-in telephone conference. The dial-in phone number is 866-500-7470 and access code is 34817009.

**IN THE MATTER OF** a proposed Purchase Order/Contract between the Police Department of the City of New York and Nexus Consortium, Inc., located at 1933 Highway 35, Suite 356, Wall, NJ 07719 for the provision of Dell Latitude 5350 Laptops and Cases for the NYPD. The Purchase Order/Contract amount will be \$178,500.00. The Purchase Order/Contract term is from "Notice to Proceed" through June 30, 2024. Citywide (EPIN: 05624W0024001).

The Vendor has been selected pursuant to Section 3-08 (c)(1)(iv) of the Procurement Policy Board Rules.

In order to access the Public Hearing and testify, please call 866-500-7470, Access code is 34817009, no later than 10:55 A.M. If you require further accommodations, please send an email to contracts@nypd.org no later than five business days before the hearing date.

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## SPECIAL MATERIALS

## OFFICE OF COLLECTIVE BARGAINING

### NOTICE

#### NOTICE OF PROPOSED RECOGNITION

The New York City Office of Collective Bargaining has received the petition described below. The Board of Certification will conduct an investigation of this matter.

<b>DATE:</b>	May 6, 2024	<b>DOCKET #:</b>	VR-1719-24
<b>FILED:</b>	Notice of Proposed Voluntary Recognition		
<b>DESCRIPTION:</b>	NYC Health + Hospitals seeks to voluntarily recognize 1199 SEIU United Healthcare Workers East as the bargaining representative of the following title, which it seeks to add to the Pharmacists & Dieticians bargaining unit, Certification No. 66-78.		
<b>TITLE:</b>	Pharmacy Resident (Title Code No. 002440)		
<b>EMPLOYER:</b>	NYC Health + Hospitals 55 Water Street – 26th Floor New York, NY 10041		

**BARGAINING REPRESENTATIVE:**  
1199 SEIU United Healthcare Workers East  
498 Seventh Avenue

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**COMPTROLLER**

**■ NOTICE**

NOTICE OF ADVANCE PAYMENT OF AWARDS PURSUANT TO THE STATUTES IN SUCH cases made and provided, notice is hereby given that the Comptroller of the City of New York, will be ready to pay, at 1 Centre St., RM 629, New York, NY 10007 on 5/20/2024 to the person or persons legally entitled an amount as certified to the Comptroller by the Corporation Counsel on damage parcels, as follows:

Damage		
<u>Parcel No.</u>	<u>Block</u>	<u>Lot</u>
1, 2 & 3	7074	Parts of Lots 4, 23, 105

Acquired in the proceeding entitled: CONEY ISLAND PLAN STAGE 1 subject to any liens and encumbrances of record on such property. The amount advanced shall cease to bear interest on the specified date above.

BRAD S. LANDER  
Comptroller

my7-20

**HOUSING PRESERVATION AND DEVELOPMENT**

**■ NOTICE**

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

**Notice Date: May 15, 2024**

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

<b>Property:</b>	<b>Address</b>	<b>Application #</b>	<b>Inquiry Period</b>
634 West 147 <sup>th</sup> Street, Manhattan	29/2024	April 5, 2021 to Present	
107 Willow Street, Brooklyn	33/2024	April 4, 2021 to Present	
416 Grand Avenue, Brooklyn	34/2024	April 4, 2021 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.**

**Fecha de notificacion: May 15, 2024**

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

<b>Propiedad:</b>	<b>Dirección:</b>	<b>Solicitud #:</b>	<b>Período de consulta:</b>
634 West 147th Street, Manhattan	29/2024	April 5, 2021 to Present	
107 Willow Street, Brooklyn	33/2024	April 4, 2021 to Present	
416 Grand Avenue, Brooklyn	34/2024	April 4, 2021 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 período 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 período. 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.**

my15-23

**LATE NOTICE**

**COMMUNITY BOARDS**

**■ PUBLIC HEARINGS**

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

**BOROUGH OF MANHATTAN**

COMMUNITY BOARD NO. 10 - Thursday May 16, 2024 at 6:30 P.M., Manhattan Community Board 10 District Office, 215 West 125th Street, 4th Floor, New York, NY 10027 OR  
Via Zoom, <https://us06web.zoom.us/j/81124963222>; Zoom Passcode: 119229

**ULURP #C240301HAM**

An application by the Department of Housing Preservation & Development, Procida, and Malcolm Shabazz Development Corporation for Urban Development Action Area Program (UDAAP) and disposition of city-owned property to facilitate a residential development with approximately 109 units, which are 100% affordable units and the redevelopment of the African Vendor Market on West 116th Street (Btwn. Malcolm X. Blvd and 5th Avenue) in Central Harlem, Manhattan, Community Board 10.

Contact:  
Manhattan Community Board 10  
212-749-3105  
<https://cbmanhattan.cityofnewyork.us/cb10/>



my15-16

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