

CELEBRATING OVER 150 YEARS



THE CITY RECORD

Official Journal of The City of New York

THE CITY RECORD U.S.P.S. 0114-660
Printed on paper containing 30% post-consumer material

VOLUME CLII NUMBER 119

MONDAY, JUNE 23, 2025

Price: \$4.00

TABLE OF CONTENTS

PUBLIC HEARINGS AND MEETINGS

Board Meetings	3457
Borough President - Queens	3458
City Council	3459
City Planning Commission	3460
Citywide Administrative Services	3473
Commission to Strengthen Local Democracy	3474
Community Boards	3474
Comptroller	3474
Board of Education Retirement System	3474
Housing Authority	3474
Landmarks Preservation Commission	3475
Rent Guidelines Board	3475
Teachers' Retirement System	3476

PROCUREMENT

Administration for Children's Services	3476
Campaign Finance Board	3476
City Planning	3477
Citywide Administrative Services	3477
Design and Construction	3477

Fire Department	3477
Health and Mental Hygiene	3478
Homeless Services	3478
Housing Authority	3478
Housing Preservation and Development	3479
Human Resources Administration	3479
Parks and Recreation	3479
Police Department	3479
Transportation	3479
Youth and Community Development	3480

CONTRACT AWARD HEARINGS

Mayor's Office of Criminal Justice	3480
Small Business Services	3481
Youth and Community Development	3481

AGENCY RULES

Health and Mental Hygiene	3482
---------------------------	------

SPECIAL MATERIALS

City Planning	3485
Housing Preservation and Development	3489
Office of the Mayor	3490
Changes in Personnel	3491

THE CITY RECORD

ERIC L. ADAMS
Mayor

LOUIS A. MOLINA
Commissioner, Department of
Citywide Administrative Services

JANAE C. FERREIRA
Editor, The City Record

Published Monday through Friday except legal holidays by the New York City Department of Citywide Administrative Services under Authority of Section 1066 of the New York City Charter.

Subscription \$500 yearly, \$4.00 daily (\$5.00 by mail).

Periodicals Postage Paid at New York, NY

POSTMASTER: Send address changes to
The City Record, 1 Centre Street, Room 2170,
New York, NY 10007-1602

Editorial Office/Subscription Changes:
The City Record, 1 Centre Street, Room 2170,
New York, NY 10007-1602, (212) 386-0055,
cityrecord@dcas.nyc.gov

Visit The City Record Online (CROL) at
www.nyc.gov/cityrecord for a searchable
database of all notices published in
The City Record.

PUBLIC HEARINGS AND MEETINGS

See Also: Procurement; Agency Rules

BOARD MEETINGS

MEETING

City Planning Commission

Meets in NYC City Planning Commission Hearing Room, Lower Concourse, 120 Broadway, New York, NY 10271, twice monthly on Wednesday, at 10:00 A.M., unless otherwise ordered by the Commission.

City Council

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

Contract Awards Public Hearing

Meets bi-weekly, on Thursday, at 10:00 A.M. In order to access the Public Hearing and testify, please call 1-646-992-2010, Access Code: 715 951 139, no later than 9:55 A.M.

Civilian Complaint Review Board

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

Design Commission

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

Department of Education

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

Board of Elections

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

Environmental Control Board

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

Board of Health

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

Health Insurance Board

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

Board of Higher Education

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

Citywide Administrative Services

Division of Citywide Personnel Services will hold hearings as needed in

Room 2203, 2 Washington Street, New York, NY 10004.

Commission on Human Rights

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

In Rem Foreclosure Release Board

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

Franchise and Concession Review Committee

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

Real Property Acquisitions and Dispositions

Meets bi-weekly, on Wednesday, at 10:00 A.M. In order to access the Public Hearing and testify, please call 1-646-992-2010, Access Code: 717 876 299, no later than 9:55 A.M.

Landmarks Preservation Commission

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

Employees' Retirement System

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

Housing Authority

Housing Authority Board Meetings of the New York City Housing Authority are scheduled for the last Thursday of each month (except August) at 10:00 A.M. in the Ceremonial Room on the 5th Floor of 90 Church Street, New York, NY 10007 (unless otherwise noted). 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. For additional information, please visit NYCHA's website or contact (212) 306-6088

Parole Commission

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

Board of Revision of Awards

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

Board of Standards and Appeals

Meets at 22 Reade Street, 1st Floor, in Manhattan on Mondays and Tuesdays at 10:00 A.M. Review sessions are customarily held immediately before the public hearing. For changes in the schedule or additional information, please call the Board's office at (212) 386-0009 or consult the Board's website at www.nyc.gov/bsa.

Tax Commission

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

BOROUGH PRESIDENT - QUEENS

■ PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN that a Virtual Public Hearing will be held by the Borough President of Queens, Donovan Richards, on **Thursday, June 26, 2025** starting at 9:30 A.M. The public hearing will be virtually streamed live at <https://www.youtube.com/@queensbp> and held in-person in the **Helen Marshall Cultural Center** located at 120-55 Queens Boulevard, Kew Gardens, New York 11424.

Those who wish to testify virtually may preregister for speaking time by visiting <https://www.queensbp.nyc.gov/> and submitting your contact information through the Zoom pre-registration link. After pre-registering, you will receive a Zoom confirmation e-mail with instructions on how to participate in the virtual public hearing. Preregistration for speaking time can also be arranged by calling (718) 286-2922 between 9:00 A.M. to 5:00 P.M. prior to the date of the hearing. Members of the public may also attend the hearing at the above address and publicly testify in the Conference Room.

Written testimony is welcome from those who are unable to testify virtually. All written testimony must be received by 5:00 P.M. on Thursday, June 26, 2025 and may be submitted by e-mail to planning2@queensbp.nyc.gov or by conventional mail sent to the Office of the Queens Borough President at 120-55 Queens Boulevard, Room 226, Kew Gardens, NY 11424.

PLEASE NOTE: Individuals requesting Sign Language Interpreters and/or ADA Accessibility Accommodations should contact the Borough President's Office at (718) 286-2860 or email planning2@queensbp.nyc.gov no later than **THREE (3) BUSINESS DAYS PRIOR TO THE**

PUBLIC HEARING.

The Public Hearing will include the following item(s):

CD 2 – ULURP # 250175 HAQ – IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development (HPD)

1. pursuant to Article 16 of the General Municipal Law of New York State for:
 - a. the designation of property located at Block 24, Lot 7, on a block bounded by Vernon Boulevard, 45th Avenue, 5th Street, and 44th Drive (Block 24, Lot 7) as an Urban Development Action Area; and
 - b. an Urban Development Action Area Project for such area; and
2. pursuant to Section 197-c of the New York City Charter for the disposition of such property to a developer to be selected by HPD; to facilitate the development of a mixed-use building containing approximately 320 income-restricted units, community facility and commercial space,

Borough of Queens, Community District 2.

CDs 1 & 2 – ULURP #250176 ZMQ – IN THE MATTER OF an application submitted by the NYC Department of City Planning - Queens Borough Office pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 8d and 9b:

1. eliminating from within an existing R6A District a C1-5 District bounded by a line 75 feet northerly of 46th Avenue, a line 100 feet easterly of Vernon boulevard, 46th Road, and a line 100 feet westerly of Vernon Boulevard;
2. eliminating from within an existing R7A District a C2-5 District bounded by a line 900 feet southwesterly of 43rd Avenue, Vernon Boulevard, the northerly street line of former 44th Road, and a line 100 feet westerly of Vernon Boulevard;
3. eliminating a Special Mixed-Use District (MX-9) bounded by the southwesterly boundary line of Queens Bridge Park and its southeasterly prolongation, Vernon Boulevard, 43rd Avenue, and the U.S. Pierhead and Bulkhead Line;
4. changing from an M1-3 District to an M1-4A District property bounded by a line 225 feet northeasterly of 40th Avenue, 23rd Street, a line 100 feet northeasterly of 41st Avenue, and a line midway between 22nd Street and 23rd Street;
5. changing from an M1-4 District to an M1-4A District property bounded by 43rd Avenue, 13th Street, 44th Avenue, a line 100 feet northwesterly and westerly of 21st Street, a line 100 feet northerly of 44th Drive, Vernon Boulevard, 44th Road, and 9th Street;
6. changing from an M1-3 District to an M1-5A District property bounded by a line 225 feet northeasterly of 40th Avenue, a line midway between 22nd Street and 23rd Street, a line 100 feet northeasterly of 41st Avenue, 23rd Street, 41st Avenue, and 21st Street;
7. changing from an M1-4 District to an M1-5A District property bounded by:
 - a. Queens Plaza South, 13th Street, 43rd Avenue, 9th Street, 44th Road, and Vernon Boulevard; and
 - b. a line 190 feet southwesterly of 43rd Avenue, 22nd Street, 44th Avenue, a line 100 feet westerly of 23rd Street and its northerly prolongation, a line 100 feet northerly of 44th Drive, a line 130 feet easterly of 21st Street, and a line 120 feet northwesterly of 22nd Street and its southwesterly prolongation;
8. changing from an M1-4 District to an M1-6A District property bounded by Queens Plaza South, 21st Street, 43rd Avenue, 23rd Street, a line 100 feet northerly of 44th Drive, a line 100 feet westerly of 23rd Street and its northerly prolongation, 44th Avenue, 22nd Street, a line 190 feet southwesterly of 43rd Avenue, a line 120 feet northwesterly of 22nd Street and its southwesterly prolongation, a line 130 feet easterly of 21st Street, a line 100 feet northerly of 44th Drive, a line 100 feet westerly and northwesterly of 21st Street, 44th Avenue, and 13th Street;
9. changing an M1-5 District to an M1-6A District property bounded by Queens Plaza South, 23rd Street, 43rd Avenue, and 21st Street;

10. changing from an M1-4 District to an M1-2A/R6A District property bounded by a line midway between 44th Drive and 45th Avenue, a line 100 feet westerly of 11th Street, 46th Road, a line 100 feet easterly of Vernon Boulevard, and a line 100 feet easterly of 10th Street;
11. changing from an R6A District to an M1-3A/R7A District property bounded by a line 75 feet northerly of 46th Avenue, a line 100 feet easterly of Vernon boulevard, 46th Road, and a line 100 feet westerly of Vernon Boulevard;
12. changing from an M1-4 District to an M1-3A/R7A District property bounded by 45th Road, a line 100 feet easterly of Vernon Boulevard, a line 75 feet northerly of 46th Avenue, and Vernon Boulevard;
13. changing from an M1-4 District to an M1-3A/R7X District property bounded by:
 - a. 45th Avenue, a line 100 feet easterly of Vernon Boulevard, 45th Road, and Vernon Boulevard; and
 - b. 46th Road, a line 100 feet westerly of Vernon Boulevard, 47th Avenue, and a line 100 feet easterly of 5th Street;
14. changing from an R6B District to an M1-4A/R8A property bounded by 44th Drive, 23rd Street, a line midway between 44th Drive and 45th Avenue, and a line 45 feet westerly of 23rd Street;
15. changing from an M1-4 District to an M1-4A/R8A District property bounded by a line 100 feet northerly of 44th Drive, a line 100 feet westerly of 11th Street, a line midway between 44th Drive and 45th Avenue, a line 100 feet southeasterly of 10th Street, 45th Avenue, and Vernon Boulevard;
16. changing from an M1-4/R7A District to an M1-4A/R8A District property bounded by a line 100 feet northerly of 44th Drive, 23rd Street, 44th Drive, a line 45 feet westerly of 23rd Street, a line midway between 44th Drive and 45th Avenue, and a line 100 feet westerly of 11th Street;
17. changing from an M1-4 District to an M1-5A/R8 District property bounded by:
 - a. a line 150 feet southerly of former southerly terminus of 44th Avenue and its easterly prolongation, the northerly street line of 44th Road and its easterly prolongation, Vernon Boulevard, 45th Avenue, 5th Street, the westerly centerline prolongation of 44th Drive, and the U.S. Pierhead and Bulkhead Line; and
 - b. 46th Avenue, a line 100 feet westerly of Vernon Boulevard, 46th Road, and a line 100 feet easterly of 5th Street;
18. changing from an M1-4/R6A District to an M1-5A/R8 District property bounded by 46th Avenue, a line 100 feet easterly of 5th Street, 47th Avenue, and 5th Street;
19. changing from an M1-5/R9 District to an M1-6/R9 District property bounded by Queens Plaza South, a line 100 feet northwesterly of Crescent Street, 42nd Road, and 24th Street;
20. changing from an M1-5/R9 District to an M1-6/R10 District property bounded by 42nd Road, a line 100 feet northwesterly of Crescent Street, 43rd Avenue, and 23rd Street;
21. changing an R7A District to an M1-6A/R9 District property bounded by a line 900 feet southwesterly of 43rd Avenue, Vernon Boulevard, the northerly street line of 44th Road and its easterly prolongation, a line 150 feet southerly of former southerly terminus of 44th Avenue and its easterly prolongation, and a line 135 feet easterly of former westerly terminus of 44th Avenue and its northerly and southerly prolongations;
22. changing an M1-4 District to an M1-6A/R9 District property bounded by 44th Drive and its westerly centerline prolongation, 5th Street, 45th Avenue, Vernon Boulevard, a line 75 feet northerly of 46th Avenue, a line 100 feet westerly of Vernon Boulevard, 46th Avenue, 5th Street and its northerly centerline prolongation, the northeasterly boundary line of Canal, and the U.S. Pierhead and Bulkhead Line;
23. changing an M3-1 District to an M1-6A/R9 District property bounded by the northeasterly boundary line of Canal, the northerly centerline prolongation of 5th Street, the northeasterly boundary line of a Park, and the U.S. Pierhead and Bulkhead Line;
24. changing an M1-5 District to an M1-6A/R10 District property bounded by 41st Avenue, 23rd Street, Queens Plaza North, and 21st Street; and
25. establishing a Special Long Island City District (LIC) bounded by:
 - a. a line 225 feet northeasterly of 40th Avenue, 23rd Street, Queens Plaza South, and 21st Street; and
 - b. the southwesterly boundary line of Queens Bridge Park, Vernon Boulevard, Queens Plaza South, 21st Street, 43rd Avenue, 23rd Street, a line 100 feet northerly of 44th Drive, a line 100 feet westerly of 11th Street, 46th Road, a line 100 feet easterly of Vernon Boulevard, a line 75 feet northerly of 46th Avenue, a line 100 feet westerly of Vernon Boulevard, 47th Avenue, a line 100 feet easterly of 5th Street, 46th Avenue, 5th Street and its northerly centerline prolongation, the northeasterly boundary line of a Park, and the U.S. Pierhead and Bulkhead Line;

Borough of Queens, Community Districts 1 and 2, as shown on a diagram (for illustrative purposes only) dated April 21, 2025, and subject to the conditions of CEQR Declaration E-848.

CDs 1 & 2 – ULURP #N250177 ZRQ – IN THE MATTER OF an application submitted by the Department of City Planning pursuant to Sections 197-c and 201 of the New York City Charter for zoning text amendment to designate the Project Area as a Mandatory Inclusionary Housing (“MIH”) area, Borough of Queens, Community Districts 1 and 2, as shown on a diagram (for illustrative purposes only) dated April 21, 2025, and subject to the conditions of CEQR Declaration E-848.

CD 2 – ULURP #250178 PCQ – IN THE MATTER OF an application submitted by the Department of Citywide Administrative Services (DCAS) and the New York City Economic Development Corporation (EDC) pursuant to Section 197-c of the New York City Charter, for the acquisition of property located on the east side of Vernon Boulevard between 43rd and 44th avenues (Block 488, p/o Lot 114) Borough of Queens, Community District 2, and for site selection of such property for use as publicly accessible open space.

CD 2 – ULURP #250179 PPQ – IN THE MATTER OF an application submitted by the Department of Citywide Administrative Services (DCAS) pursuant to Section 197-c of the New York City Charter, for the disposition of City-owned property located on the east side of Vernon Boulevard between 44th Drive and 44th Avenue (Block 488, Lots 11 and 15, and Block 489, Lots 1 and 23) pursuant to zoning, Borough of Queens, Community District 2.

CDs 1 & 2 – ULURP #250180 PPQ – IN THE MATTER OF an application submitted by the Department of Citywide Administrative Services (DCAS) pursuant to Section 197-c of the New York City Charter, for the disposition of City-owned property generally bounded by 42nd Road to the north, 24th Street to the east, 43rd Avenue to the south and 23rd Street to the west, (Block 428, Lots 12, 13, and 16) and generally bounded by 42nd Road to the north, Crescent Street to the east, 43rd Avenue to the south and 24th Street to the west (Block 429, Lots 13, 15 and 29), Borough of Queens, Community District 2, pursuant to zoning.

Accessibility questions: vigarvey@queensbp.nyc.gov, by: Tuesday, June 24, 2025, 12:00 P.M.



j20-26

CITY COUNCIL

■ PUBLIC HEARINGS

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

The Subcommittee on Landmarks, Public Sitings, and Dispositions will hold a public hearing, accessible remotely and in person, in the 16th Floor Committee Room, 250 Broadway, New York, NY 10007, on the following matters commencing at 10:00 A.M. on June 26, 2025. 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.

547 TO 754-SEAT PRIMARY/INTERMEDIATE SCHOOL FACILITY

QUEENS CB - 1

G 250077 SCQ

Application pursuant to Section 1732 of the New York School Construction Authority Act, concerning the proposed site selection for a new, approximately 547 to 754-seat primary/intermediate school facility, located in Halletts Point, south of Astoria Boulevard and east of Halletts Point Playground (Block 490, Lot 102), Borough of Queens, Council District 22, Community School District 30.

For questions about accessibility and requests for additional accommodations, including language access services, please contact 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: Monday, June 23, 2025, 3:00 P.M.



j20-26

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 AM Eastern Daylight Time, on Wednesday, July 2, 2025, 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/481556/1>

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 212-720-3366. Requests must be submitted at least five business days before the meeting.

BOROUGH OF BROOKLYN

No. 1

BROADWAY JUNCTION STATION CITY MAP AMENDMENT CD 16 C 230375 MMK

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

- the elimination, discontinuance, and closing of a portion of Sackman Street between Truxton Street and Fulton Street; and
- the establishment of a park addition within the former portion of Sackman Street (discontinued and closed); and
- the elimination of a portion of public park within the area bounded by Truxton Street, Van Sinderen Avenue, Fulton Street, and Eastern Parkway; and
- the adjustment of grades and block dimensions necessitated thereby;

including authorization for any acquisition or disposition of real property related thereto, in Community District 16, Borough of Brooklyn, in accordance with Map Nos. N-2771 and N-2772 dated February 20, 2025, and signed by the Borough President.

BOROUGH OF QUEENS

Nos. 2 - 5

JAMAICA NEIGHBORHOOD PLAN and STATION PLAZA JAMAICA CITY MAP CHANGES

No. 2

CDs 8 & 12

C 250172 ZMQ

IN THE MATTER OF an application submitted by 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. 14d, 15b, 18c, and 19a:

- eliminating from within an existing R7A District a C1-2 District bounded by a line 100 feet southeasterly of Hillside Avenue, Parsons Boulevard, 88th Avenue, and a line 135 feet northeasterly of 153rd Street;
- eliminating from within an existing R4 District a C1-3 District bounded by 109 Avenue, Guy R. Brewer Boulevard, a line 110 feet southeasterly of 109th Avenue, and a line 100 feet southwesterly of Guy R. Brewer Boulevard;
- eliminating from within an existing R5D District a C1-3 District bounded by 110th Road, the southeasterly centerline prolongation of 171st Place, the southeasterly street line of 110th Road and its northeasterly prolongation, a line 90 feet southwesterly from 172nd Street, 111th Avenue, 172nd Street, 111th Road, and Merrick Boulevard;
- eliminating from within an existing R5D District a C1-4 District bounded by:
 - Tuskegee Airman Way, Union Hall Street, a line 100 feet southeasterly of Tuskegee Airman Way, and 160th Street; and
 - a line 100 feet southeasterly of Tuskegee Airman Way, Guy R. Brewer Boulevard, a line perpendicular to the northeasterly street line of Guy R. Brewer Boulevard distant 100 feet southeasterly (as measured along the street line) from the point of intersection of the southeasterly street line of Tuskegee Airman Way and northeasterly street line of Guy R. Brewer Boulevard, a line midway between Guy R. Brewer Boulevard and 164th Street, 109th Avenue, Union Hall Street, a line 100 feet northwesterly of 109th Avenue, and a line midway between Union Hall Street and Guy R. Brewer Boulevard;
- eliminating from within an existing R7A District a C1-4 District bounded by Tuskegee Airman Way, a line midway between Guy R. Brewer Boulevard and 164th Street, a line perpendicular to the northeasterly street line of Guy R. Brewer Boulevard distant 100 feet southeasterly (as measured along the street line) from the point of intersection of the southeasterly street line of Tuskegee Airman Way and northeasterly street line of Guy R. Brewer Boulevard, Guy R. Brewer Boulevard, a line 100 feet southeasterly of Tuskegee Airman Way, a line midway between Union Hall Street and Guy R. Brewer Boulevard, a line 125 feet southeasterly of Tuskegee Airman Way, and Union Hall Street;
- eliminating from within an existing R3-2 District a C2-3 District bounded by 112th Road, Guy R. Brewer Boulevard, Phroane Avenue, a line 100 feet northeasterly of Guy R. Brewer Boulevard, Sayres Avenue, Guy R. Brewer Boulevard, Linden Boulevard, and a line 100 feet southwesterly from Guy R. Brewer Boulevard;
- eliminating from within an existing R5B District a C2-3 District bounded by Linden Boulevard, 173rd Street, a line 100 feet southeasterly of Linden Boulevard, a line midway between Merrick Boulevard and 172nd Street, 115th Avenue, a line 75 feet southwesterly of 172nd Street, a line 240 feet southeasterly of 115th Avenue, 172nd Street, 116th Avenue, a line 100 feet southwesterly of Merrick Boulevard, a line 200 feet southeasterly of Linden Boulevard, and 170th Street;
- eliminating from within an existing R5D District a C2-3 District bounded by:
 - 108th Avenue, Sutphin Boulevard, 108th Avenue, a line 100 feet northeasterly of Sutphin Boulevard, 109th Avenue, Sutphin Boulevard, Ferndale Avenue, and a line 100 feet southwesterly of Sutphin Boulevard; and

- b. 113th Avenue, Merrick Boulevard, the southeasterly boundary of St. Albans Memorial Park and its southwesterly prolongation, a line perpendicular to northwesterly street line of Linden Boulevard distant 276 feet northeasterly (as measured along the street line) from the point of intersection of the northwesterly street line of the Linden Boulevard and northeasterly street line of Merrick Boulevard, Linden Boulevard, and a line 130 feet southwesterly of Merrick Boulevard;
9. eliminating from within an existing R6A District a C2-3 District bounded by Liberty Avenue, a line 150 feet northeasterly of Sutphin Boulevard, Tuskegee Airmen Way, and Sutphin Boulevard;
10. eliminating from within an existing R7A District a C2-3 District bounded by Hillside Avenue, a line 100 feet northeasterly of 163rd Street, a line 150 feet southeasterly of Hillside Avenue, 163rd Street, a line 135 feet southeasterly of Hillside Avenue, 161st Street, a line 100 feet southeasterly of Hillside Avenue, Parsons Boulevard, a line midway between Hillside Avenue and 88th Avenue, and 148th Street;
11. eliminating from within an existing R6A District a C2-4 District bounded by:
 - a. a line 100 feet northwesterly of Hillside Avenue, 146th Street and its northwesterly centerline prolongation, a line 100 feet southeasterly of Hillside Avenue, and 139th Street;
 - b. a line 100 feet northwesterly of Hillside Avenue, a line perpendicular to the northwesterly street line of Hillside Avenue distant 330 feet southwesterly (as measured along the street line) from the point of intersection of the northwesterly street line of Hillside Avenue and southwesterly street line of Kingston Place, Hillside Avenue, and 167th Street;
 - c. a line 100 feet northeasterly of Jamaica Avenue, a line midway between 146th Street and Sutphin Boulevard, Jamaica Avenue, and 146th Street; and
 - d. a line 100 feet southerly of Jamaica Avenue, a line 80 feet westerly of 146th Street, a line 145 feet southerly of Jamaica Avenue, 146th Street, 91st Avenue, a line 100 feet northeasterly of 144th Place, a line 200 feet northwesterly of 91st Avenue, and 144th Place;
12. eliminating from within an existing R7A District a C2-4 District bounded by:
 - a. a line 100 feet northwesterly of Hillside Avenue, 167th Street, Hillside Avenue, and the northwesterly center line prolongation of 146th Street; and
 - b. a line 100 feet southeasterly of Hillside Avenue, 100 feet northeasterly of Parsons Boulevard, 88th Avenue, and Parsons Boulevard;
13. eliminating from within an existing R7X District a C2-4 District bounded by Hillside Avenue, 168th Street, a line 100 feet southeasterly of Hillside Avenue, and a line 200 feet northeasterly of Merrick Boulevard;
14. changing from an R3-2 District to an R6A District property bounded by a line 125 feet northwesterly from 111th Avenue, 172nd Street, 111th Avenue, and a line 90 feet southwesterly from 172nd Street;
15. changing from an R4-1 District to an R6A District property bounded by Hendrickson Place, a line 100 feet southwesterly of Merrick Boulevard, 108th Avenue, and 166th Street;
16. changing from an R5 District to an R6A District property bounded by:
 - a. a line 100 feet northwesterly of 87th Road, 164th Street, a line 100 feet northwesterly of Hillside Avenue, and 162nd Street; and
 - b. 97th Avenue, 148th Street, a line 100 feet northwesterly of Liberty Avenue, and 147th Place;
17. changing from an R5D District to an R6A District property bounded by:
 - a. 108th Avenue, a line 100 feet southwesterly of Merrick Boulevard, 108th Road, and 167th Street; and
 - b. a line 200 feet northwesterly of 110th Avenue/Brinkerhoff Avenue, 172nd Street, 110th Avenue/Brinkerhoff Avenue, and a line 100 feet northeasterly from Merrick Boulevard;
18. changing from an M1-1 District to an R6A District property bounded by a line 150 feet southeasterly of Atlantic Avenue, 148th Street, 97th Avenue, and 147th Place;
19. changing from an R3A District to an R6D District property bounded by 110th Road, a line 250 feet northeasterly from Guy R. Brewer Boulevard, a line perpendicular to the northwesterly street line of Claude Avenue distance 300 feet northeasterly (as measured along the street line) from the point of intersection of the northeasterly street line of Guy R. Brewer Boulevard and northwesterly street line of Claude Avenue, a line perpendicular to the southeasterly street line of Claude Avenue distance 220 feet northeasterly (as measured along the street line) from the point of intersection of the northeasterly street line of Guy R. Brewer Boulevard and southeasterly street line of Claude Avenue, Mathias Avenue, and a line 100 feet northeasterly from Guy R. Brewer Boulevard;
20. changing from an R4 District to an R6D District property bounded by:
 - a. a line 190 feet northwesterly of 109th Avenue, a line midway between Union Hall Street and Guy R. Brewer Boulevard; a line 100 feet northwesterly from 109th Avenue and Union Hall Street;
 - b. 109th Avenue, a line 100 feet southwesterly of Guy R. Brewer Boulevard, a line 120 feet southeasterly of 109th Avenue, a line 115 feet southwesterly of Guy R. Brewer Boulevard, 110th Avenue/Brinker, and Union Hall Street;
21. changing from an R5D District to an R6D District property bounded by a line 100 feet northwesterly of 109th Avenue, a line midway between Union Hall Street and Guy R. Brewer Boulevard; 109th Avenue, and Union Hall Street;
22. changing from an R3-2 District to an R7A District property bounded by 110th Avenue/Brinker, a line midway between Guy R. Brewer Boulevard and 164th Street, 110th Road, a line 100 feet northeasterly of Guy R. Brewer Boulevard, Sayres Avenue, Guy R. Brewer Boulevard, the southwesterly boundary line of the Long Island Railroad Right-Of-Way (Southern Division), Linden Boulevard, a line 100 feet southwesterly of Guy R. Brewer Boulevard, Mathias Avenue, Guy R. Brewer Boulevard, Claude Avenue, a line perpendicular to the northwesterly street line of Claude Avenue distance 115 feet southwesterly (as measured along the street line) from the point of intersection of the northwesterly street line of Claude Avenue and the southwesterly street line of Guy R. Brewer Boulevard, 111th Avenue, and a line midway between Union Hall Street and Guy R. Brewer Boulevard;
23. changing from an R4 District to an R7A District property bounded by 109th Avenue, a line midway between Guy R. Brewer Boulevard and 164th Street, 110 Avenue, a line 115 feet southwesterly from Guy R. Brewer Boulevard, a line 120 feet southeasterly of 109th Avenue, and a line 100 feet southwesterly from Guy R. Brewer Boulevard;
24. changing from an R5 District to an R7A District property bounded by Claude Avenue, Guy R. Brewer Boulevard, Mathias Avenue, and a line 100 feet northeasterly of Dillon Street;
25. changing from an R5B District to an R7A District property bounded by:
 - a. Liberty Avenue, 172nd Street, a line 100 feet southeasterly of Liberty Avenue, and 168th Place;
 - b. Linden Boulevard, 173rd Street, a line 100 feet southeasterly of Linden Boulevard, a line midway between 172nd Street and Merrick Boulevard, 115th Avenue, a line 75 feet southwesterly of 172nd Street, a line 240 feet southeasterly of 115th Avenue, 172nd Street, 116th Avenue, a line 100 feet southwesterly of Merrick Boulevard, a line 200 feet southeasterly of Linden Boulevard, and 170th Street;
26. changing from an R5D District to an R7A District property bounded by:
 - a. Tuskegee Airmen Way, 150th Street, 107th Avenue, a line 100 feet northeasterly of 150th Street, a line 100 feet northeasterly of Sutphin Boulevard, a line 100 feet southeasterly of Yates Road, Sutphin Boulevard, 108th Avenue, a line 100 feet northeasterly of Sutphin Boulevard, 109th Avenue, Sutphin Boulevard, Ferndale Avenue, a line 100 feet southwesterly of Sutphin Boulevard, a line midway between 108th Avenue and Lakewood Avenue, a line 150 feet southwesterly of Sutphin Boulevard, Lakewood Avenue, and a line 100 feet southwesterly of Sutphin Boulevard;
 - b. Tuskegee Airmen Way, Union Hall Street, a line 100 feet southeasterly Tuskegee Airmen Way, and 160th Street;
 - c. Tuskegee Airmen Way, a line 100 feet northeasterly of 165th Street, a line perpendicular to the northeasterly street line of 165th Street distant 155 feet southeasterly (as measured along the street line) from the point of intersection of the southeasterly street line of Tuskegee Airmen Way and northeasterly street line of 165th Street, 165th Street, a line

- perpendicular to the southwesterly street line of 165th Street distant 150 feet southeasterly (as measured along the street line) from the point of intersection of the southeasterly street line of Tuskegee Airmen Way and southwesterly street line of 165th Street, a line 100 feet southwesterly of 165th Street, a line 100 feet northwesterly of 104th Road, a line 95 feet northeasterly of 164th Street, a line 60 feet northwesterly of 104th Road, 164th Street, a line perpendicular to the southwesterly street line of 164th Street distant 70 feet southeasterly (as measured along the street line) from the point of intersection of the southeasterly street line of Tuskegee Airmen Way and southwesterly street line of 164th Street, and a line 105 feet northeasterly of Guy R. Brewer Boulevard;
- d. a line 100 feet southeasterly from Tuskegee Airmen Way, Guy R. Brewer Boulevard, a line perpendicular to northeasterly street line of Guy R. Brewer Boulevard distant 100 feet southeasterly (as measured along the street line) from the point of intersection of the southeasterly street line of Tuskegee Airmen Way and northeasterly street line of Guy R. Brewer Boulevard, a line midway between Guy R. Brewer Boulevard and 164th Street, 109th Avenue, and a line midway between Union Hall Street and Guy R. Brewer Boulevard;
 - e. Liberty Avenue, 168th Place, a line 100 feet southeasterly of Liberty Avenue, a line 100 feet southwesterly of 168th Place, 104th Avenue, a line 150 feet northeasterly from Merrick Boulevard, 105th Avenue, a line 100 feet northeasterly of Merrick Boulevard, a line 100 feet northwesterly of 108th Avenue, 170th Street, 108th Avenue, a line 100 feet northeasterly of Merrick Boulevard, 171st Street, 109th Avenue, a line 100 feet northeasterly of Merrick Boulevard, 110th Avenue/Brinkerhoff Avenue, 171st Place and its southeasterly centerline prolongation, the southeasterly street line of 110th Road and its northeasterly prolongation, a line 90 feet southwesterly of 172nd Street, 111th Avenue, 172nd Street, 111th Road, Merrick Boulevard, Sayres Avenue, 170th Street, 111th Avenue, a line 100 feet southwesterly of Merrick Boulevard, 108th Drive, a line passing through two points: the first on the northwesterly street line of 108th Drive distant 141 feet southwesterly (as measured along the street line) from the point of intersection of the northwesterly street line of 108th Drive and the southwesterly street line of 169th Place, and the second on the southerly street line of Merrick Boulevard distant 100 feet westerly (as measured along the street line) from the point of intersection of the southerly street line of Merrick Boulevard and the southwesterly street line of 169th Place, 108th Road, a line 100 feet southwesterly of Merrick Boulevard, Hendrickson Place, and Merrick Boulevard; and
 - f. 113th Avenue, Merrick Boulevard, the southeasterly boundary line of St. Albans Memorial Park and its southwesterly and northeasterly prolongation, Marne Place, Linden Boulevard, and a line 130 feet southwesterly of Merrick Boulevard;
27. changing from an R6A District to an R7A District property bounded by Hillside Avenue, 138th Street and its northwesterly centerline prolongation, a line 125 feet southerly and southeasterly of Hillside Avenue, a line midway between 139th Street and Queens Boulevard, a line perpendicular to the northeasterly street line of Queens Boulevard distant 100 feet northwesterly (as measured along the street line) from the point of intersection of the northeasterly street line of Queens Boulevard and northerly street line of Jamaica Avenue, Queens Boulevard, a line 100 feet northerly of Jamaica Avenue, 138th Street, Jamaica Avenue, a line 75 feet southwesterly of 138th Street, a line 100 feet southerly of Jamaica Avenue, and Van Wyck Expressway;
 28. changing from an M1-1 District to an R7A District property bounded by Atlantic Avenue, 94th Avenue, 138th Place, Atlantic Avenue, 95th Avenue, and Van Wyck Expressway;
 29. changing from an R4 District to an R7X District property bounded by 102nd Avenue, Allendale Street, Liberty Avenue, Lloyd Road, and a line perpendicular to the southeasterly street line of 102nd Avenue distant 100 feet southwesterly (as measured along the street line) from the point of intersection of the southeasterly street line of 102nd Avenue and the southwesterly street line of Brishin Street;
 30. changing from an R6 District to an R7X District property bounded by 88th Avenue, 153rd Street, 89th Avenue, and 150th Street;
 31. changing from an R6A District to an R7X District property bounded by:
 - a. a line 100 feet northeasterly of Jamaica Avenue, Queens Boulevard, a line perpendicular to the northeasterly street
 - line of Queens Boulevard distant 100 feet northwesterly (as measured along the street line) from the point of intersection of the northeasterly street line of Queens Boulevard and the northerly street line of Jamaica Avenue, a line midway between Queens Boulevard and 139th Street, a line perpendicular to the southwesterly street line of 139th Street distant 150 feet northwesterly (as measured along the street line) from the point of intersection of the northerly street line of Jamaica Avenue and southwesterly street line of 139th Street, 139th Street, a line midway between 89th Avenue and 88th Road, a line 100 feet northeasterly of 139th Street, 89th Avenue, 144th Street, a line 100 feet northeasterly of Jamaica Avenue, 146th Street, Jamaica Avenue, 146th Street, a line 145 feet southwesterly of Jamaica Avenue, a line 80 feet southwesterly of 146th Street, a line 100 feet southwesterly and southerly of Jamaica Avenue, a line 75 feet southwesterly of 138th Street, Jamaica Avenue, and 138th Street;
 - b. a line 100 feet northwesterly form Liberty Avenue, a line 100 feet northeasterly of Remington Street, Lloyd Road, Liberty Avenue, Allendale Street, 101st Avenue and its northeasterly centerline prolongation, a line 100 feet southwesterly of Sutphin Boulevard, a line 100 feet southeasterly of Liberty Avenue, Remington Street, Liberty Street, and Van Wyck Expressway; and
 - c. a line 100 feet southeasterly from Liberty Avenue, a line midway between 148th Street and Sutphin Boulevard, Tuskegee Airmen Way, and a line 100 feet southwesterly of Sutphin Boulevard;
32. changing from an R7A District to an R7X District property bounded by:
 - a. a line midway between Hillside Avenue and 88th Avenue, a line 100 of southwesterly from Parsons Boulevard, 89th Avenue, a line 125 feet northeasterly of 153rd Street, 90th Avenue, Grace Court, 90th Road, 153rd Street, Jamaica Avenue, 150th Street, a line 100 feet northwesterly and northerly of Jamaica Avenue, a line 100 feet northeasterly of Sutphin Boulevard, 90th Avenue, 148th Street, a line 130 feet southeasterly of 89th Avenue, a line 110 feet southwesterly of 148th Street, 89th Avenue, and 148th Street, and excluding the area bounded by 88th Avenue, 153rd Street, 89th Avenue and 150th Street; and
 - b. a line 100 feet southeasterly from Hillside Avenue, 161st Street, a line 135 feet southeasterly from Hillside Avenue, 163rd Street, a line 100 feet southeasterly of Hillside Avenue, a line 100 feet northeasterly of 163rd Street, 89th Avenue, 161st Street, a line 150 feet northwesterly of 89th Avenue, and a line 100 feet northeasterly Parsons Boulevard;
 33. changing from an M1-4 District to an R8A District property bounded by 97th Avenue, a line 235 feet northeasterly of 148th Street, a line 100 southeasterly of 97th Avenue, 150th Street, Liberty Avenue, and 148th Street;
 34. changing from an R6A District to an R8X District property bounded by Liberty Avenue, 147th Place, a line 100 feet northwesterly from Liberty Avenue, 148th Street, Liberty Avenue, a line midway between Sutphin Boulevard and 148th Street, a line 100 feet southeasterly from Liberty Avenue, and a line 100 feet southwesterly from Sutphin Boulevard;
 35. changing from an R6 District to a C4-4 District property bounded by a line 200 feet northwesterly of Liberty Avenue, 160th Street, Liberty Avenue, and 159th Street;
 36. changing from an R6A District to a C4-4D District property bounded by:
 - a. a line 100 feet northwesterly of Hillside Avenue, 146th Street and its northwesterly center line prolongation, a line 100 feet southeasterly of Hillside Avenue, and 139th Street;
 - b. a line 100 feet northwesterly of Hillside Avenue, a line perpendicular to the northwesterly street line of Hillside Avenue distant 330 feet southwesterly (as measured along the street line) from the point of intersection of the northwesterly street line of Hillside Avenue and the southwesterly street line of Kingston Place, Hillside Avenue, and 167th Street; and
 - c. 89th Avenue, 168th Street, 90th Avenue, and a line 100 feet southwesterly of 168th Street;
 37. changing from an R7A District to a C4-4D District property bounded by a line 100 feet northwesterly of Hillside Avenue, 167th Street, Hillside Avenue, a line 100 feet northeasterly of 163rd Street, a line 100 feet southeasterly of Hillside Avenue, 163rd Street, a line 135 feet southeasterly of Hillside Avenue, 161st Street, a line 100 feet southeasterly of Hillside Avenue, a line 100 feet northeasterly of Parsons Boulevard, a line 150 feet

- northwesterly of 89th Avenue, Parsons Boulevard, 89th Avenue, a line 100 feet southwesterly of Parsons Boulevard, a line midway between Hillside Avenue and 88th Avenue, 148th Street, Hillside Avenue, and the northwesterly center line prolongation of 146th Street;
38. changing from an R7X District to a C4-4D District property bounded by Hillside Avenue, 168th Street, a line 100 feet southeasterly of Hillside Avenue, and a line 200 feet northeasterly from Merrick Boulevard;
 39. changing from a C4-3A District to a C4-4D District property bounded by 86th Avenue, Queens Boulevard, 87th Avenue, 139th Street, a line 125 feet southeasterly and southerly of Hillside Avenue, and northeasterly service road of the Van Wyck Expressway;
 40. changing from a C4-4A District to a C4-4D District property bounded by Hillside Avenue, 148th Street, 88th Avenue, Sutphin Boulevard, 90th Avenue, a line 100 feet northeasterly of Sutphin Boulevard, a line 100 feet northeasterly of Jamaica Avenue, a line midway between Sutphin Boulevard and 146th Street, a line 100 feet southeasterly of Hillside Avenue, and 146th Street;
 41. changing from a C4-5X District to a C4-4D District property bounded by a line 150 feet northwesterly of 89th Avenue, 161st Street, 89th Avenue, a line 100 feet northeasterly of 163rd Street, Hillside Avenue, a line 200 feet northeasterly of Merrick Boulevard, a line 100 feet southeasterly of Hillside Avenue, a line 100 feet northeasterly of Merrick Boulevard, 89th Avenue, a line 100 feet southwesterly of 168th Street, 90th Avenue, 168th Street, a line 150 feet northwesterly of Jamaica Avenue, and Parsons Boulevard;
 42. changing from a C4-4A District to a C6-2 District property bounded by 88th Avenue, 148th Street, 89th Avenue, a line 110 feet southwesterly of 148th Street, a line 130 feet southeasterly of 89th Avenue, 148th Street, 90th Avenue, and Sutphin Boulevard;
 43. changing from an R6A District to a C6-3 District property bounded by:
 - a. a line 100 feet northeasterly of Jamaica Avenue, a line midway between Sutphin Boulevard and 146th Street, Jamaica Avenue, and 146th Street; and
 - b. Sutphin Boulevard, Liberty Avenue, a line 100 feet southwesterly of Sutphin Boulevard, the northeasterly centerline prolongation 101st Avenue, and 146th Street;
 44. changing from a C4-4A District to a C6-3 District property bounded by:
 - a. a line 100 feet northerly of Jamaica Avenue, 150th Street, Jamaica Avenue, and a line midway between Sutphin Boulevard and 146th Street; and
 - b. a line 100 feet southeasterly of 91st Avenue, 144th Place, Archer Avenue, and 139th Street;
 45. changing from a C4-5X District to a C6-3 District property bounded by:
 - a. 94th Avenue, Liverpool Street, Atlantic Avenue, and 138th Place;
 - b. a line 100 feet southeasterly of 97th Avenue, Sutphin Boulevard, 146th Street, 101st Avenue, and Waltham Street; and
 - c. Atlantic Avenue, 147th Place, Liberty Avenue, and Sutphin Avenue;
 46. changing from a C6-2 District to a C6-3 District property bounded by a line 150 feet northwesterly from Jamaica Avenue, 168th Street, Jamaica Avenue, 165th Street, 92nd Road and its northeasterly centerline prolongation, and 164th Street and its southeasterly center line prolongation;
 47. changing from a C4-5X District to a C6-3A District property bounded by 89th Avenue, Parsons Boulevard, 90th Road and its northeasterly centerline prolongation, Grace Court, 90th Avenue, and a line 125 feet northeasterly of 153rd Street;
 48. changing from an R6A District to a C6-4 District property bounded by a line 100 feet southwesterly of Jamaica Avenue, a line 80 feet northwesterly of 146th Street, a line 145 feet southwesterly of Jamaica Avenue, 146th Street, 91st Avenue, a line 100 feet northeasterly of 144th Place, a line 200 feet northwesterly of 91st Avenue, and 144th Place;
 49. changing from a C4-4A District to a C6-4 District property bounded by 91st Avenue, 146th Street, Archer Avenue, and 144th Place;
 50. changing from a C6-2 District to a C6-4 District property bounded by Jamaica Avenue, 147th Place, Archer Avenue, Sutphin Boulevard, the northerly boundary line of the Long Island Railroad Right-Of-Way (Montauk Division), and 146th Street and its southerly centerline prolongation;
 51. changing from a C6-3 District to a C6-4 District property bounded by:
 - a. Jamaica Avenue, 153rd Street, 90th Road and its northeasterly centerline prolongation, Parsons Boulevard, a line 150 feet northwesterly of Jamaica Avenue, 160th Street, Archer Avenue, 158th Street, the centerline of the Long Island Railroad Right-Of-Way (Montauk Division), 150th Street, a line 100 feet southeasterly of Archer Avenue, a line 420 feet northeasterly of Sutphin Boulevard, Archer Avenue, and 147th Place; and
 - b. 94th Avenue, Sutphin Boulevard, Atlantic Avenue, and Liverpool Street;
 52. changing from an M1-4 District to a C6-4 District property bounded by a line 100 feet southeasterly of Archer Avenue, 150th Street, Atlantic Avenue, a line 50 feet northeasterly from 148th Street, 94th Avenue, and a line 420 feet northeasterly of Sutphin Boulevard;
 53. changing from an M1-1 District to an M1-2A District property bounded by:
 - a. Liberty Avenue, Merrick Boulevard, 107th Avenue, a line 100 feet northeasterly of 165th Street, Tuskegee Airmen Way, and 165th Street;
 - b. Liberty Avenue, 177th Street, the center line of the Long Island Railroad Right-Of-Way (Montauk Division), Liberty Avenue, Dunkirk Street, a line 485 feet northwesterly of Murdock Avenue, the southwesterly boundary line of the Long Island Railroad Right-Of-Way (Montauk Division), Brinkerhoff Avenue, 180th Street, a line midway between 104th Avenue and 105th Avenue, a line 100 feet northeasterly of 177th Street, a line perpendicular to northeasterly street line of 177th Street distant 170 feet southeasterly (as measured along the street line) from the point of intersection of the southerly street line of Liberty Avenue and northeasterly of 177th Street, 177th Street, a line midway between 103rd Road and Liberty Avenue, and 173rd Street; and
 - c. the southeasterly boundary line of the Long Island Railroad Right-Of-Way (Main Line), 189th Street and its northwesterly centerline prolongation, Henderson Avenue, and a line 500 feet southwesterly of 189th Street;
 54. changing from an M1-4 District to an M1-2A District property bounded by Liberty Avenue, the northeasterly boundary line of the Long Island Railroad Right-Of-Way (Old Southern Division), Tuskegee Airmen Way, the southwesterly boundary line of the Long Island Railroad Right-Of-Way (Old Southern Division), 107th Avenue and its northeasterly centerline prolongation, a line midway between 156th Street and 157th Street, a line 125 feet southeasterly of Tuskegee Airmen Way, 157th Street, Tuskegee Airmen Way, and a line midway between Sutphin Boulevard and 148th Street;
 55. changing from an M1-1 District to an M2-3A District property bounded by:
 - a. Archer Avenue, 165th Street, the northwesterly boundary line of the Long Island Railroad Right-Of-Way (Main Line), 177th Street, Liberty Avenue, 165th Street, the southeasterly boundary line of the Long Island Railroad Right-Of-Way (Main Line), and 158th Street; and
 - b. Jamaica Avenue, Hollis Avenue, the northwesterly boundary line of the Long Island Railroad Right-Of-Way (Main Line), and the southeasterly centerline prolongation of 187th Street;
 56. changing from an M1-2 District to an M2-3A District property bounded by Jamaica Avenue, the southeasterly centerline prolongation of 187th Street, the northwesterly boundary line of the Long Island Railroad Right-Of-Way (Main Line), and 179th Place and its southeasterly centerline prolongation;
 57. changing from an M1-1 District to an M3-2A District property bounded by the northwesterly boundary line of the Long Island Railroad Right-Of-Way (Main Line), Hollis Avenue, 99th Avenue, 189th Street and its northerly centerline prolongation, the southerly and southeasterly boundary line of the Long Island Railroad Right-Of-Way (Main Line), Liberty Avenue, the centerline of the Long Island Railroad Right-Of-Way (Montauk Division), and 177th Street;
 58. changing from an M1-1 District to an M1-2A/R7A District property bounded by 91st Avenue, 138th Place, a line 100 feet southeasterly of

- 91st Avenue, a line midway between 138th Place and 139th Street, a line 100 feet northwesterly of Archer Avenue, 139th Street, Archer Avenue, and Van Wyck Expressway;
59. changing from an M1-4 District to an M1-2A/R7-2 District property bounded by the centerline of the Long Island Railroad Right-Of-Way (Main Line), 158th Street, the southerly boundary lines of Prospect Cemetery and its southwesterly prolongation, a line 120 feet southwesterly of 159th Street, a line 65 feet northwesterly of Liberty Avenue, 159th Street, Liberty Avenue, 157th Street, a line 100 feet northwesterly of Liberty Avenue, and 150th Street;
 60. changing from an M1-1 District to an M1-3A/R7X District property bounded by Atlantic Avenue, 148th Street, a line 150 feet southeasterly of Atlantic Avenue, and 147th Place;
 61. changing from an M1-4 District to an M1-3A/R7X District property bounded by 97th Avenue, 150th Street, a line 100 feet northwesterly of Liberty Avenue, 157th Street, Liberty Avenue, 150th Street, a line 100 feet southeasterly of 97th Avenue, and a line 235 feet northeasterly of 148th Street;
 62. changing from an M1-4 District to an M1-6A/R9A District property bounded by a line midway between Atlantic Avenue and 97th Avenue, 150th Street, 97th Avenue, and 148th Street;
 63. changing from an M1-4 District to an M1-8A/R9X property bounded by Atlantic Avenue, 150th Street, a line midway between Atlantic Avenue and 97th Avenue, and 148th Street;
 64. establishing within an existing R5D District a C2-4 District bounded by a line perpendicular to the southwesterly street line of 164th Street distant 70 feet southeasterly (as measured along the street line) from the point of intersection of southeasterly street line of Tuskegee Airmen Way and the southwesterly street line of 164th Street, 164th Street, the southwesterly center line prolongation of 104th Road, and a line midway between Guy R. Brewer Boulevard and 164th Street;
 65. establishing within a proposed R6D District a C2-4 District bounded by a line 100 feet northwesterly of 109th Avenue, a line midway between Union Hall Street and Guy R. Brewer Boulevard, 109th Avenue, and Union Hall Street;
 66. establishing within an existing R7A District a C2-4 District bounded by Tuskegee Airmen Way, a line 105 feet northeasterly of a Guy R. Brewer Boulevard, the southwesterly centerline of 104th Road, a line midway between Guy R. Brewer Boulevard and 164th Street, a line perpendicular to the northeasterly street line of Guy R. Brewer Boulevard distant 100 feet southeasterly (as measured from along the street line) from the point of intersection of the southeasterly street line of Tuskegee Airmen Way and the northeasterly street line of Guy R. Brewer Boulevard, Guy R. Brewer Boulevard, a line 100 feet southeasterly of Tuskegee Airmen Way, a line midway between Union Hall Street and Guy R. Brewer Boulevard, a line 125 feet southeasterly of Tuskegee Airmen Way, and Union Hall Street;
 67. establishing within a proposed R7A District a C2-4 District bounded by:
 - a. Tuskegee Airmen Way, Union Hall, a line 100 feet southeasterly of Tuskegee Airmen Way, and 160th Street;
 - b. Tuskegee Airmen Way, 164th Street, a line perpendicular to the southwesterly street line of 164th Street distant 70 feet southeasterly (as measured along the street line) from the point of intersection of southeasterly street line of Tuskegee Airmen Way and southwesterly street line of 164th Street, and a line 105 feet northeasterly of Guy R. Brewer Boulevard;
 - c. a line 100 feet southeasterly of Tuskegee Airmen Way, Guy R. Brewer Boulevard, a line perpendicular to the northeasterly street line of Guy R. Brewer Boulevard distant 100 feet southeasterly (as measured along the street line) from the point of intersection of the southeasterly street line of Tuskegee Airmen Way and northeasterly street line of Guy R. Brewer Boulevard, a line midway between Guy R. Brewer Boulevard and 164th Street, 109th Avenue, Guy R. Brewer Boulevard, a line 120 feet southeasterly of 109th Avenue, a line 100 feet southwesterly of Guy R. Brewer Boulevard, 109th Avenue, and a line midway between Union Hall Street and Guy R. Brewer Boulevard;
 - d. 108th Avenue, Sutphin Boulevard, 108th Avenue, a line 100 feet northeasterly of Sutphin Boulevard, 109th Avenue, Sutphin Boulevard, Ferndale Avenue, and a line 100 feet southwesterly of Sutphin Boulevard;
 - e. 112th Road, Guy R. Brewer Boulevard, Phroane Avenue, a line 100 feet northeasterly of Guy R. Brewer Boulevard, Sayres Avenue, Guy R. Brewer Boulevard, Linden Boulevard, and a line 100 feet southwesterly of Guy R. Brewer Boulevard;
 - f. 110th Road, the southeasterly centerline prolongation of 171st Place, the southeasterly street line 110th Road and its northeasterly prolongation, a line 90 feet southwesterly of 172nd Street, 111th Avenue, 172nd Street, 111th Road, and Merrick Boulevard; and
 - g. 113th Avenue, Merrick Boulevard, a southeasterly boundary line of St. Albans Memorial Park and its southwesterly prolongation, a line perpendicular to the northwesterly street line of Linden Boulevard distant 276 feet northeasterly (as measured along the street line) from the point of intersection of the northwesterly street line of Linden Boulevard and northeasterly street line of Merrick Boulevard, Linden Boulevard, 173rd Street, a line 100 feet southeasterly of Linden Boulevard, a line midway between Merrick Boulevard and 172nd Street, 115th Street, a line 75 feet southwesterly of 172nd Street, a line 240 feet southeasterly of 115th Avenue, 172nd Street, 116th Avenue, a line 100 feet southwesterly of Merrick Boulevard, a line 200 feet southeasterly of Linden Boulevard, 170th Street, Linden Boulevard, and a line 130 feet southeasterly of Merrick Boulevard;
 68. establishing within a proposed R7X District a C2-4 District bounded by:
 - a. 102nd Avenue, Allendale Street, Liberty Avenue, Lloyd Road, a line perpendicular to the southeasterly street line of 102nd Avenue distant 100 feet southwesterly (as measured along the street line) from the point of intersection of the southeasterly street line of 102nd Avenue and the southwesterly street line of Brisbin Street, a line 100 feet southeasterly of 102nd Avenue, Brisbin Street, a line 50 feet southeasterly of 102nd Avenue, and a line perpendicular to the southeasterly street line of 102nd Avenue distant 90 feet southwesterly (as measured along the street line) from the point of intersection of the southeasterly street line of 102nd Street and the southwesterly street line of Allendale Street; and
 - b. a line 100 feet southeasterly of Liberty Avenue, a line midway between Sutphin Boulevard and 148th Street, Tuskegee Airman Way, and Sutphin Boulevard;
 69. establishing within a proposed R8X District a C2-4 District bounded by Liberty Avenue, a line midway between Sutphin Boulevard and 148th Street, a line 100 feet southeasterly of Liberty Avenue, and Sutphin Boulevard; and
 70. establishing a Special Downtown Jamaica District (DJ) bounded by:
 - a. 86 Avenue, Queens Boulevard, 87th Avenue, 139th Street, a line 125 feet southeasterly of Hillside Avenue, a line midway between Queens Boulevard and 139th Street, a line perpendicular to the southwesterly street line of 139th Street distant 150 feet northwesterly (as measured along the street line) from the point of intersection of the northerly street line of Jamaica Avenue and southwesterly street line of 139th Street, 139th Street, a line midway between 89th Avenue and 88th Road, a line 100 feet northeasterly of 139th Street, 89th Avenue, 144th Street, a line 100 feet northeasterly of Jamaica Avenue, a line midway between 146th Street and Sutphin Boulevard, Jamaica Avenue, 146th Street, 91st Avenue, a line 100 feet northeasterly of 144th Place, a line 200 feet northwesterly of 91st Avenue, 144th Place, a line 100 feet southwesterly of Jamaica Avenue, Van Wyck Expressway, Hillside Avenue, and northeasterly service road of the Van Wyck Expressway;
 - b. 88th Avenue, 153rd Street, 89th Avenue, and 150th Street;
 - c. a line 100 feet northwesterly of 87th Road, 164th Street, a line 100 feet northwesterly of Hillside Avenue, and 162nd Street;
 - d. 89th Avenue, 168th Street, 90th Avenue, and a line 100 feet southwesterly of 168th Street;
 - e. 91st Avenue, 138th Place, a line 100 feet southeasterly of 91st Avenue, a line midway between 138th Place and 139th Street, a line 100 feet northwesterly of Archer Avenue, 139th Street, Archer Avenue, and Van Wyck Expressway;
 - f. Atlantic Avenue, 94th Avenue, 138th Place, Atlantic Avenue, 95th Avenue, and Van Wyck Expressway;
 - g. a line 100 feet northwesterly of Liberty Avenue, a line 100 feet northeasterly of Remington Street, Lloyd Road, a line 100 feet southwesterly of Brisbin Street, 102nd Avenue, Allendale Street, 101st Avenue, 146th Street, Sutphin Boulevard, Liberty Avenue, 147th Place, Atlantic Avenue, 148th Street, Liberty Avenue, the centerline of the Long Island Railroad Right-Of-Way (Old Southern Division), 107th Avenue and its northeasterly centerline prolongation, a line midway between 156th Street and 157th Street, a line 125 feet southeasterly of

Tuskegee Airmen Way, 157th Street, Tuskegee Airmen Way, 150th Street, 107th Avenue, a line 100 feet northeasterly of 150th Street, a line 100 feet northeasterly of Sutphin Boulevard, a line 100 feet southeasterly of Yates Road, Sutphin Boulevard, 108th Avenue, a line 100 feet northeasterly of Sutphin Boulevard, 109 Avenue, Sutphin Boulevard, Ferndale Avenue, a line 100 feet southwesterly of Sutphin Boulevard, a line midway between 108th Avenue and Lakewood Avenue, a line 150 feet southwesterly of Sutphin Boulevard, Lakewood Avenue, a line 100 feet southwesterly of Sutphin Boulevard, a line 100 feet southeasterly of Liberty Avenue, Remington Street, Liberty Avenue, and Van Wyck Expressway;

- h. a line 200 feet northwesterly of Liberty Avenue, 160th Street, Liberty Avenue, and 159th Street;
- i. Archer Avenue, 165th Street, the northwesterly boundary line of the Long Island Railroad Right-Of-Way (Main Line), 179th Place, Jamaica Avenue, Hollis Avenue, 99th Avenue, 189th Street, Henderson Avenue, a line 500 feet southwesterly from 189th Street, the southerly and southeasterly boundary line of the Long Island Railroad Right-Of-Way (Main Line), Liberty Avenue, Dunkirk Street, a line 485 feet northwesterly of Murdock Avenue, the southwesterly boundary line of the Long Island Railroad Right-Of-Way (Montauk Division), Brinkerhoff Avenue, 180th Street, a line midway between 104th Avenue and 105th Avenue, a line 100 feet northeasterly of 177th Street, a line perpendicular to northeasterly street line of 177th Street distant 170 feet southeasterly (as measured along the street line) from the point of intersection of the southeasterly street line of Liberty Avenue and northeasterly of 177th Street, 177th Street, a line midway between 103rd Road and Liberty Avenue, 173rd Street, Liberty Avenue, 172nd Street, a line 100 feet southeasterly of Liberty Avenue, a line 100 feet southeasterly of Merrick Boulevard, a line 100 feet southwesterly of 168th Place, 104th Avenue, a line 150 feet northeasterly from Merrick Boulevard, 105th Avenue, a line 100 feet northeasterly of Merrick Boulevard, a line 100 feet northerly of 108th Avenue, 170th Street, 108 Avenue, a line 100 feet northeasterly of Merrick Boulevard, 171st Street, 109th Avenue, a line 100 feet northeasterly of Merrick Boulevard, a line 200 feet northwesterly of 110th Avenue/Brinkerhoff Avenue, 172nd Street, 110th Avenue/Brinkerhoff Avenue, 171st Place and its southeasterly centerline prolongation, the southeasterly street line of 110th Road and its northeasterly prolongation, a line 90 feet southwesterly of 172nd Street, a line 125 feet northwesterly of 111th Avenue, 172nd Street, 111th Road, Merrick Boulevard, Sayres Avenue, 170th Street, 111th Avenue, a line 100 feet southwesterly of Merrick Boulevard, 108th Drive, a line passing through two points: the first on the northwesterly street line of 108th Drive distant 141 feet southwesterly (as measured along the street line) from the point of intersection of the northwesterly street line of 108th Drive and the southwesterly street line of 169th Place, and the second on the southerly street line of Merrick Boulevard distant 100 feet westerly (as measured along the street line) from the point of intersection of the southerly street line of Merrick Boulevard and the southwesterly street line of 169th Place, 108th Road, 167th Street, 108th Avenue, 166th Street, Hendrickson Place, Merrick Boulevard, 107th Avenue, a line 100 feet northeasterly of 165th Street, a line perpendicular to the northeasterly street line of 165th Street distant 155 feet southeasterly (as measured along the street line) from the point of intersection of the southeasterly street line of Tuskegee Airmen Way and northeasterly street line of 165th Street, 165th Street, a line perpendicular to the southwesterly street line of 165th Street distant 150 feet southeasterly (as measured along the street line) from the point of intersection of the southeasterly street line of Tuskegee Airmen Way and southwesterly street line of 165th Street, a line 100 feet southwesterly of 165th Street, a line 100 feet northwesterly of 104 Road, a line 95 feet northeasterly of 164th Street, a line 60 feet northwesterly of 104 Road, 164th Street, a line perpendicular to the southwesterly street line of 164th Street distant 70 feet southeasterly (as measured along the street line) from the point of intersection of the southeasterly street line of Tuskegee Airmen Way and southwesterly street line of 164th Street, a line midway between Guy R. Brewer Boulevard and 164th Street, 110th Road, a line 250 feet northeasterly from Guy R. Brewer Boulevard, a line perpendicular to the northwesterly street line of Claude Avenue distant 300 feet northeasterly (as measured along the street line) from the point of intersection of the northeasterly street line of Guy R. Brewer Boulevard and northwesterly street line of Claude Avenue, Claude Avenue, a line perpendicular to the southeasterly street line of Claude Avenue distance 220 feet

northeasterly (as measured along the street line) from the point of intersection of the northeasterly street line of Guy R. Brewer Boulevard and southeasterly street line of Claude Avenue, Mathias Avenue, a line 100 feet northeasterly of Guy R. Brewer Boulevard, Sayres Avenue, Guy R. Brewer Boulevard, the southwesterly boundary line of the Long Island Railroad Right-Of-Way (Southern Division), Linden Boulevard, a line 100 feet southwesterly of Guy R. Brewer Boulevard, Mathias Avenue, a line 100 feet northeasterly of Dillon Street, Claude Avenue, a line perpendicular to the northwesterly street line of Claude Avenue distant 115 feet southwesterly (as measured along the street line) from the point of intersection of the southwesterly street line of Guy R. Brewer Boulevard and northwesterly street line of Claude Avenue, 111th Avenue, a line midway between Union Hall Street and Guy R. Brewer Boulevard, 110th Avenue, Union Hall Street, a line 190 feet northwesterly of 109th Avenue, a line midway between Union Hall Street and Guy R. Brewer Boulevard, a line 125 feet southeasterly of Tuskegee Airmen Way, Union Hall Street, a line 100 feet southeasterly Tuskegee Airmen Way, and 160th Street, Tuskegee Airmen Way, 165th Street, the southeasterly boundary line of the Long Island Railroad Right-Of-Way (Montauk Division), and 158th Street; and

- j. 113th Avenue, Merrick Boulevard, the southeasterly boundary line of St. Albans Memorial Park and its southwesterly and northeasterly prolongation, Marne Place, 173rd Street, a line 100 feet southeasterly of Linden Boulevard, a line midway between 172nd Street and Merrick Boulevard, 115th Avenue, a line 75 feet southwesterly of 172nd Street, a line 240 feet southeasterly of 115th Avenue, 172nd Street, 116th Avenue, a line 100 feet southwesterly of Merrick Boulevard, a line 200 feet southeasterly of Linden Boulevard, 170th Street, Linden Boulevard, and a line 130 feet southwesterly of Merrick Boulevard;

Borough of Queens, Community Districts 8 and 12 as shown on a diagram (for illustrative purposes only) dated February 11, 2025, and subject to the conditions of CEQR Declaration E-842.

No. 3

CD 8, 12

N 250173 ZRQ

IN THE MATTER OF an application submitted by NYC Department of City Planning and Department of Housing Preservation and Development pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning resolution of the City of New York, amending Article XI, Chapter 5 (Special Downtown Jamaica District), and related Sections, and APPENDIX F for the purpose of establishing a Mandatory Inclusionary Housing area.

Matter underlined is new, to be added;

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

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

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

ARTICLE 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

* * *

11-15

Environmental Requirements

* * *

11-151

Special requirements for properties in the Borough of Queens

- (a) Block 9898, Lots 1 and 117, in the Borough of Queens, shall be subject to the provisions of Section 11-15 (Environmental Requirements) governing (E) designations. The City Environmental Quality Review (CEQR) Declarations for these sites shall be listed in APPENDIX C (City Environmental Quality Review (CEQR) Environmental Requirements) of the Zoning Resolution.

- (b) The following special requirements shall apply to a #development#, #enlargement# or change of #use# for properties in the Borough of Queens located within the areas described in paragraphs (1) through (5)(4) of this paragraph, (b).
- (1) The regulations of an R4 District shall apply within an area bounded by Liberty Avenue, 170th Street, a line 100 feet southeasterly of Liberty Avenue, and a line 100 feet southwesterly of 168th Place.
 - (2) The regulations of a C8-1 District shall apply within an area bounded by Liberty Avenue, a line 100 feet southwesterly of 168th Place, a line 150 feet northwesterly of 104th Avenue, and Merrick Boulevard.
 - (3) The regulations of an M1-1 District shall apply within an area bounded by Liberty Avenue, Sutphin Boulevard, 105th Avenue, a line 50 feet southwesterly of 148th Street, a line 100 feet northwesterly of 105th Avenue, and a line 150 feet northeasterly of Sutphin Boulevard.
 - (4) The regulations of an R6 District with a C2-2 District overlay shall apply within an area bounded by 163rd Street, a line perpendicular to 163rd Street passing through a point distant 109.42 feet as measured along the easterly #street line# of 163rd Street from the intersection of the southeasterly line of Hillside Avenue and the northeasterly line of 163rd Street, a line 86 feet northeasterly of 163rd Street, a line perpendicular to 163rd Street passing through a point 146.92 feet distant as measured along the easterly #street line# of 163rd Street from the intersection of the southeasterly line of Hillside Avenue and the northeasterly line of 163rd Street.
 - (5) The regulations of a C8-1 District shall apply within an area bounded by Hillside Avenue, a line 388 feet westerly of 144th Street, a line 100 feet northwesterly of 88th Avenue, a line 100 feet northeasterly of 139th Street, a line 120 feet northwesterly of 88th Avenue, a line 60 feet northeasterly of 139th Street, a line 70 feet southeasterly of Hillside Avenue, and 139th Street; and within an area bounded by Queens Boulevard, Hillside Avenue, 139th Street, a line 100 feet southeasterly of Hillside Avenue, a line midblock between 139th Street and Queens Boulevard, a line perpendicular to Queens Boulevard passing through a point distant 140 feet as measured along the northeasterly #street line# of Queens Boulevard from the intersection of the southeasterly line of Hillside Avenue and the northeasterly line of Queens Boulevard.

However, in the event that the Chairperson of the City Planning Commission, based on consultation with the Department of Environmental Protection of the City of New York, provides a certificate of no effect to the Department of Buildings with regard to industrial air emissions for an area described in paragraph (b) of this Section, the regulations of the zoning districts designated on the #zoning map# shall apply to any #development#, #enlargement# or change of #use# within such area, to the extent permitted under the terms of the certificate of no effect.

ARTICLE XI SPECIAL PURPOSE DISTRICTS

Chapter 5 Special Downtown Jamaica District

115-00 GENERAL PURPOSES

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

- (a) to strengthen the business core of Downtown Jamaica by improving the working and living environments;
- (b) to foster development in Downtown Jamaica and provide direction and incentives for further growth where appropriate;
- (c) to encourage the development of affordable housing;
- (d) to expand the retail, entertainment and commercial character of the area around the transit center and to enhance the area's role as a major transportation hub in the City;
- (e) to provide transitions between the downtown commercial core, the lower-scale residential communities and the transportation hub;
- (f) to improve the quality of development in Downtown Jamaica by requiring the provision of specified public amenities in appropriate locations;

- (g) to encourage the design of new buildings that are in character with the area;
 - (h) to enhance the pedestrian environment by relieving sidewalk congestion and providing pedestrian amenities; and
 - (i) to promote the most desirable use of land and thus conserve and enhance the value of land and buildings, and thereby protect the City's tax revenues.
- (a) to strengthen Downtown Jamaica and its nearby major corridors by promoting the establishment of mixed-use, transit-oriented growth hubs;
 - (b) to enhance neighborhood economic diversity by broadening the range of housing choices at varied incomes;
 - (c) to create a lively and attractive built environment that will provide amenities and services for the use and enjoyment of area residents, workers and visitors;
 - (d) to encourage designs of new buildings that support the neighborhood's character;
 - (e) to establish walkable retail corridors in the neighborhood;
 - (f) to support industrial growth in manufacturing districts that are appropriate near certain residential districts; and
 - (g) to promote the most desirable use of land and thus conserve and enhance the value of land and buildings, and thereby protect the City's tax revenues.

115-01 General Provisions

In harmony with the general purposes and content of this Resolution and the general purposes of the #Special Downtown Jamaica District#, the regulations of this Chapter shall apply within the #Special Downtown Jamaica District#. The regulations of all other chapters of this Resolution are applicable except as modified, supplemented or superseded by the provisions of this Chapter. In the event of a conflict between the provisions of this Chapter and other regulations of this Resolution, the provisions of this Chapter shall control. However, for #transit-adjacent sites# or #qualifying transit improvement sites#, in the event of a conflict between the provisions of this Chapter and the provisions of Article VI, Chapter 6 (Special Regulations Applying Around Mass Transit Stations), the provisions of Article VI, Chapter 6 shall control. For the purposes of this paragraph, defined terms additionally include those in Section 66-11 (Definitions).

Any special permit granted by the City Planning Commission before September 10, 2007, may be started or continued, in accordance with the terms thereof, or as such terms may be subsequently modified, pursuant to the regulations in effect at the time such special permit was granted, subject to the provisions of Sections 11-42 (Lapse of Authorization or Special Permit Granted by the City Planning Commission Pursuant to the 1961 Zoning Resolution) and 11-43 (Renewal of Authorization or Special Permit).

115-02 Definitions

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

115-03

District Plan and Maps

The regulations of this Chapter implement the #Special Downtown Jamaica District# Plan.

The District Plan includes the following maps in the Appendix to this Chapter:

Map 1	Special Downtown Jamaica District
Map 2	Ground Floor Use and Transparency and Curb Cut Restrictions Streetscape Regulations
Map 3	Street Wall Location
Map 4	Maximum Building Height
Map 5 Map 3	Sidewalk Widening

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

115-04 Subdistricts

To carry out the provisions of this Chapter, the Core Subdistrict is established. The location and boundaries of this Subdistrict is shown on Map 1 (Special Downtown Jamaica District) in the Appendix to this Chapter.

115-03

115-05

Applicability of the Mandatory Inclusionary Housing Program

For the purposes of applying the Inclusionary Housing Program provisions set forth in Section 27-10 (ADMINISTRATION OF AFFORDABLE HOUSING), inclusive, #Mandatory Inclusionary Housing areas# within the #Special Downtown Jamaica District# are shown on the maps in APPENDIX F of this Resolution.

115-06

Applicability of Article XII, Chapter 3

In the #Special Downtown Jamaica District#, M1 Districts are paired with a #Residence District#. In paired districts, 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.

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

115-10

SPECIAL USE REGULATIONS

[RELOCATING TEXT TO SECTION 115-12, AND MODIFYING]

In the #Special Downtown Jamaica District#, the #use# regulations of the underlying district shall apply except as modified in this Section, inclusive. The #use# regulations of the underlying C4-5X, C6 and M1-4 Districts relating to #public parking garages# are modified in Section 115-11. The #use# regulations of the underlying C6-4 District relating to Use Group IX are modified in Section 115-12. Special streetscape regulations shall apply pursuant to Section 115-14. The #use# regulations of the underlying M1-4 District are modified as specified in Section 115-13.

In addition, the provisions of paragraph (d) of Section 32-422 (Location of floors occupied by commercial uses) shall be modified such that eating or drinking establishments listed under Use Group VI shall be permitted on a #story# above #dwelling units#.

115-11

Public Parking Garages

In the #Special Downtown Jamaica District#, the #use# regulations of the underlying C4-5X, C6-2, C6-3, C6-4 and M1-4 Districts shall be modified to permit #public parking garages# with a capacity of 150 spaces or less, as-of-right, subject to the provisions set forth for #accessory# off-street parking spaces in Sections 36-53 (Width of Curb Cuts and Location of Access to the Street), 36-55 (Surfacing) and 36-56 (Screening). #Public parking garages# may be open or enclosed, provided that no portion of such #use# shall be located on a roof other than a roof which is immediately above a #cellar# or #basement#, except as provided by the special permit provisions of Section 74-194 (Parking garages or public parking lots in high density central areas).

115-12

Use Group IX in C6-4 Districts

In C6-4 Districts, the size limitations applicable to wholesale establishments listed under Use Group IX(A), as set forth in paragraph (e)(2) of Section 32-193 (Use Group IX—uses subject to size limitations) shall not apply.

115-13

Modification of Use Regulations in M1-4 Districts

The #use# regulations of the underlying M1-4 District shall apply, except as follows:

- all #uses# listed under Use Group III(B) shall be permitted;
- #uses# listed under Use Group VI with a size limitation, as denoted with an "S" in the Use Group tables set forth in Section 42-16 (Use Group VI—Retail and Services), shall be permitted without size limitation;
- #uses# listed under Use Groups IV(B), IX and X shall be limited to those permitted within M1 Districts in #Special Mixed Use Districts#, as set forth in Section 123-20 (SPECIAL USE REGULATIONS), inclusive; and
- such permitted #uses# listed under Use Groups IV(B), IX and X, along with #uses# in Use Group VI that are listed in paragraph (c)

of Section 42-163 (Use Group VI—uses subject to additional conditions) shall be located within a #completely enclosed building#.

115-11

Modifications to Permitted Uses

[CONSOLIDATING AND CLARIFYING SECTIONS 115-11 THROUGH 115-13]

The underlying #use# regulations shall be modified as follows:

- in M1 Districts paired with a #Residence District#, #uses# listed under Use Group VI with a size limitation, as denoted with an "S" in the Use Group tables set forth in Section 42-16 (Use Group VI—Retail and Services), shall be permitted without size limitation;
- in M2 Districts, no associated size limitations shall apply to grocery and convenience retailers and specialty food retailers, as listed under Use Group VI;
- in C4, C6, M1 Districts paired with a #Residence District# and all #Manufacturing Districts#, #public parking garages#, as listed in Use Group IX, with a capacity of 150 spaces or less, shall be permitted as-of-right; and
- in M1 and M2 Districts, #uses# listed under Use Groups IV(B), IX and X, along with #uses# in Use Group VI that are listed in paragraph (c) of Section 42-163 (Use Group VI—uses subject to additional conditions) shall be located within a #completely enclosed building#.

115-12

Location of Uses

[RELOCATING FROM SECTION 115-10, AND MODIFYING]

In C4 and C6 Districts, the provisions of paragraph (d) of Section 32-422 (Location of floors occupied by commercial uses) shall be modified such that eating or drinking establishments listed under Use Group VI shall be permitted on a #story# above #dwelling units#.

115-14

115-13

Streetscape Regulations

The underlying #ground floor level# streetscape provisions set forth in Section 32-30 (STREETSCAPE REGULATIONS), inclusive, shall apply, except that #ground floor level# #street# frontages along #streets#, or portions thereof, designated on Map 2 (Ground-Floor Use and Transparency and Curb Cut Restrictions Streetscape Regulations) in Appendix A of this Chapter shall be considered #Tier C street frontages#, and all other frontages in applicable #Commercial Districts# or in M1 Districts paired with a #Residence District# shall be considered #Tier B street frontages#. In addition to the underlying provisions, #ground floor level# frontages on #Tier C street frontages# shall provide a major #building# entrance onto such #street#, except that where #zoning lot# has frontage on more than one #Tier C street frontage#, a major #building# entrance need only be located on one #street# frontage.

Defined terms in this Section include those in Sections 12-10 and 32-301.

115-20

SPECIAL BULK REGULATIONS

The underlying #bulk# provisions shall apply except as modified in this Section, inclusive.

For the purposes of applying the provisions of this Section, the #residential equivalent# for a C6-3 District shall be an R9-1 District in the Core Subdistrict.

115-21

Floor Area Ratio

- Maximum #floor area ratio# for #zoning lots# containing non-#residential uses#

In C6-2 and C6-3 Districts, the maximum #floor area ratio# permitted for #commercial# and #community facility uses#, separately or in combination, shall not exceed 6.0 in C6-2 Districts and 8.0 in C6-3 Districts.

In C6-4 Districts, for #commercial uses#, the maximum #floor area ratio# shall be 12.0.

In M1-4 Districts, the maximum #floor area ratio# permitted for #commercial#, #community facility# or #manufacturing uses#, separately or in combination, shall be 2.0.

- Maximum #floor area ratio# for #zoning lots# containing-#residential uses#

The maximum #residential# #floor area ratio# shall be as set forth by the underlying district regulations. However, #sky exposure plane buildings# shall not be permitted.

(c) #Floor area# bonus

For #developments# or #enlargements# on #qualifying transit improvement sites#, a #floor area# bonus for #mass transit station# improvements may be granted by the City Planning Commission pursuant to the provisions of Section 66-51 (Additional Floor Area for Mass Transit Station Improvements). No other #floor area# bonuses shall apply. For the purposes of this paragraph, defined terms additionally include those in Section 66-11 (Definitions).

The underlying #floor area# regulations shall be modified as follows:

- (a) the maximum #floor area ratio# permitted for #commercial# #uses# shall be 8.0 in C6-3 Districts and 12.0 in C6-4 Districts;
- (b) in all Districts, the maximum #floor area ratio# permitted for #residential uses# shall be as set forth pursuant to the underlying district regulations, except that #sky exposure plane buildings# shall not be permitted;
- (c) the maximum #floor area ratios# may only be exceeded where:
 - (1) a #floor area# bonus for #mass transit station# improvements is granted by the City Planning Commission pursuant to the provisions of Section 66-51 (Additional Floor Area for Mass Transit Station Improvements); or
 - (2) a #floor area# bonus for a #public plaza# is granted by the City Planning Commission in accordance with the provisions of Section 115-52 (Authorization for a Public Plaza); and
- (d) for #zoning lots# with a #lot area# of at least 20,000 square feet, up to 150,000 square feet of floor space within a public #school# constructed in whole or in part pursuant to a written agreement with the New York City School Construction Authority and subject to the jurisdiction of the Department of Education shall be exempt from the definition of #floor area#.

115-22 Modification of Rear Yard Regulations

#Rear yard# requirements shall not apply to non-#residential uses# along such portion of a #lot line# that coincides with a boundary of a railroad right-of-way, or in any portion of a C6-4 District.

115-23 Height and Setback Regulations

The underlying height and setback regulations shall apply except as modified by the provisions of this Section, inclusive.

For #zoning lots# subject to the sidewalk widening requirements of Section 115-31, the boundary of the sidewalk widening furthest from the #street line# shall be considered the #street line# for the purposes of applying all height and setback regulations.

All heights shall be measured from the #base plane#.

115-231 Permitted obstructions

The provisions of Section 33-42 (Permitted Obstructions) shall apply to all #buildings# within the #Special Downtown Jamaica District#, except that dormers may penetrate a maximum base height in accordance with the provisions of paragraph (b)(1) of Section 23-413 (Permitted obstructions in certain districts).

115-232 Street wall location

C4-C6

In the districts indicated, #street walls# shall be provided in accordance with the provisions of this Section.

- (a) For #zoning lot# frontages designated on Map 3 (Street Wall Location) in Appendix A of this Chapter the #street wall# location provisions of paragraph (a) of Section 35-631 shall apply. For the purposes of applying the #street wall# location provisions of this Section, all #streets# shall be considered as #wide street#; and
- (b) For all other #zoning lot# frontages, the #street wall# location provisions of paragraph (b) of Section 35-631 shall apply.

However, such #street walls# need only extend to a minimum base height of 40 feet.

No #street wall# location requirements shall apply to any open space fronting on Sutphin Boulevard between 94th and 95th Avenues provided pursuant to the Jamaica Gateway Urban Renewal Plan, as shown on Map 3.

For #building# walls facing Archer Avenue on Blocks 9988 and 9994, the #street walls# required pursuant to this paragraph (b) shall not be located along the Archer Avenue #street line#, but shall instead be located along the northern boundary of the Public Place mapped on each such block. However, if the Public Place is not mapped on Block 9994, then the #street wall# shall be located on a line perpendicular to 147th Place and passing through a point 51.77 feet distant (as measured along the southwesterly #street line# of 147th Place) from the corner of the northeasterly #street line# of Archer Avenue and the southwesterly #street line# of 147th Place. To accommodate the #development# of a one #story# #building# which may be located within each Public Place, such #street walls# shall have no #building# entrances or windows up to a height of 30 feet within 100 feet of 147th Place on Block 9994 and within 100 feet of 146th Street on Block 9988.

In #Residence Districts#, #Commercial Districts# and M1 Districts paired with a #Residence District#, the underlying #street wall# location provisions shall be modified as follows:

- (a) along Jamaica Avenue, the #street wall# location provisions of paragraph (a) of Section 35-631 shall apply;
- (b) along all other #zoning lot# frontages, the #street wall# location provisions of paragraph (b) of Section 35-631 shall apply. However, for #zoning lots# fronting along 164th Street between Jamaica Avenue and Archer Avenue, or 92nd Road between 164th Street and 165th Street, such #street wall# location provisions need not apply;
- (c) for all Districts, such #street walls# need only extend to a minimum base height of 40 feet; and
- (d) along the following #street# frontages, for #developments# with #building# widths exceeding 100 feet, a minimum of 20 percent of the surface area of such #street walls# above the level of the #second story#, or a height of 30 feet, whichever is lower, shall either recess or project a minimum of three feet from the remaining surface of the #street wall#:
 - (1) Hillside Avenue, between the Van Wyck Expressway and Parsons Boulevard;
 - (2) Archer Avenue, between the Van Wyck Expressway and Parsons Boulevard;
 - (3) Sutphin Boulevard, between Hillside Avenue and Liberty Avenue; and
 - (4) 150th Street, between Hillside Avenue and Liberty Avenue.

115-233 Maximum building height

C4-C6

The maximum base height for #buildings# shall be provided in accordance with the provisions of Section 23-43, inclusive, for the applicable #residential equivalent#, except that the minimum base height shall be 40 feet. At a height not lower than the minimum base height or higher than the maximum base height specified for the applicable district, a setback shall be provided in accordance with the provisions of Section 23-433 (Standard setback regulations).

After setback, the maximum #building# heights shall as set forth in Section 23-43, inclusive, for the applicable #residential equivalent#, except that:

- (a) in C6-2 and C6-3 Districts, no #building or other structure# shall exceed a height of 250 feet. However, no maximum #building# height limitation shall apply on Block 9993, shown on Map 4 (Maximum Building Height) in Appendix A of this Chapter, if such #block# is #developed# or if a #building# on such #block# is #enlarged# pursuant to the Jamaica Gateway Urban Renewal Plan; and
- (b) in C6-4 Districts, no #building or other structure# shall exceed a height of 290 feet.

The underlying height and setback provisions shall be modified as follows:

In #Residence# and #Commercial Districts#, all #buildings# shall follow the applicable height and setback regulations for #residences# set forth in Section 23-43 (Height and Setback Requirements in R6 Through R12 Districts), inclusive, in accordance with the applicable #residential equivalent#, except that in C6 Districts without a letter suffix, the height and setback provisions of paragraph (b) of Section 123-652 (Special base and building heights) may be applied for the applicable #residential equivalent# in lieu of the provisions of Section 23-434 (Height and setback modifications for eligible sites).

115-30 MANDATORY IMPROVEMENTS

115-31 Sidewalk Widening

The provisions of this Section shall apply to all #developments# fronting upon locations requiring sidewalk widenings as shown on Map 6 Map 3 (Sidewalk Widening) in Appendix A of this Chapter. A sidewalk widening is a continuous, paved open area along the #street line# of a #zoning lot# having a depth of two feet or five feet, as set forth on Map 6 Map 3. Such depth shall be measured perpendicular to the #street line#. Sidewalk widenings shall be improved as sidewalks to Department of Transportation standards, at the same level as the adjoining public sidewalk and directly accessible to the public at all times. No #enlargement# shall be permitted to decrease the depth of such sidewalk to less than such minimum required total sidewalk depth.

All mandatory sidewalk widenings must provide lighting in accordance with the requirements of Section 37-743, except that the minimum level of illumination shall be not less than two horizontal foot candles throughout the entire mandatory sidewalk widening.

115-40

SPECIAL OFF-STREET PARKING AND OFF-STREET LOADING REGULATIONS

The underlying off-street parking and loading provisions shall apply except as modified in this Section, inclusive.

115-41

Parking and Loading Regulations

Within the #Special Downtown Jamaica District#, the underlying off-street parking and loading regulations shall be modified, as follows:-

- (a) #Commercial# and #manufacturing uses#.

In C4, C6 and M1 Districts, the off-street parking and loading regulations of a C4-4 District shall apply, except as modified in this Section.

- (1) For any #use# that is not allowed in a C4 District, the underlying off-street parking requirements of the applicable C6-2, C6-3, C6-4 or M1-4 District shall apply.
- (2) In C4, C6 and M1 Districts, the provisions of Sections 36-12 and 44-12 (Maximum Size of Accessory Group Parking Facilities) shall be modified to permit an #accessory# #group parking facility# to contain up to 300 off-street parking spaces. Pursuant to the provisions of Sections 36-13 and 46-13 (Modification of Maximum Size of Accessory Group Parking Facilities), the Commissioner of Buildings may permit such #group parking facility# to contain up to 150 additional spaces.
- (3) In C4, C6 and M1 Districts, the provisions of Section 36-21 (General Provisions) pertaining to #accessory# off-street parking spaces for #commercial# or #community facility uses# shall be modified as follows: #uses# in listed under Use Groups VII and IX, with parking requirement category A3, shall be required to provide one parking space per 2,000 square feet of #floor area#.
- (4) Modification of Waiver of Parking Requirements
 - (i) In C4, C6 and M1 Districts, the provisions of Sections 36-23 (Waiver of Requirements for Spaces Below Minimum Number) and 44-23 (Waiver of Requirements for Spaces Below Minimum Number or Certain Small Zoning Lots, Developments or Enlargements) shall only apply to #zoning lots# existing both on September 10, 2007 and on the date of application for a building permit.
 - (ii) In C4, C6 and M1 Districts, for any #commercial# #use# permitted in a C4 or C6 District, the waiver provisions for a C4-4 District set forth in Section 36-232 (In districts with very low parking requirements) shall not apply. In lieu thereof, the maximum number of #accessory# off-street parking spaces for which requirements are waived shall be 15 spaces, pursuant to the waiver provisions for a C4-2 District set forth in Section 36-231 (In districts with high, medium or low parking requirements).

- (b) #Residential uses#

- (1) The provisions of Section 25-12 (Maximum Size of Accessory Group Parking Facilities) shall be modified to permit an #accessory# #group parking facility# to contain up to 300 off-street parking spaces. Pursuant to the provisions of Section 25-13 (Modification of Maximum Size of Accessory Group Parking Facilities), the Commissioner of Buildings may permit such #group parking facility# to contain up to 150 additional spaces.
- (2) The provisions of Sections 25-52 (Off-site Spaces for Residences) and 25-521 (Maximum distance from zoning lot) shall be modified to permit the location of off-street parking spaces #accessory# to #residences# on a #zoning lot# other

than the same #zoning lot# as the #residences# to which such spaces are #accessory#, provided that such #zoning lot# is no more than 1,500 feet from the nearest boundary of the #zoning lot# occupied by the #residences# to which they are #accessory#.

- (3) The provisions of Section 36-42 (Off-site Spaces for Residences) and 36-421 (Maximum distance from zoning lot) shall be modified to permit the location of off-street parking spaces #accessory# to #residences# on a #zoning lot# other than the same #zoning lot# as the #residences# to which such spaces are #accessory#, provided that such #zoning lot# is no more than 1,500 feet from the nearest boundary of the #zoning lot# occupied by the #residences# to which they are #accessory#.

The underlying parking and loading provisions shall be modified as follows:

- (a) permitted or required off-street parking spaces #accessory# to #residences# may be provided on a #zoning lot# other than the same #zoning lot# as the #residences# to which such spaces are #accessory#, provided that such #zoning lot# is no more than 1,500 feet from the nearest boundary of the #zoning lot# occupied by the #residences# to which they are #accessory#; and
- (b) along #Tier C street frontages#, as shown on Map 2 in the Appendix to this Chapter, all curb cuts accessing off-street parking or loading spaces shall be subject to the provisions for R8 Districts set forth in Section 25-631 (Location and width of curb cuts in certain districts).

115-42

Location of Access to the Street

Curb cuts shall be prohibited at locations specified as #Tier C street frontages# on Map 2 (Ground Floor Use and Transparency and Curb Cut Restrictions) in Appendix A of this Chapter.

However, where permitted or required #accessory# off-street parking and loading requirements apply in a location where such curb cuts are prohibited, a curb cut may be allowed, provided that the City Planning Commission certifies to the Commissioner of Buildings that such #zoning lot# has access only to such prohibited location and that such curb cut shall be no greater than 20 feet in width.

An application to the City Planning Commission for certification respecting such curb cut shall be accompanied by a site plan drawn to a scale of at least one sixteenth inch to a foot, showing the size and location of the proposed curb cut.

The waiver provisions of Article III, Chapter 6 (Accessory Off-street Parking and Loading Regulations), shall not apply to the special location of access requirements of this Section.

115-43

Authorization for Curb Cut

Between 160th Street and a point 205 feet east of 160th Street along Archer Avenue, The City Planning Commission may authorize, subject to the applicable zoning district regulations, curb cuts that are prohibited by Section 115-42 (Location of Access to the Street), provided the Commission finds that a curb cut at such location:

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

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

115-50

SPECIAL PERMIT TO MODIFY USE OR BULK REGULATIONS SPECIAL APPROVALS

115-51

Special Permit to Modify Use or Bulk Regulations

For any #zoning lot# within the #Special Downtown Jamaica District#, the City Planning Commission may permit modification of the #use# or #bulk# regulations, except #floor area ratio# provisions, provided the Commission shall find that such:

- (a) #use# or #bulk# modification will aid in achieving the general purposes and intent of the Special District;
- (b) #use# modification will encourage a lively pedestrian environment along the #street# or mandatory sidewalk widening, or is necessary

for, and the only practicable way to achieve, the programmatic requirements of the development;

- (c) #bulk# modifications will enhance the distribution of #bulk# on the #zoning lot#;
- (d) #bulk# modifications will permit adequate access of light and air to surrounding #streets# and properties; and
- (e) #use# or #bulk# modification will relate harmoniously to the character of the surrounding area.

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

115-52

Authorization for a Public Plaza

In #Commercial Districts# with a #residential equivalent# of an R9 or R10 District, or in M1 Districts paired with an R9 or R10 District, for #zoning lots# with a #lot area# of at least 25,000 square feet, the City Planning Commission may authorize an increase in the maximum #floor area ratio# where a #public plaza# is provided on the #zoning lot# in accordance with the provisions of Section 37-70 (PUBLIC PLAZAS), inclusive.

In conjunction with such #floor area# bonus, the Commission may authorize modifications to the applicable #bulk# regulations of this Resolution, or to the regulations governing #public plazas# in Section 37-70, inclusive.

In order to grant such authorization, the Commission shall determine that the conditions and limitations of paragraph (a) and the findings of paragraph (b) are met.

(a) Conditions and limitations

The following conditions and limitations shall apply:

- (1) For the purposes of determining the bonus ratio to follow:
 - (i) For #Commercial Districts# with a #residential equivalent# of an R9 District, or M1 Districts paired with an R9 District, the underlying bonus ratio for a C6-3 District shall apply; and
 - (ii) For #Commercial Districts# with a #residential equivalent# of an R10 District, or M1 Districts paired with an R10 District, the underlying bonus ratio for a C6-4 District shall apply.

The #floor area# bonus resulting from applying such ratio shall not exceed 20 percent of the maximum #floor area ratio# otherwise permitted by the applicable district regulations.

- (2) Modifications to the maximum permitted #building# height shall not result in an increase that exceeds 25 percent of the maximum #building# height otherwise permitted by the applicable district regulations; and
- (3) Modifications to the regulations governing #public plazas# shall be limited to:
 - (i) the basic design criteria set forth in Section 37-71, inclusive, other than the area dimensions in Section 37-712;
 - (ii) the access and circulation provisions set forth in Section 37-72, inclusive, other than hours of access set forth in Section 37-727; and
 - (iii) the types and standards for amenities, set forth in Section 37-74, inclusive.

(b) Findings

The Commission shall find that:

- (1) the public benefit derived from the #public plaza# merits the amount of additional #floor area# being granted pursuant to this Section;
- (2) the #public plaza# will be well-integrated with the overall pedestrian circulation network and contribute to an enhanced streetscape;
- (3) any modification to #bulk# regulations are the minimum extent necessary to reasonably accommodate the #public plaza# and the additional #floor area# granted pursuant to this Section and will not unduly obstruct access to light and air to surrounding #streets# and properties; and
- (4) any modification to #public plaza# regulations are the minimum extent necessary, and will better align such #public plaza# regulations with unique site configurations or with the mixed-use character of the neighborhood.

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

115-53

Authorization for Sites Containing Schools

For zoning lots containing #schools#, the City Planning Commission may authorize the modification of any #bulk# regulation, other than #floor area ratio#, provided that the conditions in paragraph (a) and the findings in paragraph (b) are met.

(a) Conditions

Where maximum height limitations apply, modifications to maximum #building# height limits shall not exceed 30 feet.

(b) Findings

The Commission shall find that:

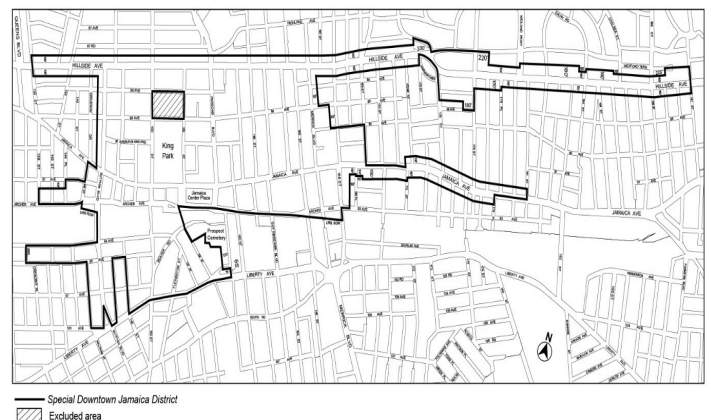
- (1) such #bulk# modifications are the minimum extent necessary to reasonably accommodate the #school# and other #buildings# on the #zoning lot#;
- (2) the proposed modification does not impair the essential character of the surrounding area; and
- (3) the proposed modification will not unduly obstruct access of light and air to surrounding #streets# or properties.

Appendix A

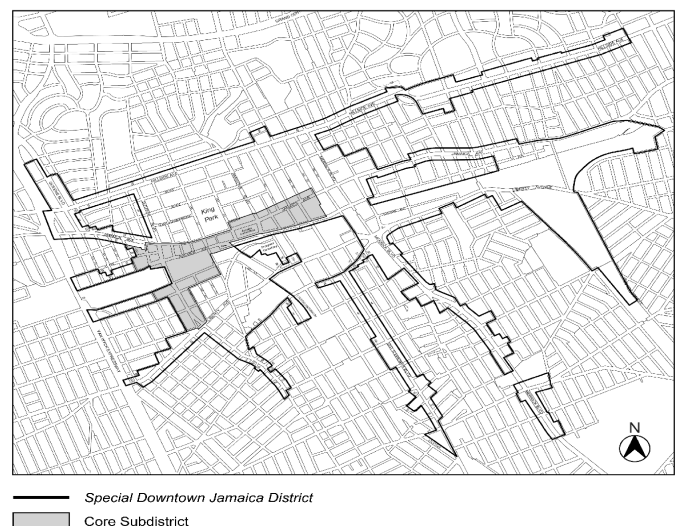
Special Downtown Jamaica District Maps

Map 1 — Special Downtown Jamaica District

[EXISTING MAP]

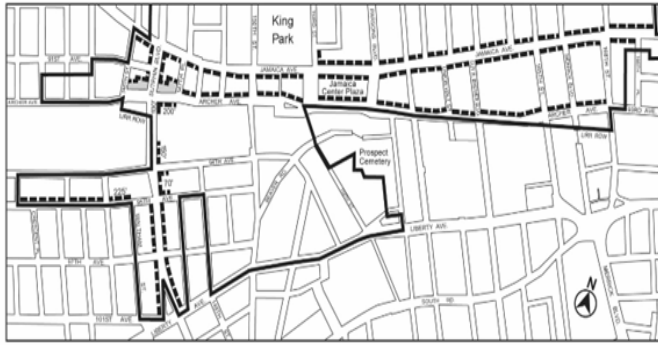


[PROPOSED MAP]



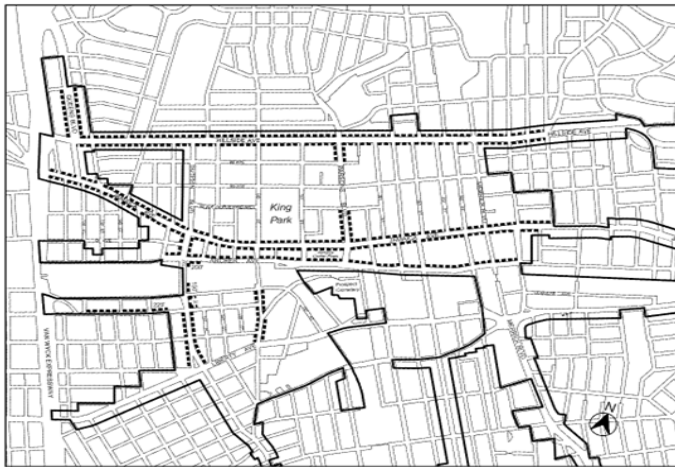
Map 2 — Ground Floor Use and Transparency and Curb Cut Restrictions Streetscape Regulations

[EXISTING MAP]



- Special Downtown Jamaica District
- - - Tier C street frontage
- Public place

[PROPOSED MAP]



- Special Downtown Jamaica District
- - - Tier C street frontages

Map 3 — Street Wall Location

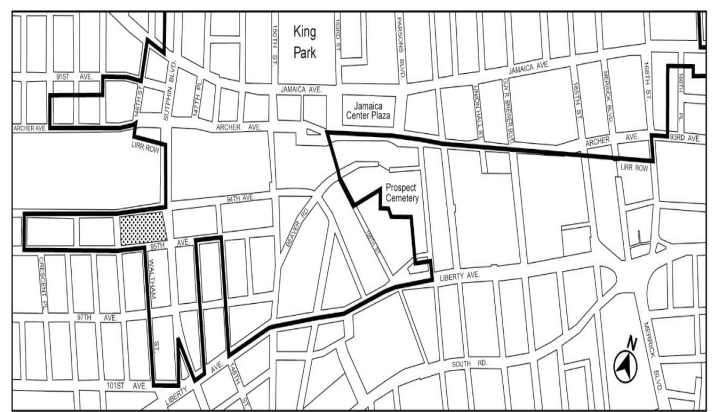
[EXISTING MAP]



- Special Downtown Jamaica District
- - - Required Street Wall
- - - The street wall location requirements of Section 115-232 (a) shall apply unless developed pursuant to the Jamaica Gateway Urban Renewal Plan, in which case no street wall location requirements shall apply
- Public Place

Map 4 — Maximum Building Height

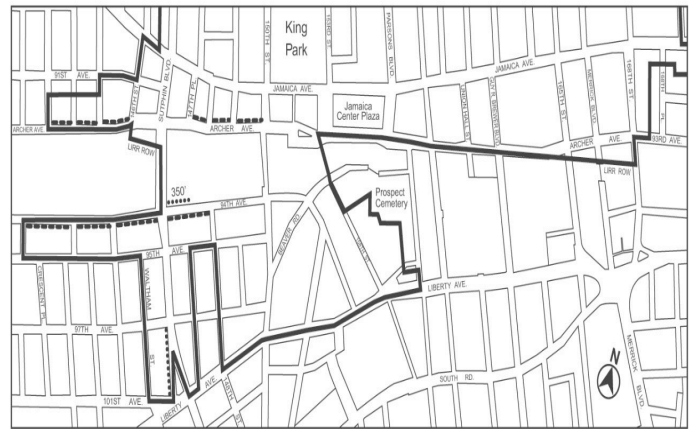
[EXISTING MAP]



- Special Downtown Jamaica District
- No Building Height Limit

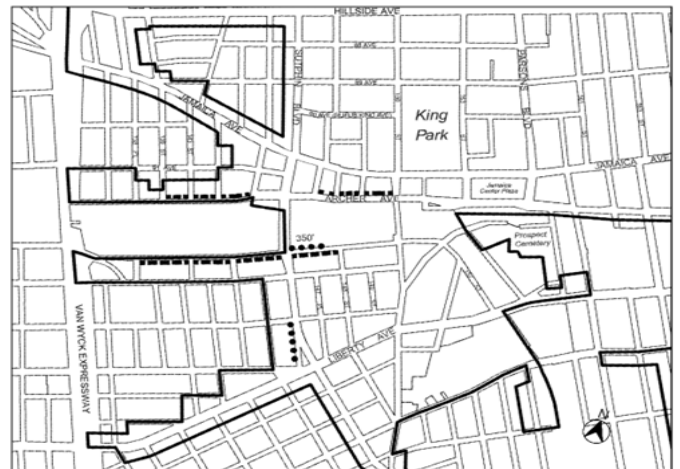
Map 5 Map 3 — Sidewalk Widening

[EXISTING MAP]



- Special Downtown Jamaica District
- 2' Sidewalk Widening
- - - 5' Sidewalk Widening

[PROPOSED MAP]



- Special Downtown Jamaica District
- - - 2' Sidewalk Widening
- 5' Sidewalk Widening

* * *

APPENDIX F

Mandatory Inclusionary Housing Areas and former Inclusionary Housing Designated Areas

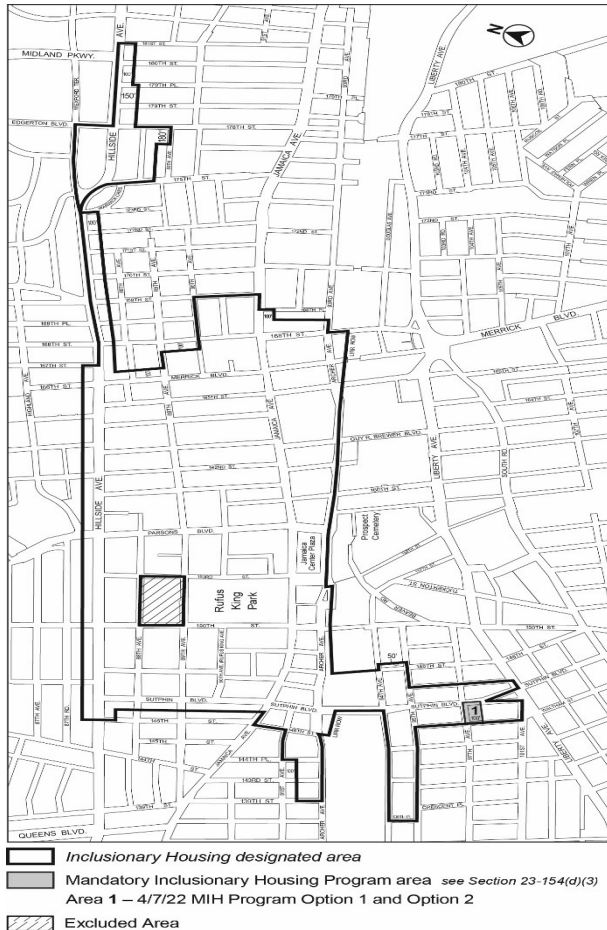
QUEENS

* * *

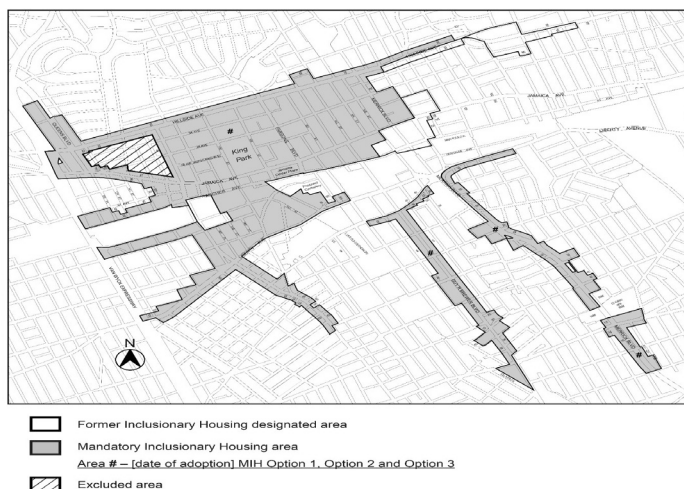
Queens Community Districts 8 and 12

Map 1 – [date of adoption]

[EXISTING MAP]



[PROPOSED MAP]



Portion of Community Districts 8 and 12, Queens

* * *

No. 4

CD 12

C 250171 HAQ

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development (HPD)

1. pursuant to Article 16 of the General Municipal Law of New York State for:
 - a. the designation of property located at 108-41-108-51 Union Hall Street (Block 10150, Lots 6, 7, 8, 10), 108-32 – 108-34 Guy R Brewer Boulevard (Block 10150 Lots 51, 52), 108-38 Guy R Brewer Boulevard (Block 10150, Lot 54), 108-44 Guy R Brewer Boulevard (Block 10150, Lot 57), 109-43 – 109-47 Union Hall Street (Block 12152, Lots 8, 9, 10, 11) as an Urban Development Action Area; and
 - b. an Urban Development Area Project for such area; and
2. pursuant to Section 197-c of the New York City Charter for the disposition of such property to a developer to be selected by HPD;

to facilitate the development of income restricted housing units pursuant to zoning, Borough of Queens, Community District 12.

No. 5

CD 12

C 250187 MMQ

IN THE MATTER OF an application submitted by the New York City Department of Transportation and the New York City Economic Development Corporation 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 narrowing and re-alignment of Archer Avenue between 144th Place and 147th Place; and 2. the discontinuance and closing of a portion of Archer Avenue between 144th Place and 146th Street; and 3. the establishment and elimination of public places along Archer Avenue between 144th Place and 147th Place; and 4. the adjustment of grades and block dimensions necessitated thereby; including authorization for any acquisition or disposition of real property related thereto, in Community District 12, Borough of Queens, in accordance with Map No. 5048 dated April 1, 2025, and signed by the Borough President.

NOTICE

On Wednesday, July 2, 2025, 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, City Map amendments, designations of Urban Development Action Areas (UDAA), approval of an Urban Development Action Area Project (UDAAP), and disposition of city-owned property – to implement land use and zoning recommendations in the Jamaica neighborhood. The Proposed Actions would affect an approximately 230-block area focused around Downtown Jamaica (also commonly referred to as Jamaica Center), the industrial districts to the south and east, and portions of Jamaica's key corridors including Hillside Avenue, Jamaica Avenue, Liberty Avenue, Sutphin Boulevard, Guy R. Brewer Boulevard, and Merrick Boulevard. The Project Area is generally bounded by Hillside Avenue to the north, the Van Wyck Expressway Service Road to the west, 109th Avenue, 115th Avenue, and 116th Avenue to the south; and 191st Street and Farmers Boulevard to the east. The majority of the Project Area is located in Queens Community District 12, with a portion along Hillside Avenue and Queens Boulevard located in Community District 8. Overall, the Proposed Actions are expected to facilitate development on 103 projected development sites, resulting in a net increase of approximately 12,235,310 gross square feet (gsf) of residential floor area (12,319 dwelling units), including approximately 2,500 – 3,7441 permanently income-restricted homes, 1,476,220 gsf of commercial space, 836,034 gsf of community facility space, 24,818 gsf of industrial space, and 1,994,252 gsf of warehouse space and a net decrease of approximately 24,193 gsf of auto-related uses and 72 accessory parking spaces. It is expected that the projected development included in the Reasonable Worst Case Development Scenario (RWCDs) would be built by 2040, following approval of the proposed actions.

Written comments on the DEIS are requested and will be received and considered by the Lead Agency through 5pm on Monday, July 14, 2025.

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. 24DCP132Q.

**BOROUGH OF STATEN ISLAND
No. 6**

THE HILLSIDE SWIMMING CLUB, INC.

CD 2 **C 250061 ZSR**
IN THE MATTER OF an application submitted by Hillside Swimming Club, Inc. pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-133 of the Zoning Resolution to allow a non-commercial club with swimming pools located less than 500 feet from any lot line, on property located at 151 Signs Road (Block 2145, Lot 25), in an R3X District.

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/2022R0315> or the Department of City Planning at 120 Broadway, 31st Floor, New York, NY 10271-0001.

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

Accessibility questions: AccessibilityInfo@planning.nyc.gov, 212-720-3366, by: Thursday, June 26, 2025 5:00 P.M.



j17-jy2

CITYWIDE ADMINISTRATIVE SERVICES

■ PUBLIC HEARINGS

**HUMAN CAPITAL LINE OF SERVICE
PROPOSED AMENDMENT TO CLASSIFICATION**

PUBLIC NOTICE IS HEREBY GIVEN of a virtual public hearing to amend the Classification of the Classified Service of the City of New York.

A virtual public hearing will be held by the Commissioner of Citywide Administrative Services in accordance with Rule 2.6 of the Personnel Rules and Regulations of the City of New York via Microsoft Teams on June 25, 2025 at 10:00 A.M.

Topic: Public Hearings - DCAS Classification

Meeting Link: <https://www.microsoft.com/microsoft-teams/join-a-meeting>

Meeting ID: 230 652 288 224 2

Passcode: xs6Ku7bY

Phone Number: 1 646-893-7101

Phone Conference ID: 662 148 871#

For more information go to the DCAS website at <https://www1.nyc.gov/site/dcas/about/public-hearings.page>

RESOLVED, that the classification of the Classified Service of the City of New York is hereby amended under the heading of **OFFICE OF THE DISTRICT ATTORNEY – BRONX COUNTY [902]** as follows:

By establishing the following managerial title in the Non-Competitive Class, subject to Rule X, Part I with the number of positions indicated below:

Title Code No.	Class of Positions	Salary Range	Number of Positions
XXXXX	Principal Rackets Investigator (BXDA)	#	5

These are Management Classes of positions paid in accordance with the Pay Plan for Management Employees. Salaries for these positions are set at a rate in accordance with duties and responsibilities.

Part I positions are designated as confidential or policy influencing under Rule 3.2.3 (b) of the Personnel Rules and Regulations of the City of New York and therefore are not covered by Section 75 of the Civil Service Law.

**HUMAN CAPITAL LINE OF SERVICE
PROPOSED AMENDMENT TO CLASSIFICATION**

PUBLIC NOTICE IS HEREBY GIVEN of a virtual public hearing to amend the Classification of the Classified Service of the City of New York.

A virtual public hearing will be held by the Commissioner of Citywide Administrative Services in accordance with Rule 2.6 of the Personnel Rules and Regulations of the City of New York via Microsoft Teams on June 25, 2025, at 10:00 A.M.

Topic: Public Hearing – Borough President – Bronx [011] – NYS Civil Service Commission Proposal

Meeting link: <https://www.microsoft.com/microsoft-teams/join-a-meeting>

Meeting ID: 230 652 288 224 2

Passcode: xs6Ku7bY

Phone Number: 1 646-893-7101

Phone Conference ID: 662 148 871#

For more information go to the DCAS website at <https://www1.nyc.gov/site/dcas/about/public-hearings.page>

RESOLVED, that the classification of the Classified Service of the City of New York is hereby amended under the heading of **THE OFFICE OF THE BRONX BOROUGH PRESIDENT [011]** as follows:

I. To classify the following managerial titles in the Exempt Class, subject to Rule X:

Title Code Number	Class of Positions	Salary Range	Number of Authorized Positions
MXXXXX	Equal Employment Opportunity Officer	#	1

This is a management class of positions paid in accordance with the Pay Plan for Management Employees. Salaries for these positions are set at rates in accordance with duties and responsibilities.

II. To classify the following non-managerial title in the Exempt Class, subject to Rule X:

Title Code Number	Class of Positions	Number of Authorized Positions
XXXXX	Chauffer	5

III. To classify the following managerial titles in the Non-Competitive Class, subject to Rule X, Part I:

Title Code Number	Class of Positions	Salary Range	Number of Authorized Positions
MXXXXX	Special Assistant to the Borough President	#	16
MXXXXX	Chief Information Technology Officer	#	1

These are management classes of positions paid in accordance with the Pay Plan for Management Employees. Salaries for these positions are set at rates in accordance with duties and responsibilities.

Part I positions are designated as confidential, or policy influencing under Rule 3.2.3 (b) of the Personnel Rules and Regulations of the City of New York and therefore are not covered by Section 75 of the Civil Service Law.

Accessibility questions: DCAS Accessibility (212) 386-0256 accessibility@dcas.nyc.gov, by: Tuesday, June 24, 2025, 12:00 P.M.



j18-23

j18-23

COMMISSION TO STRENGTHEN LOCAL DEMOCRACY

■ PUBLIC HEARINGS

Please be advised that the New York City Commission to Strengthen Local Democracy will hold a public hearing on Land Use:

Thursday, June 26th
5:00 - 7:00 P.M.
Sunset Park Library, Community Rooms 1/2
5108 4th Avenue, Brooklyn

This meeting is open to the public and centers on Land Use (Fair Housing, Community Planning, ULURP, Leasing Fraud Prevention and more). **In order to testify in person or via zoom you must register** (<https://forms.office.com/g/aG6qaQ8AVs>). We ask that you register 24 hours prior to the public hearing but will accept registrations up to and during the first 30 minutes of the hearing. Each member of the public will be given three (3) minutes to testify. If possible, **we request written testimony be submitted to** info@thecommission.nyc.

Public testimony will be accepted in person or via Zoom until 7:00 P.M. If you are unable to testify due to time constraints, written testimony of any length will continue to be accepted for the public record up to 72 hours after the meeting ends. If you're testifying remotely, you will receive an email prior to the start of the hearing with information on how to join the hearing via Zoom.

The public can watch the hearing via Zoom. (<https://us06web.zoom.us/j/84552354250>)

What if I need assistance to observe the meeting?

This location is accessible to individuals using wheelchairs or other mobility devices. With advance notice, American Sign Language interpreters will be available, and members of the public may request induction loop devices and language translation services. Please make induction loop, language translation or additional accessibility requests by Thursday, June 19th at 5:00 P.M. by indicating on your registration or emailing the Commission at info@thecommission.nyc. All requests will be accommodated to the extent possible.

j20-26

Please be advised that the New York City Commission to Strengthen Local Democracy will hold a public hearing on Government Accountability:

Monday, June 23rd
5-7 P.M.
Museum of the City of New York, Ronay Menschel Hall
1220 Fifth Avenue at 103rd Street, Manhattan

This meeting is open to the public and centers on Land Use (Strengthening Independent Oversight Agencies, Advice and Consent, Impeaching or Recalling the Mayor, Mayoral Vetoes and Emergency Powers, and more). **In order to testify in person or via zoom you must register** (<https://forms.office.com/g/gm9mRPTQ2r>). We ask that you register 24 hours prior to the public hearing but will accept registrations up to and during the first 30 minutes of the hearing. Each member of the public will be given three (3) minutes to testify. If possible, **we request written testimony be submitted to** info@thecommission.nyc.

Public testimony will be accepted in person or via Zoom until 7:00 P.M. If you are unable to testify due to time constraints, written testimony of any length will continue to be accepted for the public record up to 72 hours after the meeting ends. If you're testifying remotely, you will receive an email prior to the start of the hearing with information on how to join the hearing via Zoom.

The public can watch the hearing via Zoom. (<https://us06web.zoom.us/j/83098795445>)

What if I need assistance to observe the meeting?

This location is accessible to individuals using wheelchairs or other mobility devices. With advance notice, American Sign Language interpreters will be available, and members of the public may request induction loop devices and language translation services. Please make induction loop, language translation or additional accessibility requests by Tuesday, June 17th at 5:00 P.M. by indicating on your registration or emailing the Commission at info@thecommission.nyc. All requests will be accommodated to the extent possible.

j16-23

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. 16 - Tuesday, June 24, 2025, at 7:00 P.M., Mount Ollie Baptist Church, 1698 St. Marks Avenue, Brooklyn, NY and via Webex.

A public hearing with respect to SLA renewal applications for Jigga's Jerk Spot - 297 Legion Street, Brooklyn, NY 11212; African Pride Restaurant - 1895 Eastern Parkway, Brooklyn, NY 11233, and Villa Castillo Restaurant -1474 Pitkin Avenue, Brooklyn, NY 11212.

The following Uniform Land Use Review Procedure ("ULURP") presentations will be made: (1) Constellation HPD Project- Pre-ULURP Briefing and, (2) WellLife - Osborn Street Supportive Housing Project.

j20-24

COMPTROLLER

■ MEETING

The City of New York Audit Committee Meeting is scheduled for Wednesday, June 25, 2025 at 9:30 A.M., at 1 Centre Street, Room 1005 North. The meeting will be open to the General Public.

j17-25

BOARD OF EDUCATION RETIREMENT SYSTEM

■ MEETING

Our next Executive Committee Meeting will be held *in-person* at our 55 Water Street office (50th floor) Wednesday, June 25, 2025, from 12:30 P.M. - 3:00 P.M. If you would like to attend this meeting, please reach out to Salil Mehta at smehta8@bers.nyc.gov.

j13-25

The Board of Education Retirement System Board of Trustees Meeting will be held in-person at our 55 Water Street office, 50th Floor on Wednesday, June 25, 2025 from 4:00 P.M. - 6:00 P.M. If you would like to attend this meeting, please contact BERS Executive Director, Sanford Rich, at Srich4@bers.nyc.gov.

j18-25

HOUSING AUTHORITY

■ MEETING

The next Board Meeting of the New York City Housing Authority is scheduled for Wednesday, June 25, 2025 at 10:00 A.M. in the Ceremonial Room on the 5th Floor of 90 Church Street, New York, New York 10007 (unless otherwise noted).

Copies of the Calendar will be available on NYCHA's Website at <https://www.nyc.gov/site/nycha/about/board-meetings.page> or may be picked up at the Office of the Corporate Secretary at 90 Church Street, 5th Floor, New York, NY 10007, no earlier than 24 hours before the upcoming Board Meeting. Copies of the Draft Minutes will also be available on NYCHA's Website at <https://www.nyc.gov/site/nycha/about/board-meetings.page> or may be picked up at the Office of the Corporate Secretary no earlier than 3:00 P.M. on the Tuesday following the Board Meeting.

Any changes to the schedule will be posted here and on NYCHA's Website at <https://www.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.

The meeting will be streamed live on NYCHA's YouTube Channel at <https://www.youtube.com/c/nycha> and NYCHA's Website at <https://www.nyc.gov/site/nycha/about/board-meetings.page>

Any person requiring a reasonable accommodation in order to participate in the Board Meeting, should contact the Office of the Corporate Secretary by phone at (212) 306-6088 or by e-mail at corporate.secretary@nycha.nyc.gov no later than Wednesday, June 18, 2025, by 5:00 P.M.

For additional information, please visit NYCHA's Website at <https://www.nyc.gov/site/nycha/about/board-meetings.page> or contact the Office of the Corporate Secretary at (212) 306-6088.

Accessibility questions: (212) 306-6088, by: Wednesday, June 18, 2025, 5:00 P.M.



j11-25

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, June 24, 2025, at 9:30 A.M., a public hearing will be held in the public hearing room at 253 Broadway, 2nd Floor, Borough of Manhattan, with respect to the following properties, and then followed by a public meeting. Participation by video conference 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 Steven Thomson, Director of Community and Intergovernmental Affairs, at stthomson@lpc.nyc.gov or 212-669-7923 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 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.

106 Carroll Place - St. George/New Brighton Historic District
LPC-25-09786 - Block 15 - Lot 138 - Zoning: R3A/HS
CERTIFICATE OF APPROPRIATENESS

A neo-Colonial style garage/dwelling designed by Charles A. Dunker and built in 1941. Application is to legalize alterations to the facade and installation of HVAC equipment without Landmarks Preservation Commission permit(s).

119 Bergen Street - Boerum Hill Historic District Extension
LPC-25-10636 - Block 194 - Lot 47 - Zoning: R6B
CERTIFICATE OF APPROPRIATENESS

An Italianate style rowhouse built in 1868. Application it to construct a rear yard addition.

56 Joralemon Street - Brooklyn Heights Historic District
LPC-25-11594 - Block 260 - Lot 24 - Zoning: R6
CERTIFICATE OF APPROPRIATENESS

A Greek Revival style house built in 1849. Application is to modify window openings and install new windows.

135 Amity Street - Cobble Hill Historic District
LPC-25-07132 - Block 291 - Lot 43 - Zoning: R6
CERTIFICATE OF APPROPRIATENESS

An altered rowhouse originally built in 1880. Application is to replace windows.

1220 Dean Street - Crown Heights North Historic District
LPC-25-10562 - Block 1213 - Lot 19 - Zoning: R6
CERTIFICATE OF APPROPRIATENESS

A neo-Grec style rowhouse designed by William Rofs and built c. 1877. Application is to construct a rooftop bulkhead and modify openings at the rear façade.

157 Duane Street - Tribeca West Historic District

LPC-25-09894 - Block 144 - Lot 13 - Zoning: C6-2A

CERTIFICATE OF APPROPRIATENESS

An Italianate style store and loft building built in 1856-57. Application is to legalize the installation of an awning without Landmarks Preservation Commission Permit(s).

4 Bond Street - NoHo Historic District

LPC-25-08326 - Block 530 - Lot 66 - Zoning: M1-5/R7X

CERTIFICATE OF APPROPRIATENESS

A Federal/Italianate style residential structure built in 1828-1829. Application is to alter the commercial base, paint facade and install signage.

79 Spring Street - SoHo-Cast Iron Historic District

LPC-25-11243 - Block 497 - Lot 7502 - Zoning: M1-5/R9X

CERTIFICATE OF APPROPRIATENESS

A store building designed by Richard Berger and built in 1884-85. Application is to install a flagpole and paint the storefront infill and cornice.

225 West 4th Street, (aka 229 West 4th Street and 126 7th Avenue, and 231 West 4th Street and 128 7th Avenue) - Greenwich Village
LPC-24-11736 - Block 610 - Lot 9 - Zoning: C4-5

CERTIFICATE OF APPROPRIATENESS

A utilitarian building built in the 1920s, and two rowhouses built in 1873. Application is to install signage.

160 West 10th Street - Greenwich Village Historic District

LPC-25-09731 - Block 610 - Lot 17 - Zoning: C4-5, R6

CERTIFICATE OF APPROPRIATENESS

A Romanesque Revival style garage building designed by E. D. Harris and built in 1891-1892, with major alterations in 1914. Application is to construct a rooftop addition, cut back and rebuild the rear façade, modify openings, and replace windows and doors.

115 Mercer Street - SoHo-Cast Iron Historic District

LPC-25-09355 - Block 499 - Lot 7506 - Zoning: M1-5/R7X

CERTIFICATE OF APPROPRIATENESS

A store and storehouse building designed by Julius Boeckell and built in 1872. Application is to install a flagpole.

36 West 11th Street - Greenwich Village Historic District

LPC-25-08332 - Block 574 - Lot 26 - Zoning: R6

CERTIFICATE OF APPROPRIATENESS

A Greek Revival style rowhouse built in 1840-41. Application is to construct rooftop and rear yard additions.

15 East 88th Street - Expanded Carnegie Hill Historic District

LPC-25-08450 - Block 1500 - Lot 11 - Zoning: R8B

CERTIFICATE OF APPROPRIATENESS

A neo-Federal style townhouse designed by Delano and Aldrich and built in 1920-22. Application is to replace windows.

23 East 92nd Street - Carnegie Hill Historic District

LPC-25-11183 - Block 1504 - Lot 13 - Zoning: R8B, R10, MP, C1-5

CERTIFICATE OF APPROPRIATENESS

A Renaissance Revival style rowhouse designed by A.B. Ogden & Son and built in 1889-1890. Application is to construct a rear yard addition and reconstruct the top floor of the rear façade.

j10-24

RENT GUIDELINES BOARD

■ PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN THAT THE NEW YORK CITY

RENT GUIDELINES BOARD (RGB) will hold a public hearing on **June 27, 2025** at the NYC Department of Health, 125 Worth Street, 2nd Floor Auditorium, New York, NY 10007 from 10:00 A.M. to 12:00 P.M. to consider public comments concerning proposed rent adjustments on leases for apartments, lofts, hotels (including class A and class B hotels, SROs, rooming houses and lodging houses) and other housing units subject to the Rent Stabilization Law of 1969 and the Emergency Tenant Protection Act of 1974. These adjustments will affect leases commencing between October 1, 2025 through September 30, 2026.

Anyone who wants to comment on the proposed rule at a public hearing must sign up to speak. People wishing to speak at the public hearings can pre-register in advance. Pre-registration of speakers is advised. You can pre-register online through our website, nyc.gov/rgb, or you can sign up to speak by calling 212-669-7480 from 9:00 A.M. till 5:00 P.M., Monday through Friday. Pre-registration requests for the hearing must be received before 12:00 P.M. one business day **prior** to the public hearing date. For those who do not pre-register, registration

is also available at the public hearings. You can register in-person from 10:00 A.M. to 12:00 P.M. on June 27. You will have two minutes to speak. For further information and to pre-register for a public hearing, call the RGB at (212) 669-7480.

Written requests for pre-registration must be received at the office of the Board at 1 Centre Street, Suite 2210, New York, NY 10007 by 12:00 P.M. on the business day prior to the public hearing date. Written requests for registration can be emailed to csuperville@rgb.nyc.gov or mailed to the Rent Guidelines Board at the address listed above.

This hearing is wheelchair accessible and Spanish interpretation will be provided. Persons who request that a language interpreter, other than Spanish, or a sign language interpreter or other form of reasonable accommodation for a disability be provided at any of the scheduled hearings must notify Ms. Charmaine Superville at the NYC Rent Guidelines Board at (212) 669-7480 or via email at csuperville@rgb.nyc.gov by June 16, 2025 no later than 4:30 P.M. to ensure that accommodations can be made.

The public is invited to observe all public meetings and public hearings but is invited to speak only at the public hearings. All public hearings may be livestreamed from YouTube at: <https://www.youtube.com/RentGuidelinesBoard>. Members of the public must be present at the public hearing location in order to testify.

In addition to in-person testimony, the RGB is providing platforms for submitting both audio and video comments. Audio and video comments must be received by Tuesday, June 27, 2025, to be considered before the final vote. Audio comments can be recorded via voicemail by dialing 929-256-5472. When prompted, you will have up to two minutes to speak. You can also submit prerecorded audio and video comments of up to two minutes in length. Instructions for how to submit these prerecorded comments are available on the Board's website at <https://rentguidelinesboard.cityofnewyork.us/testimony/>.

Proposed rent guidelines for all of the above classes of stabilized housing units were adopted on **May 27, 2025**. Copies of the proposed guidelines are available from the NYC Rent Guidelines Board office at the above listed address, at the Board's website nyc.gov/rgb, or at rules.cityofnewyork.us.

j16-26

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, June 26, 2025 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>

j20-26

PROCUREMENT

"Compete To Win" More Contracts!

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

● Win More Contracts, at nyc.gov/competetowin

"The City of New York is committed to achieving excellence in the design and construction of its capital program, and building on the tradition of innovation in architecture and engineering that has contributed, to the City's prestige as a global destination. The contracting opportunities for construction/construction services and construction-related services that appear in the individual agency listings below reflect that commitment to excellence."

HHS ACCELERATOR 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_browse_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>

ADMINISTRATION FOR CHILDREN'S SERVICES

ADMINISTRATION

■ AWARD

Services (other than human services)

CHILD CARE VOUCHER PAYMENT SERVICES - Competitive Sealed Proposals - Other - PIN# 06824P0003001 - AMT: \$8,438,400.00 - TO: YMS Management Associates Inc., 160 Broadway, Suite 1201, New York, NY 10038-4201.

j23

CHILD AND FAMILY WELL-BEING

■ AWARD

Human Services/Client Services

FAMILY ENRICHMENT CENTERS 2-SI01 ST. GEORGE/STAPLETON - Renewal - PIN# 06822P0002010R001 - AMT: \$2,226,126.00 - TO: Justice Innovation Inc., 520 8th Avenue, 18th Floor, New York, NY 10018.

Family Enrichment Centers are a family centered, place-based, primary prevention model where all of members of the community have access to and may benefit from activities, events, and services (called "offerings") that strengthen family protective factors to increase well-being and stability.

Special Case Determination not required because procurement is for Client/Human Services and is the preferred method under PPB Rule 3-01 (c)

j23

CAMPAIGN FINANCE BOARD

PROCUREMENT

■ AWARD

Services (other than human services)

TRANSPORTATION SERVICES - M/WBE Noncompetitive Small Purchase - PIN# 004202500011 - AMT: \$110,000.00 - TO: Big Apple

Car Inc., dba VIP Gold Goldstar Transportation, 169 Bay 17th Street, Brooklyn, NY 11214.

Car service to provide transportation within the five boroughs of New York City for CFB staff, including travel to and from events, community outreach, polling site visits, and other official agency business. The service must be reliable, available on-demand or scheduled in advance, and accommodate both individual and group travel needs as required by the agency's operational and programmatic activities.

✶ j23

CITY PLANNING

INFORMATION TECHNOLOGY

■ AWARD

Goods

MICROFOCUS LICENSE FY26 - Intergovernmental Purchase - PIN# 0302500002001 - AMT: \$41,528.00 - TO: Compulink Technologies Inc., 260 West 39th Street, Room 302, New York, NY 10018-4434.

✶ j23

CITYWIDE ADMINISTRATIVE SERVICES

DIVISION OF MUNICIPAL SUPPLY SERVICE

■ SOLICITATION

Goods

COAGULANT AID POLYMER - DEP - Competitive Sealed Bids - PIN# 85725B0096 - Due 7-28-25 at 11:00 A.M.

The New York City Department of Citywide Administrative Services ("DCAS") is issuing a solicitation to obtain bids to procure Coagulant Aid Polymer for the City of New York, Department of Environmental Protection. Please submit your proposals by both acknowledging the receipt of the RFx in the Acknowledgement tab and completing your response in the Manage Responses tab. Vendor resources and materials can be found at the link below under the Finding and Responding to RFx heading. After the Question Deadline, questions regarding this solicitation may not be addressed. If you need additional assistance with PASSPort, please contact the MOCS Service Desk at the below links:

<https://mocssupport.atlassian.net/servicedesk/customer/portal/8> and www.nyc.gov/mocshelp for PASSPort Vendor Resources <https://www.nyc.gov/site/mocs/passport/getting-started-with-passport.page>.

Bid opening Location - Bid Opening will be held Virtually via Microsoft TEAMS. To attend the Bid Opening, please register in advance using the following link: <https://events.gcc.teams.microsoft.com/event/c6e87841-5d75-4540-a9bd-42bbf0982410@32f56fc7-5f81-4e22-a95b-15da66513bef>. Pre bid conference location - Virtual Pre-Bid Meeting EPIN #85725B0096. Bid #2500067 Coagulant Aid Polymer - DEP. Please register using the following link: <https://events.gcc.teams.microsoft.com/event/815348fd-f511-4855-8d49-6b25669a6df5@32f56fc7-5f81-4e22-a95b-15da66513bef>. Mandatory: no Date/Time - 2025-07-01 11:00:00.

✶ j23

CATIONIC POLYMER, THICKENING AND POST THICKENING - Competitive Sealed Bids - PIN# 85725B0099 - Due 7-28-25 at 10:30 A.M.

The New York City Department of Citywide Administrative Services (DCAS) is issuing a solicitation to obtain bids to procure Cationic Polymer, Thickening And Post Thickening, for the New York City Department of Environmental Protection. Please submit your proposals by both acknowledging the receipt of the RFx in the Acknowledgement tab and completing your response in the Manage Responses tab. Vendor resources and materials can be found at the link below under the Finding and Responding to RFx heading. After the Question Deadline, questions regarding this solicitation may not be addressed. If you need additional assistance with PASSPort, please contact the MOCS Service Desk at the below links:

<https://mocssupport.atlassian.net/servicedesk/customer/portal/8> and www.nyc.gov/mocshelp for PASSPort Vendor Resources <https://www.nyc.gov/site/mocs/passport/getting-started-with-passport.page>.

Bid opening Location - Bid Opening will be held Virtually via Microsoft TEAMS. To attend the Bid Opening, please register in advance using the following link: <https://events.gcc.teams.microsoft.com/event/d9c89776-70e4-475c-9e26-74e81f5e9518@32f56fc7-5f81-4e22-a95b-15da66513bef>. Pre bid conference location - Virtual Pre-Bid Meeting EPIN #85725B0099. Bid #2500072 Cationic Polymer, Thickening and

Post Thickening. Please register using the following link: <https://events.gcc.teams.microsoft.com/event/774bda53-dab1-4bfc-a7d6-68cc52051350@32f56fc7-5f81-4e22-a95b-15da66513bef>. Mandatory: no Date/Time - 2025-07-01 10:00:00.

✶ j23

LIQUEFIED PETROLEUM GASES: PROPANE - DEP -

Competitive Sealed Bids - PIN# 85725B0095 - Due 7-28-25 at 11:30 A.M.

The New York City Department of Citywide Administrative Services ("DCAS") is issuing a solicitation to obtain bids to procure Liquefied Petroleum Gases: Propane for the City of New York, Department of Environmental Protection. Please submit your proposals by both acknowledging the receipt of the RFx in the Acknowledgement tab and completing your response in the Manage Responses tab. Vendor resources and materials can be found at the link below under the Finding and Responding to RFx heading. If you need additional assistance with passport, please contact the MOCS Service Desk at the below links: <https://mocssupport.atlassian.net/servicedesk/customer/portal/8> and www.nyc.gov/mocshelp for passport Vendor Resources <https://www.nyc.gov/site/mocs/passport/getting-started-with-passport.page>.

Bid opening Location - Bid Opening will be held Virtually via Microsoft TEAMS. To attend the Bid Opening, please register in advance using the following link: <https://events.gcc.teams.microsoft.com/event/453e5152-37b6-4d35-a791-f687ef7ba1eb@32f56fc7-5f81-4e22-a95b-15da66513bef>. Pre bid conference location - Virtual Pre-Bid Meeting EPIN #85725B0095 Bid #2500060 Liquefied Petroleum Gases: Propane - DEP. Please register using the following link: <https://events.gcc.teams.microsoft.com/event/6b52718b-6e7a-4b2b-ae06-67f825f1e124@32f56fc7-5f81-4e22-a95b-15da66513bef>. Mandatory: no Date/Time - 2025-07-01 12:00:00.

✶ j23

FLEET

■ AWARD

Goods

4 MB ESPRINTER 144" WB VANS FOR DOE - Intergovernmental Purchase - PIN# 8562500004001 - AMT: \$294,620.00 - TO: Diehl & Sons Inc., 129-01 Atlantic Avenue, Richmond Hill, NY 11418-3303.

NYS OGS Vehicle Marketplace Group 40440 - Award 23166.

✶ j23

4 MB ESPRINTER 170" HIGH ROOF WB VANS FOR DOE

- Intergovernmental Purchase - PIN# 8562500005001 - AMT: \$306,758.00 - TO: Diehl & Sons Inc., 129-01 Atlantic Avenue, Richmond Hill, NY 11418-3303.

NYS OGS Vehicle Marketplace Group 40440 - Award 23166.

✶ j23

DESIGN AND CONSTRUCTION

■ AWARD

Construction / Construction Services

MED682 REPLACEMENT OF WATER MAIN IN CENTRAL PARK WEST BETWEEN WEST 81ST STREET AND WEST 85TH - Competitive Sealed Bids - PIN# 85025B0042001 - AMT: \$10,873,267.00 - TO: MFM Contracting Corp., 335 Center Avenue, Mamaroneck, NY 10543.

Community Board 7

Special Case Determination not applicable - As per PPB Rule 3-01 (b) using Preferred Method - Competitive Sealed Bidding awarded to lowest bid.

✶ j23

FIRE DEPARTMENT

HAZARDOUS MATERIALS UNIT

■ AWARD

Goods

RADEYES FOR BHEARD AMBULANCES - Intergovernmental Purchase - PIN# 05725G0002001 - AMT: \$99,025.00 - TO: Fisher Scientific Company LLC, 4500 Turnberry Drive, Hanover Park, IL 60133.

✶ j23

HEALTH AND MENTAL HYGIENE

■ AWARD

Human Services/Client Services

SUPPORTING COMMUNITY COALITIONS TO PREVENT SUBSTANCE USE - Competitive Sealed Proposals/Pre-Qualified List - Other - PIN# 81625P0006004 - AMT: \$1,260,000.00 - TO: The Staten Island Partnership for Community Wellness, 444 St Marks Place, 3rd Floor, Staten Island, NY 10301.

The Health Department seeks to contract with up to five providers who would coordinate community coalitions dedicated to reducing the early initiation of substance use among BIPOC LGBTQ+/ LGBTQ+ youth and young adults up to age 35 by creating safe and affirming communities across NYC. For simplicity, all references to "LGBTQ+ youth" and "BIPOC LGBTQ+ youth" in this solicitation is inclusive of all members of these communities up to age 35.

This is a competitive human/client service procurement. Pursuant to PPB Rule 3-16, the appropriate method is competitive sealed proposal, issued to a prequalified list of vendors. This procurement is being issued through PASSPort, success system to HHS Accelerator.

✦ j23

FY26 NON-MEDICAID CARE COORDINATION AND HOME HEALTH - Renewal - PIN# 81620R8909KXLR002 - AMT: \$826,059.00 - TO: New Horizon Counseling Center Inc., 108-19 Rockaway Boulevard, Ozone Park, NY 11420.

New Horizon Counseling Center Inc. will continue to provide Non-Medicaid Care Coordination and Home Health Care Coordination services during the renewal term.

The primary goal of this program is to provide recovery-oriented care coordination which is widely available, accessible, flexible, personally tailored and responsive to individual need, creating a more cohesive and better coordinated system of care for persons with SMI (Serious Mental Illness).

PIN: 20AZ021101R2X00

✦ j23

RELAY SERVICE PROGRAM IN NYC HOSPITAL EMERGENCY DEPARTMENT - Negotiated Acquisition - Other - PIN# 81625N0025009 - AMT: \$855,000.00 - TO: New York University, NYU School of Medicine Administrative Unit, 650 First Avenue, New York, NY 10016.

This contract will ensure the Relay Service program is implemented at each hospital, which includes providing medical care, post-overdose referrals, liaison with hospital administration to develop policies and procedures around naloxone distribution, staff clearance, and training about the Relay Service program. The participating hospital will have a Relay ED Champion, a trained doctor or nurse with substance use experience, working with Relay staff at the Health Department to implement the program. This initiative is critical, given the current opioid crisis in NYC, with one person dying every three hours from a drug overdose. The Relay Service program is an innovative and compassionate approach that saves lives, supports recovery, and helps mitigate the crisis.

✦ j23

CHIEF OPERATING OFFICER

■ AWARD

Goods

LICENSES FOR EXISTING TEAMMATE + AUDIT SOFTWARE - M/WBE Noncompetitive Small Purchase - PIN# 81625W0029001 - AMT: \$250,000.00 - TO: Savant Financial Technologies Inc., 1441 Broadway, 6th Floor, New York, NY 10018.

✦ j23

HOMELESS SERVICES

BUDGET

■ AWARD

Human Services/Client Services

FY'26 NAE + ALLOW. FOR ADULT SINGLES - Negotiated Acquisition - Other - PIN# 07125N0007001 - AMT: \$7,571,031.00 - TO: Project Renewal Inc., 200 Varick Street, 9th Floor, New York, NY 10014.

DHS intends to enter into a one-year Negotiated Acquisition Extension contract with Project Renewal, Inc. at Kenton Hall Shelter. The contract term is 7/1/2025 – 06/30/2026. Total contract value is \$7,571,031, including allowance. Procurement and award are in accordance with PPB Rule Section 3-04(b)(2)(iii) for the reasons set forth herein.

This is a negotiated acquisition extension with in cumbent provider to maintain continuity of services for the minimum amount of time until a new RFP is processed. Procurement and award are in accordance with PPB Rules Section 3-04(b)(2)(iii) for the reasons set forth herein.

✦ j23

HOUSING AUTHORITY

PROCUREMENT DEPARTMENT

■ SOLICITATION

Services (other than human services)

SMD PS RFP 510473. TRADE STAFF AUGMENTATION SERVICES - Request for Proposals - PIN# 510473 - Due 7-24-25 at 2:00 P.M.

NYCHA, by issuing this RFP, seeks proposals from staff augmentation firms to provide NYCHA with staff augmentation services for the provision of candidates and management of selected trades and industrial resources, as detailed more fully within Section II of this RFP.

RFP Timetable

a. The release date of this RFP is June 23, 2025 (the "Release Date").

b. A non-mandatory Proposers' conference ("Proposers' Conference") will be hosted online via Microsoft Teams on July 1, 2025, at 10:00 A.M. Although attendance is not mandatory at the Proposers' Conference, it is strongly recommended that all interested Proposers attend, and that Proposers thoroughly review bid documents in advance of the meeting. To participate in the Pre-Bid Conference, please follow the instructions below:

Option 1: Copy and paste the below into your browser.

https://teams.microsoft.com/l/meetup-join/19%3ameeting_YWI1MTUzNWMTYmQ4NS00MGQ0LWJiZjgtMGQzMDQ1NmMxZTU5%40thre%20v2%20?context=%7b%22Tid%22%3a%22709ab558-a73c-4f8f-98ad-20bb096cd0f8%22%2c%22Oid%22%3a%2292c19fd3-18fd-485b-8edd-ad168781c0dd%22%7d

Meeting ID: 226 476 489 763 5

Passcode: C6iX2yn7

Option 2: call in (audio only) - + 1 646-838-1534,,329924482# - Phone Conference ID: 329 924 482#

Option 3: Access the document "TEAMS Meeting Link RFQ 510473" and click on the embedded link to join.

c. Proposals must be successfully submitted into iSupplier in final form no later than 2:00 P.M. on July 24, 2025 (the "Proposal Submission Deadline"). Proposals which are saved in iSupplier as a "draft" but not successfully submitted will not be considered. Proposers should refer to Section IV(2) of this RFP for details on Proposal submission requirements.

d. The anticipated award date of the Agreement(s) to the Selected Proposer(s) is on or about October, 2025.

e. All times stated above are Eastern Standard Time (EST).

Proposal Submission Requirements

Proposer shall electronically upload a single .pdf containing ALL components of the Proposal into iSupplier by 2:00 P.M. on the Proposal Submission Deadline. NYCHA will NOT accept hardcopy Proposals. The Proposal shall not include embedded documents or proprietary file extensions. NYCHA will not accept Proposals via e-mail, fax, or mail.

Instructions for registering for iSupplier can be found at <http://www1.nyc.gov/site/nycha/business/isupplier-vendor-registration.page> (last accessed March 12, 2024). After Proposer registers for iSupplier, it typically takes 24 to 72 hours for Proposer's iSupplier profile to be approved.

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

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

Housing Authority, 90 Church Street, New York, NY 10007. Mariela Maldonado (212) 306-4537; ProfessionalServices.Procurement@nychanyc.gov

• j23

HOUSING PRESERVATION AND DEVELOPMENT

OFFICE OF NEIGHBORHOOD STRATEGIES

■ SOLICITATION

Construction/Construction Services

MIXED-USE AFFORDABLE HOUSING DEVELOPMENT OPPORTUNITY IN QUEENS - Request for Proposals - Due 9-5-25 at 4:00 P.M.

The New York City Department of Housing Preservation and Development ("HPD") invites developers to submit proposals for a new construction project in Community District 2 of Queens.

The Hunter's Point South Parcel E Request for Proposals (RFP) is currently available on HPD's website (www.nyc.gov/hunterspointe). Respondents can download the RFP at no charge and must register online to receive any updates or additional communications regarding the RFP.

An online pre-submission conference will be held on July 9, 2025, at 12:00 P.M. Interested organizations are strongly encouraged to attend this conference. Please RSVP on HPD's website. Any updates and/or additional communications regarding this RFP will also be posted on HPD's website.

People with disabilities requiring special accommodations to attend the pre-submission conference should contact Tyler Tichenor at the email address below.

All proposals are due no later than 4:00 P.M. on Friday, September 5, 2025. Detailed instructions are provided in the RFP.

All communications must be IN WRITING to: HuntersPointE@hpd.nyc.gov, or

Tyler Tichenor
NYC Department of Housing Preservation and Development
Office of Neighborhood Strategies
100 Gold Street, 9X
New York, NY 10038

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

Housing Preservation and Development, 100 Gold Street, Room 9X, New York, NY 10038. Tyler Tichenor (212) 863-8363; tichenot@hpd.nyc.gov

• j23

ENS CONSTRUCTION

■ AWARD

Construction/Construction Services

EMERGENCY DEMOLITION OF 106 & 108 WEST 139 STREET, MANHATTAN - Emergency Purchase - PIN# 80625E0046001 - AMT: \$1,189,864.00 - TO: Granite Environmental LLC, 847 Shepherd Avenue, Brooklyn, NY 11208.

• j23

HUMAN RESOURCES ADMINISTRATION

■ AWARD

Services (other than human services)

IT CONSULTING SERVICES - Intergovernmental Purchase - PIN# 06925G0020001 - AMT: \$768,000.00 - TO: RCI Technologies Inc., 1133 Green Street, Iselin, NJ 08830.

• j23

PARKS AND RECREATION

REVENUE AND CONCESSIONS

■ VENDOR LIST

Services (other than human services)

CONCESSION OPPORTUNITIES IN NYC PARKS

The New York City Department of Parks & Recreation ("Parks") is seeking to add to its solicitation mailing lists the names of individuals and businesses that are interested in operating concessions in City parks. Currently, over 400 different concessions operate throughout the five boroughs, including but not limited to cafés, restaurants, mobile food units, farmers' markets, sports facilities, amusement parks, arts and crafts markets, T-shirt and souvenir stands, marinas, carousels, driving ranges, golf courses, tennis facilities, ice rinks, newsstands, parking lots, stables, and Christmas tree stands.

If you're interested in learning more about Parks' concession opportunities and/or would like to be added to Parks' solicitation mailing lists so that you receive notice of when new opportunities become available, please contact Parks' Concession Division by emailing Concessions@parks.nyc.gov. Alternatively, you can just go to the link below and fill in the online form: <https://www.nycgovparks.org/opportunities/concessions/solicitation-mailing-lists>. Please direct any questions or comments you may have to Andrew Coppola, Senior Project Manager, by phone at 212-360-3454 or via email at andrew.coppola@parks.nyc.gov.

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

Parks and Recreation, The Arsenal, 830 5th Avenue, New York, NY 10065. Andrew Coppola (212) 360-1397; Concessions@parks.nyc.gov

j9-23

POLICE DEPARTMENT

ADMINISTRATION

■ AWARD

Construction/Construction Services

GENERAL CONTRACTING FOR VARIOUS LOCATIONS (QUEENS) RENEWAL #1 - Renewal - PIN# 05621B0009001R001 - AMT: \$6,495,500.00 - TO: Sienia Construction Inc., 48-14 54th Avenue, Maspeth, NY 11378-1311.

• j23

MANAGEMENT AND BUDGET

■ AWARD

Construction/Construction Services

GENERAL CONTRACTING AT VARIOUS LOCATIONS (BRONX) RENEWAL #1 - Renewal - PIN# 05621B0010001R001 - AMT: \$6,495,500.00 - TO: Sienia Construction Inc., 48-14 54th Avenue, Maspeth, NY 11378-1311.

• j23

TRANSPORTATION

SIDEWALK AND INSPECTION MANAGEMENT

■ AWARD

Goods

POP-UP READY MIX CHUTE BAGS - M/WBE Noncompetitive Small Purchase - PIN# 84125W0078001 - AMT: \$150,000.00 - TO: Intivity Inc., 106 Despatch Drive, Suite 2, East Rochester, NY 14445.

• j23

YOUTH AND COMMUNITY DEVELOPMENT

ADMINISTRATION

■ AWARD

Goods

JOTFORM SUBSCRIPTION - M/WBE Noncompetitive Small Purchase - PIN# 26025W0015001 - AMT: \$39,035.00 - TO: K Systems Solutions LLC, 405 Kearny Avenue, Suite 2B, Kearny, NJ 07032.

This solicitation is being made pursuant to the M/WBE Noncompetitive Small Purchase Method, Section 3-08 of the New York City Procurement Policy Board (PPB) Rules, this procurement is exclusively for the City Certified Minority and Woman Owned Business (M/WBEs). Contracts awarded under this method may not exceed \$1,500,000.00, inclusive of any and all change orders, overruns, amendments, renewals and extensions. Department of Youth and Community Development (DYCD) is seeking an appropriately qualified MWBE vendor to provide a Jotform Subscription license

✶ j23

AGENCY CHIEF CONTRACTING OFFICE

■ AWARD

Human Services/Client Services

NDA RENEWAL FY26 - Renewal - PIN# 26021P0002022R001 - AMT: \$394,124.00 - TO: BronxWorks Inc., 60 East Tremont Avenue, Bronx, NY 10453.

✶ j23

NDA RENEWAL FY26 - Renewal - PIN# 26021P0002016R001 - AMT: \$888,694.00 - TO: Coalition for Hispanic Family Services, 315 Wyckoff Avenue, Brooklyn, NY 11237.

✶ j23

NDA RENEWAL FY26 - Renewal - PIN# 26021P0007001R001 - AMT: \$768,190.00 - TO: BronxWorks Inc., 60 East Tremont Avenue, Bronx, NY 10453.

✶ j23

NDA RENEWAL FY26 - Renewal - PIN# 26021P0002019R001 - AMT: \$611,865.00 - TO: YMCA of Greater New York, 5 West 63rd Street, 6th Floor, New York, NY 10023-7162.

✶ j23

COMPASS PROGRAM SERVICES - 2 YEAR EXTENSION - Negotiated Acquisition - Other - PIN# 26025N0435001 - AMT: \$3,144,133.00 - TO: YMCA of Greater New York, 5 West 63rd Street, 6th Floor, New York, NY 10023-7162.

✶ j23

COMPASS PROGRAM SERVICES - 2 YEAR EXTENSION - Negotiated Acquisition - Other - PIN# 26025N0440001 - AMT: \$481,615.00 - TO: YMCA of Greater New York, 5 West 63rd Street, 6th Floor, New York, NY 10023-7162.

✶ j23

COMMUNITY DEVELOPMENT

■ AWARD

Human Services/Client Services

NDA RENEWAL FY26 - Renewal - PIN# 26021P0003007R001 - AMT: \$404,478.00 - TO: Make the Road New York, 301 Grove Street, Brooklyn, NY 11237.

✶ j23

NDA RENEWAL FY26 - Renewal - PIN# 26023P0003001R001 - AMT: \$393,084.00 - TO: Cypress Hills Local Development Corporation Inc., 625 Jamaica Avenue, Brooklyn, NY 11208-1203.

✶ j23

NDA RENEWAL FY26 - Renewal - PIN# 26021P0004007R001 - AMT: \$1,303,037.00 - TO: Jewish Community Council of Greater Coney Island Inc., 3001 West 37th Street, Brooklyn, NY 11224-1479.

✶ j23

WORKFORCE

■ AWARD

Human Services/Client Services

LEARN AND EARN RFP - Competitive Sealed Proposals/Pre-Qualified List - Other - PIN# 26024P0002010 - AMT: \$2,286,638.00 - TO: Rockaway Development Revitalization Corp., 1920 Mott Avenue, 2nd Floor, Far Rockaway, NY 11691.

DYCD is seeking qualified vendors to implement Learn & Earn, one of DYCD's federally-funded Workforce Innovation and Opportunity Act (WIOA) programs for in-school youth in New York City. Through this RFP, DYCD aims to fund integrated and holistic program models that will strengthen New York City's (City) workforce development system and help young people gain the support, educational credentials and skills needed to succeed in today's economy.

Special Case Determination is not applicable as per PPB Rule 3-10(a) - procurement is being issued through PASSPort, successor to the HHS Accelerator system.

✶ j23

YOUTH SERVICES

■ AWARD

Human Services/Client Services

COMPASS PROGRAM SERVICES - 2 YEAR EXTENSION - Negotiated Acquisition - Other - PIN# 26025N0371001 - AMT: \$1,550,784.00 - TO: The Children's Village, 1 Echo Hills, Dobbs Ferry, NY 10522.

✶ j23

COMPASS PROGRAMS - Negotiated Acquisition - Other - PIN# 26025N0255001 - AMT: \$731,165.00 - TO: Children's Arts & Science Workshops Inc., 4320 Broadway, 2nd Floor, New York, NY 10033.

COMPASS continuation NAE

✶ j23

CONTRACT AWARD HEARINGS

MAYOR'S OFFICE OF CRIMINAL JUSTICE

■ PUBLIC COMMENT

This is a notice that the NYC Mayor's Office of Criminal Justice is seeking comments from the public about the proposed contract below.

Contract Type: General Contract (CT1)

Contractor: EAC Inc

Contractor Address: 99 Quentin Roosevelt Boulevard, Suite 200, Garden City, New York, 11530

Scope of Services: The scope of services for this contract is to deliver abusive partner intervention programming (APIP) at no cost to intimate partner violence defendants in the City's criminal courts in each of the five boroughs: Manhattan, Brooklyn, Queens, the Bronx, and Staten Island. It is anticipated that there will be multiple contracted providers across all five boroughs. The goal of the program is to educate participants about the dynamics and effects of intimate partner violence and move participants toward more pro-social and less abusive behaviors, ultimately reducing recidivism among participants. APIP utilizes two evidence-based curricula: Dignity and Respect for male-identified individuals and Turning Points for female-identified individuals, which are tailored to flexible 26-week or 16-week sessions. These curricula integrate cognitive behavioral strategies to help participants identify and address harmful thoughts, beliefs, actions, and values, fostering essential life skills and promoting healthier relationships. The program focuses on four key areas of accountability and change: self, intimate partner relationships, family, and community.

Maximum Value: \$1,328,472

Term (Start and End Dates): 7/1/2025 through 6/30/2028

Renewal Clauses: Two three-year renewal options. The renewal periods are from July 1, 2028 through June 30, 2031 and from July 1, 2031 through June 2034.

E-PIN: 12825P0002002

Procurement Method: Competitive Sealed Proposal (RFP)

Procurement Policy Board Rule: Section 3-03

How can I comment on this proposed contract award?

Please submit your comment to <https://forms.office.com/g/ZwcmczgUqQ>. Be sure to include the E-PIN above in your response.

Comments must be submitted before 12:00 P.M. on Thursday, June 26, 2025.

◀ j23

This is a notice that the NYC Mayor's Office of Criminal Justice is seeking comments from the public about the proposed contract below.

Contract Type: General Contract (CT1)

Contractor: EAC Inc

Contractor Address: 99 Quentin Roosevelt Boulevard, Suite 200, Garden City, New York 11530

Scope of Services: The scope of services for this contract is to deliver abusive partner intervention programming (APIP) at no cost to intimate partner violence defendants in the City's criminal courts in each of the five boroughs: Manhattan, Brooklyn, Queens, the Bronx, and Staten Island. It is anticipated that there will be multiple contracted providers across all five boroughs. The goal of the program is to educate participants about the dynamics and effects of intimate partner violence and move participants toward more pro-social and less abusive behaviors, ultimately reducing recidivism among participants. APIP utilizes two evidence-based curricula: Dignity and Respect for male-identified individuals and Turning Points for female-identified individuals, which are tailored to flexible 26-week or 16-week sessions. These curricula integrate cognitive behavioral strategies to help participants identify and address harmful thoughts, beliefs, actions, and values, fostering essential life skills and promoting healthier relationships. The program focuses on four key areas of accountability and change: self, intimate partner relationships, family, and community.

Maximum Value: \$560,744

Term (Start and End Dates): 7/1/2025 through 6/30/2028

Renewal Clauses: Two three-year renewal options. The renewal periods are from July 1, 2028 through June 30, 2031 and from July 1, 2031 through June 2034.

E-PIN: 12825P0002001

Procurement Method: Competitive Sealed Proposal (RFP)

Procurement Policy Board Rule: Section 3-03

How can I comment on this proposed contract award?

Please submit your comment to <https://forms.office.com/g/h3wWK4R3BC>. Be sure to include the E-PIN above in your response.

Comments must be submitted before 12:00 P.M. on Thursday, June 26, 2025.

◀ j23

This is a notice that the NYC Mayor's Office of Criminal Justice is seeking comments from the public about the proposed contract below.

Contract Type: General Contract (CT1)

Contractor: The Osborne Association, Inc

Contractor Address: 175 Remsen Street, Suite 800, Brooklyn, NY 11201

Scope of Services: The scope of services for this contract is to deliver abusive partner intervention programming (APIP) at no cost to intimate partner violence defendants in the City's criminal courts in each of the five boroughs: Manhattan, Brooklyn, Queens, the Bronx, and Staten Island. It is anticipated that there will be multiple contracted providers across all five boroughs. The goal of the program is to educate participants about the dynamics and effects of intimate partner violence and move participants toward more pro-social and less abusive behaviors, ultimately reducing recidivism among participants. APIP utilizes two evidence-based curricula: Dignity and Respect for male-identified individuals and Turning Points for female-identified individuals, which are tailored to flexible 26-week or 16-week sessions. These curricula integrate cognitive behavioral strategies to help participants identify and address harmful thoughts, beliefs, actions, and values, fostering essential life skills and promoting healthier relationships. The program focuses on four key areas of accountability and change: self, intimate partner relationships, family, and community.

Maximum Value: \$5,325,154

Term (Start and End Dates): 7/1/2025 through 06/30/2028

Renewal Clauses: Two three-year renewal options. The renewal periods are from July 1, 2028 through June 30, 2031 and from July 1, 2031 through June 2034.

E-PIN: 12825P0002005

Procurement Method: Competitive Sealed Proposal (RFP)

Procurement Policy Board Rule: Section 3-03

How can I comment on this proposed contract award?

Please submit your comment to <https://forms.office.com/g/g0WsfexQhL>. Be sure to include the E-PIN above in your response.

Comments must be submitted before 12:00 P.M. on Thursday, June 26, 2025.

◀ j23

This is a notice that the NYC Mayor's Office of Criminal Justice is seeking comments from the public about the proposed contract below.

Contract Type: General Contract (CT1)

Contractor: The Fortune Society Inc

Contractor Address: 29-76 Northern Blvd, Long Island City, New York 11101-2822

Scope of Services: The scope of services for this contract is to deliver abusive partner intervention programming (APIP) at no cost to intimate partner violence defendants in the City's criminal courts in each of the five boroughs: Manhattan, Brooklyn, Queens, the Bronx, and Staten Island. It is anticipated that there will be multiple contracted providers across all five boroughs. The goal of the program is to educate participants about the dynamics and effects of intimate partner violence and move participants toward more pro-social and less abusive behaviors, ultimately reducing recidivism among participants. APIP utilizes two evidence-based curricula: Dignity and Respect for male-identified individuals and Turning Points for female-identified individuals, which are tailored to flexible 26-week or 16-week sessions. These curricula integrate cognitive behavioral strategies to help participants identify and address harmful thoughts, beliefs, actions, and values, fostering essential life skills and promoting healthier relationships. The program focuses on four key areas of accountability and change: self, intimate partner relationships, family, and community.

Maximum Value: \$1,678,448

Term (Start and End Dates): 7/1/2025 through 6/30/2028

Renewal Clauses: Two three-year renewal options. The renewal periods are from July 1, 2028 through June 30, 2031 and from July 1, 2031 through June 2034.

E-PIN: 12825P0002003

Procurement Method: Competitive Sealed Proposal (RFP)

Procurement Policy Board Rule: Section 3-03

How can I comment on this proposed contract award?

Please submit your comment to <https://forms.office.com/g/g0WsfexQhL>. Be sure to include the E-PIN above in your response.

Comments must be submitted before 12:00 P.M. on Thursday, June 26, 2025.

◀ j23

SMALL BUSINESS SERVICES**■ PUBLIC COMMENT**

This is a notice that the NYC Department of Small Business Services is seeking comments from the public about the proposed contract below.

Contract Type: Contract

Contractor: Arbor E&T LLC, dba Equus Workforce Solutions

Contractor Address: 9510 Ormsby Station Road, Suite104, Louisville, Kentucky 40223

Scope of Services: The contractor will provide integrated services customized to the needs of OSOW youth, with a goal of connecting them to careers with living wages.

Maximum Value: \$4,497,938

Term (Start and End Dates): 10/1/25 – 09/30/2029

E-PIN: 80124P0018001

Procurement Method: Competitive Sealed Proposal

Procurement Policy Board Rule: Section 2-11(c)

How can I comment on this proposed contract award?

Please submit your comment to procurementhelpdesk@sbs.nyc.gov. Be sure to include the E-PIN above in your message.

Comments must be submitted before 5:00 P.M. on Tuesday, July 1, 2025.

◀ j23

YOUTH AND COMMUNITY DEVELOPMENT**■ PUBLIC COMMENT**

This is a notice that the NYC Department of Youth & Community Development is seeking comments from the public about the proposed contract below.

Contract Type: Contract**Contractor:** Housing Works Inc.**Contractor Address:** 57 Willoughby Street, 2nd Floor, Brooklyn, New York 11201**Scope of Services:** Provide fiscal sponsor services for fulfilling HUD's requirement for authentic youth collaboration on the Runaway and Homeless Youth (RHY) services.**Maximum Value:** \$214,925.00**Term:** March 3, 2025, through May 31, 2027, with no option to renew.**E-PIN:** 26025N0154001**Procurement Method:** Negotiated Acquisition**Procurement Policy Board Rule:** Section 3-04(b)(2)(i)(D)**How can I comment on this proposed contract award?**Please submit your comment to <https://forms.office.com/g/4bZPLyJc0z>. Be sure to include the E-PIN above in your message.

Comments must be submitted before 3:00 P.M. on June 30, 2025.

✶ j23

This is a notice that the NYC Department of Youth and Community Development is seeking comments from the public about the proposed contract below.

Contract Type: Contract**Contractor:** Compulink Technologies Inc**Contractor Address:** 260 West 39th St., Suite 302, New York, NY 10018**Scope of Services:** The purchasing of IT supplies and computers to replenish stock for DYCD**Maximum Value:** \$191,790.00**E-PIN:** 26025W0020001**Term:** May 9, 2025, through June 30, 2025, with no option to renew**Procurement Method:** MWBE Noncompetitive Small Purchase
Procurement Policy Board Rule: Section 3-08(c)(1)(iv)**How can I comment on this proposed contract award?**Please submit your comment to <https://forms.office.com/g/4bZPLyJc0z>. Be sure to include the E-PIN above in your message.

Comments must be submitted before 3:00 P.M. on June 30, 2025.

✶ j23

AGENCY RULES

HEALTH AND MENTAL HYGIENE

■ PUBLIC HEARINGS

Notice of Public Hearing and Opportunity to Comment on Proposed Rules

What are we proposing? The New York City Department of Health and Mental Hygiene ("DOHMH" or the "Department") is proposing to add a new Chapter 40 to Title 24 of the Rules of the City of New York to establish rules for the certification required by a qualified environmental professional regarding the maximum levels of radon and certain organic chemical vapors in a basement or cellar apartment in the process of obtaining a temporary or permanent Certificate of Occupancy pursuant to New York City Local Law ("Local Law") 126 of 2024 and by sections U202.09 and U 202.10 of Local Law 127 of 2024.

When and where is the hearing? The Department will hold a public hearing on the proposed rules. The public hearing will take place from 10 a.m. to 11 a.m. on July 24th, 2025. The hearing will be conducted by video conference accessible via internet or telephone.

- **Internet.** To participate in the public hearing, please register at this Webex URL: <https://nycdohmh.webex.com/nycdohmh/j.php?MTID=m0f29247225aeda737f9edd7eaad3caf3>. If prompted to provide an event number or password, please enter the following:
Event number: **2330 008 6602**
Password: **v7M3RYDqN5e (87637937)** when dialing from a phone or video system)
- **Phone:** For access, dial: (646) 992-2010 or (408) 418-9388,

then please enter the following Access code: **233 000 86602**, Password: **TAcFpqK77d2**

How do I comment on the proposed rules? Anyone can comment on the proposed rules by:

- **Website.** You can submit comments online to the Department through the NYC rules website at <https://rules.cityofnewyork.us>.
- **Email.** You may email comments to resolutioncomments@health.nyc.gov
- **Mail.** You can mail comments to:
New York City Department of Health and Mental Hygiene
Gotham Center, 42-09 28th Street, CN 31
Long Island City, NY 11101-4132
Attn: Svetlana Burdeynik
- **Fax.** You may fax comments to the Department at 347-396-6087.
- **By speaking at the hearing.** Anyone who wants to comment on the proposed rule at the public hearing must sign up to speak. You can sign up before the hearing by calling Svetlana Burdeynik at (347) 396-6078 or (347) 396-6116. You can also sign up at Webex event when you join hearing at 10 a.m. on July 24th, 2025. You can speak for up to three minutes. Please note that the hearing is for accepting oral testimony only and is not held in a "Question and Answer" format.

Is there a deadline to submit written comments? Written comments must be received on or before July 24, 2025, at 5:00 P.M.

What if I need assistance to participate in the hearing? You must tell the Office of General Counsel if you need a reasonable accommodation of a disability at the hearing. You must tell us if you need a sign language interpreter. You can tell us by mail at the address given above. You may also tell us by telephone at 347-396-6078. Advance notice is requested to allow sufficient time to arrange the accommodation. Please tell us by July 10, 2025.

Can I review the comments made on the proposed rules? You can review the comments made online on the proposed rules by going to the website at <https://rules.cityofnewyork.us/>. All written comments and a summary of the oral comments received by the Department will be made available to the public within a reasonable time by the Department's Office of the General Counsel.

What authorizes the Department to make this amendment?

Section 389(b) of the New York City Charter provides that "heads of mayoral agencies shall have the power to adopt rules to carry out the powers and duties delegated to the agency head or the agency by or pursuant to federal, state or local law." Charter section 1043(a) similarly provides that each "agency is empowered to adopt rules necessary to carry out the powers and duties delegated to it by or pursuant to federal, state or local law." Local Laws 126 and 127 of 2024 requires DOHMH to promulgate rules setting the maximum levels of radon and other vapors in basement and cellar apartments. This proposed rule was not included in the Department's regulatory agenda, because its need was not known and the time the agenda was published.

Where can I find the DOHMH rules and the Health Code?

DOHMH's rules and the Health Code are located in Title 24 of the Rules of the City of New York.

What laws govern the rulemaking process? DOHMH must satisfy the requirements of section 1043 of the Charter when adding or amending rules. This notice is made according to the requirements of section 1043(b) of the Charter. These changes were not included in DOHMH's legislative agenda because they were not contemplated at that time.

Statement of Basis and Purpose of Proposed Rule

This proposed rule addresses standards for radon and organic chemical vapor levels in basement and cellar apartments. The current housing emergency has led people to inhabit thousands of unsafe illegal basement and cellar units throughout the city.¹ Some of the more common concerns with these unauthorized units include the risk of carbon monoxide poisoning, insufficient means of escape in case of

1 According to a 2021 estimate by the Pratt Center for Community Development, over 30,000 illegal basement or cellar apartments were concentrated in just eight Community Districts. Pratt Center for Community Development, *New York's Housing Underground: 13 Years Later* (Oct. 2021), 3, available at <https://prattcenter.net/our-work/new-yorks-housing-underground-revisited>.

fire, and inadequate natural light and ventilation.² Additionally, with climate change increasingly causing extreme weather events, flood risks pose ever greater safety concerns for those living below street level.³

To address the dangers of illegal basement and cellar residences, two local laws were adopted in 2024. Local Law 126 of 2024 (“LL 126”) sets forth standards for temporary occupancy of illegal basement and cellar apartments prior to the issuance of a certificate of occupancy for such use, as codified in section 28-507.4.5.2 of the Administrative Code. Local Law 127 of 2024 (“LL 127”), provides for the construction of ancillary dwelling units (“ADUs”) in basements and cellars on the same lot as certain one- and two-family dwellings, as codified in sections U202.9 and U202.10 of Appendix U of the NYC Building Code. Among other safety provisions, these laws require certification that the basement or cellar apartment or basement or cellar ADU meets the standards for radon and organic chemical vapor levels in rules adopted by the Department to address the potential health impacts of these substances on occupants. The Department is now proposing rules for these standards.

Existing Illegal Basement and Cellar Apartments

LL 126 authorizes a program to legalize occupancy of existing basement and cellar dwelling units in certain community districts in the Bronx, Brooklyn, Manhattan, and Queens that can be occupied safely. Among the LL 126 program requirements is submission of certification to DOB, no later than one year after the issuance of a ten-year Authorization for Temporary Residence, that the unit has been tested and meets the Department’s standards for radon and soil vapors.⁴ If the owner does not meet all of the benchmarks or a certificate of occupancy is not issued within the 10-year period, the authorization for temporary residence may be revoked and any occupants of the basement or cellar be required to vacate.

New Basement and Cellar Units

LL 127 provides for the creation of new ADUs, including ADUs in basements and cellars. Among the requirements for basement and cellar ADUs is submission of certification to DOB that the radon and vapor levels in such ADUs not exceed the threshold levels for radon and soil vapors in rules adopted by the Department.

Radon and Soil Vapor Threshold Levels Required for Certification

In accordance with LL 126 and LL 127 of 2024, the proposed rules establish the maximum levels of radon and vapors in the indoor air of basement and cellar units, the qualifications of individuals or firms conducting the radon and vapor testing, the type of laboratory qualified to analyze the air samples, and the certification form to be submitted to DOB. A property owner may need to consult with a qualified professional if mitigation is needed to bring the indoor air vapor levels below the thresholds proposed in this rule.

1. Radon

Radon is an odorless and invisible radioactive gas naturally released from rocks, soil, and water. It can get trapped inside homes and buildings and build up in the air. Over time, breathing in high levels of radon can lead to lung cancer. This extremely dangerous substance is the second highest cause of lung cancer deaths nationally after cigarette smoking.⁵

Pursuant to section U202.9 of the Building Code, the Department, in consultation with DOB, the Fire Department (“FDNY”), and Emergency Management (“NYCEM”), is proposing to adopt the same threshold radon level as was used for Local Law 49 of 2019, the precursor to these current housing initiatives that similarly piloted an approach to legalize and make safe cellar and basement apartments. Section 11 of that law required that radon levels in such apartments must be below two picocuries per liter of air. This is the level at which

the federal Environmental Protection Agency recommends homeowners consider mitigating for radon.⁶

The Department is now proposing to adopt this standard for all basement and cellar apartments and ADUs legalized pursuant to LL 126s and LL 127. Testing for radon must be conducted by a certified radon testing professional using a testing device approved by the National Radon Proficiency Program or equivalent program. The samples must be tested by a laboratory certified by the New York State Environmental Laboratory Approval Program (“ELAP”) to analyze air samples for radon, and the results, if below the threshold, must be certified by a qualified radon tester. Such certification must be submitted to DOB as required by section U202.9.

2. Organic Chemical Vapors

A. Identification of Soil Vapor Intrusion

Section U202.10 of LL 127 requires the Department, in consultation with DOB, the Mayor’s Office of Environmental Remediation, FDNY, and NYCEM, to adopt standards for vapor levels for basement and cellar apartments. Soil vapor intrusion from volatile organic chemicals (“VOCs”) is the primary health concern. The phrase “soil vapor intrusion” or “SVI” refers to the process by which VOCs move from contaminated soil and groundwater into the indoor air of buildings. SVI occurs when volatile contaminants in the subsurface evaporate and rise through pores in soil and into homes and other buildings through cracks and gaps in the building’s foundation. VOC vapors can also be present when a chemical is being used nearby in common products such as cleaners, room deodorizers, paints, stains, or new furniture, carpets, or floors.

When this VOC vapor is present in buildings, occupants may be exposed to volatile chemicals in indoor air. In certain cases, the vapors may accumulate to levels that may increase the risk of adverse health effects for persons living in or using those buildings. The potential adverse health effects from chemical exposures vary based on several factors, including the length of exposure, the amount of the exposure, the frequency of exposure, the toxicity of the VOC, ventilation, and an individual’s sensitivity.⁷

The health effects of these vapors include eye, nose, and throat irritation; headaches, loss of coordination and nausea; damage to liver, kidney, and central nervous system; and cancer.⁸ Perhaps the best-known VOC is perchloroethylene, known as PERC, emitted by dry cleaning processes. The Health Code already defines indoor PERC vapor at levels at or above 30 micrograms per cubic meter (µg/m³) as a nuisance and requires its remediation when the Department deems necessary.⁹

The nature and impact of the health effects of VOCs depend on their concentrations and exposure time. Although exposure to low levels of VOCs without adverse effect is not uncommon, living in a unit with elevated concentrations poses a risk of developing adverse health effects. Thus, identifying the indoor air vapor concentration levels where serious potential health concerns arise is the key to the standards the Department is proposing. While there are health-based guidance values for some VOCs, there are no federally enforceable standards set for them in non-industrial settings. The standards proposed are therefore based on New York State Department of Health (“SDOH”) Soil Vapor Intrusion Guidance and Updates (“SDOH guidance”) available online at https://www.health.ny.gov/environmental/indoors/vapor_intrusion/update.htm, which outline the threshold indoor air vapor levels where monitoring or mitigation is required. When indoor air sampling results are above defined thresholds, the guidance includes protocols for next steps, including monitoring and mitigation as needed depending on the vapor concentration beneath the building as described in a series of SDOH matrices for different types of SVIs.

B. Determination of Soil Vapor Threshold Levels

Based on its review of the SDOH guidance, the Department is proposing to adopt indoor air threshold levels for 20 different VOCs. The SDOH guidance provides health-based indoor air values for tetrachloroethene, trichloroethene, and methylene chloride, which values will be used as thresholds for those three compounds. For the other 17 chemicals proposed, the thresholds are the upper limits set by

2 N.Y.C. Department of Housing Preservation and Development, *Housing Quality/Safety: Basements and Cellars*, available at <https://www.nyc.gov/site/hpd/services-and-information/basement-and-cellar.page>.

3 N.Y.C. Comptroller, *Bringing Basement Apartments Into the Light: Establishing a NYC Basement Board to Provide Basic Rights, Responsibilities, and Protections for Basement Apartment Residents and Owners*, 9 (Aug. 2022), available at <https://comptroller.nyc.gov/reports/bringing-basement-apartments-into-the-light/>.

4 NYC Administrative Code § 28-507.4.5.2(2) sets the schedule for such testing and certification.

5 See, <https://www.cdc.gov/radon/about/index.html>, last accessed 5/23/25.

6 See, <https://www.epa.gov/radon/what-epas-action-level-radon-and-what-does-it-mean>, last accessed 5/23/25.

7 See, <https://dec.ny.gov/regulatory/regulations/tenant-notification-of-indoor-air-contamination-associated-with-soil-vapor-intrusion>, last accessed 2/19/25.

8 Volatile Organic Compounds’ Impact on Indoor Air Quality | US EPA

9 NYC Health Code § 13.17.

the SDOH guidance where monitoring or mitigation is recommended. All 20 VOCs are commonly identified VOCs that enter buildings via soil vapor and for which SDOH has developed matrices to assess indoor air and soil vapor concentrations. The table below includes the VOCs for which testing is required, the letter identification from the SDOH guidance matrix on which the upper limit was based, and the proposed upper limit to allow for the issuance of a certification for occupancy:

Compound	NYSDOH Matrix	Proposed Limit (µg/m ³)
Tetrachloroethene	B	30
Trichloroethene	A	2
Methylene chloride	B	60
Vinyl chloride	C	0.2
Carbon tetrachloride	A	1
1,1-dichloroethene	A	1
1,1,1-trichloroethane	B	10
Cis-1,2-dichloroethene	A	1
Benzene	D	10
Toluene	F	50
Ethylbenzene	D	10
o-Xylene	D	10
m,p-Xylene	E	20
Naphthalene	D	10
Cyclohexane	D	10
2,2,4-Trimethylpentane	D	10
1,2,4-Trimethylbenzene	D	10
1,3,5-Trimethylbenzene	D	10
Heptane	E	20
Hexane	E	20

C. Testing Method & Qualified Environmental Professional Tester

Compendium Method TO-15 is the federal Environmental Protection Agency ("EPA") Selected Analytical Method (SAM) to detect VOCs in indoor air samples for environmental remediation and recovery, and it is the most used analytical method in the United States. The "TO" in TO-15 stands for toxic organics. This method documents sampling and analytical procedures for the measurement of subsets of the 97 VOCs that are included in the 189 hazardous air pollutants (HAPs) listed in Title III of the Clean Air Act Amendments of 1990.¹⁰ Pursuant to this method, ambient air samples are collected using specially prepared and precleaned evacuated stainless-steel canisters. Laboratory analysis of the samples involves use of a pre-concentrator to focus small amounts of VOCs from large volumes of air. A gas chromatograph is then used to separate the individual VOC components and a mass spectrometer is used to identify and quantify each individual component in the sample.

Given the complex and technical nature of TO-15 testing, it should only be conducted by a person who possesses sufficient specific education, training, and experience necessary to exercise professional judgment to develop opinions and conclusions regarding the presence of releases or threatened releases of VOCs. New York State Department of Environmental Conservation ("NYS DEC") has adopted rules providing that such testing must be conducted by a "qualified environmental professional." The rule requires that such a person must:

- (1) hold a current professional engineer's or a professional geologist's license or registration issued by the State or another state, and have the equivalent of three years of full-time relevant experience in site investigation and remediation of the type detailed in this Part; or (2) be a site remediation professional licensed or certified by the Federal government, a state or a recognized accrediting agency, to perform investigation or remediation tasks consistent with department guidance, and have the equivalent of three years of full-time relevant experience.

6 NYCRR § 375.1.2(ak). The Department proposes adoption of the same standard for who may conduct TO-15 VOC testing and provide certification. Testing of VOC samples collected must be conducted by

10 Whitaker, w., et al., EPA, *Method TO-15A: Determination of Volatile Organic Compounds (VOCs) in Air Collected in Specially Prepared Canisters and Analyzed by Gas Chromatography-Mass Spectrometry (GC-MS)*, Sept. 2019, available online at:

https://www.epa.gov/sites/default/files/2019-12/documents/to-15a_vocs.pdf, last accessed 2/18/25.

laboratories certified by the New York State Environmental Laboratory Approval Program to analyze air samples for volatile organic compounds.

Certification Format

The Department is proposing that the certification by qualified professionals making submissions to DOB pursuant to Building Code Sections U202.9 and U202.10 be on forms provided by the Department. This requirement will streamline the review and approval process for the public and administrators alike.

The proposed rule is as follows:

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

New material is underlined.

Section 1. Title 24 of the Rules of the City of New York is amended by adding a new chapter 40, to read as follows:

Chapter 40: Certification of Radon and Other Vapors Levels in Certain Basement and Cellar Apartments

§ 40-01. Scope and applicability.

This chapter applies to the certification for permissible maximum radon and other vapor levels in basement or cellar apartment units as required by section 28-507.4.5.2 of the Administrative Code and sections U202.9 and U202.10 of Appendix U of the New York City Building Code (Chapter 8 of Title 28 of the Administrative Code).

§ 40-02. Definitions.

Terms used in this chapter have the same meanings as the terms defined in section 28-507.1 of the Administrative Code and in Appendix BC U102 of Appendix U of the New York City Building Code. In addition, the following definitions shall apply:

"Certification" means the certification described in sections U202.9 or U202.10 of Appendix U of the New York City Building Code.

"Department" means the Department of Health and Mental Hygiene.

"Qualified environmental professional" has the same meaning as such term is defined in 6 NYCRR 375-1.2(ak).

"Qualified radon tester" means an individual or firm certified as such by the American Association of Radon Scientists and Technologists, the National Radon Safety Board, the State of New Jersey, or the Commonwealth of Pennsylvania.

§ 40-03. Methods of indoor air testing.

All indoor air samples must be tested and reported by a laboratory certified by the New York State Environmental Laboratory Approval Program to analyze air samples for radon and volatile organic compounds using the appropriate sampling method:

(a) Radon.

Testing of indoor air for radon must be conducted by a qualified radon tester using a testing device approved by the National Radon Proficiency Program, the National Radon Safety Board, or an equivalent program that verifies device compliance with the latest publication of ANSI/AARST (Performance Specification for Instrumentation Systems Designed to Measure Radon Gas in Air).

(b) Volatile Organic Compounds.

Testing of indoor air for the volatile organic compounds listed in section 40-06 must be conducted by a qualified environmental professional using the process described in United States Environmental Protection Agency, Method TO-15A: Determination of Volatile Organic Compounds (VOCs) in Air Collected in Specially Prepared Canisters and Analyzed by Gas Chromatography-Mass Spectrometry (GC-MS), Sept. 2019.

§ 40-04. Radon level certification.

The radon level in any eligible basement or cellar apartment or ancillary dwelling unit must be less than two picocuries per liter of air based upon laboratory results as certified by a qualified radon tester.

§ 40-05. Volatile organic compound vapor level certification.

The indoor air levels for the following volatile organic compounds must be less than the limit for each such compound set in the table below, as certified by a qualified environmental professional:

Compound	Limit (µg/m³)
Tetrachloroethene	<u>30</u>
Trichloroethene	<u>2</u>
Methylene chloride	<u>60</u>
Vinyl chloride	<u>0.2</u>
Carbon tetrachloride	<u>1</u>
1,1-dichloroethene	<u>1</u>
1,1,1-trichloroethane	<u>10</u>
Cis-1,2-dichloroethene	<u>1</u>
Benzene	<u>10</u>
Toluene	<u>50</u>
Ethylbenzene	<u>10</u>
o-Xylene	<u>10</u>
m,p-Xylene	<u>20</u>
Naphthalene	<u>10</u>
Cyclohexane	<u>10</u>
2,2,4-Trimethylpentane	<u>10</u>
1,2,4-Trimethylbenzene	<u>10</u>
1,3,5-Trimethylbenzene	<u>10</u>
Heptane	<u>20</u>
Hexane	<u>20</u>

§ 40-06. Submission of certification.

The certifications of the qualified radon tester and the qualified environmental professional who conducted the indoor air testing pursuant to this chapter must be submitted on the forms provided by the Department to, and as required by, the Department of Buildings.

NEW YORK CITY MAYOR'S OFFICE OF OPERATIONS
253 BROADWAY, 10th FLOOR
NEW YORK, NY 10007
212-788-1400

CERTIFICATION / ANALYSIS **PURSUANT TO CHARTER SECTION 1043(d)**

RULE TITLE: Examination of Indoor Air in Basements and Cellar Apartments for Radon and Certain Organic Chemical Vapors

REFERENCE NUMBER: DOHMH-160

RULEMAKING AGENCY: Department of Health and Mental Hygiene

I certify that this office has analyzed the proposed rule referenced above as required by Section 1043(d) of the New York City Charter, and that the proposed rule referenced above:

- (i) Is understandable and written in plain language for the discrete regulated community or communities;
- (ii) Minimizes compliance costs for the discrete regulated community or communities consistent with achieving the stated purpose of the rule; and
- (iii) Does not provide a cure period because it does not establish a violation, modification of a violation, or modification of the penalties associated with a violation.

/s/ Francisco X. Navarro June 10, 2025
 Mayor's Office of Operations Date

NEW YORK CITY LAW DEPARTMENT
DIVISION OF LEGAL COUNSEL
100 CHURCH STREET
NEW YORK, NY 10007
212-356-4028

CERTIFICATION PURSUANT TO **CHARTER §1043(d)**

RULE TITLE: Examination of Indoor Air in Basements and Cellar Apartments for Radon and Certain Organic Chemical Vapors

REFERENCE NUMBER: 2025 RG 032

RULEMAKING AGENCY: Department of Health and Mental Hygiene

I certify that this office has reviewed the above-referenced proposed rule as required by section 1043(d) of the New York City Charter, and that the above-referenced proposed rule:

- (i) is drafted so as to accomplish the purpose of the authorizing provisions of law;
- (ii) is not in conflict with other applicable rules;
- (iii) to the extent practicable and appropriate, is narrowly drawn to achieve its stated purpose; and
- (iv) to the extent practicable and appropriate, contains a statement of basis and purpose that provides a clear explanation of the rule and the requirements imposed by the rule.

/s/ STEVEN GOULDEN
 Senior Counsel

Date: June 10, 2025

Accessibility questions: Svetlana Burdeynik, (347) 396-6078, Resolutioncomments@health.nyc.gov, by: Thursday, July 10, 2025, 5:00 P.M.

cc

✉ j23

SPECIAL MATERIALS

CITY PLANNING

■ NOTICE

NOTICE OF COMPLETION AND NOTICE OF AVAILABILITY OF A DRAFT ENVIRONMENTAL IMPACT STATEMENT

Herkimer-Williams

Project Identification

CEQR No. 24DCP055K
 ULURP Nos. C250287ZSK;
 C250285ZMK; C250286ZSK;
 N25028ZRK; N250288PCK

SEQRA Classification: Type I

Lead Agency

City Planning Commission
 120 Broadway, 31st Floor
 New York, New York 10271

Contact Person

Stephanie Shellooe, AICP, Director (212) 720-3328
 Environmental Assessment and Review Division
 New York City Department of City Planning

Pursuant to City Environmental Quality Review (CEQR), Mayoral Executive Order No. 91 of 1977, CEQR Rules of Procedure of 1991 and the regulations of Article 8 of the State Environmental Conservation Law, State Environmental Quality Review Act (SEQRA) as found in 6 NYCRR Part 617, a Draft Environmental Impact Statement (DEIS) has been prepared for the action described below. Copies of the DEIS are available for public inspection at the office of the undersigned as well as online via Herkimer-Williams project page on ZAP: <https://zap.planning.nyc.gov/projects/2021K0450>. To view the Herkimer-Williams DEIS and Appendix, navigate to the project page in ZAP and select Public Documents, then "DEIS_24DCP055K". The proposal involves actions by the City Planning Commission (CPC) and the New York City Council pursuant to Uniform Land Use Review Procedure (ULURP). A public hearing on the DEIS will be held at a later date to be announced, in conjunction with the City Planning Commission's public hearing pursuant to ULURP. Advance notice will be given of the time and place of the hearing. Written comments on the DEIS are requested and would be received and considered by the Lead Agency until the 10th calendar day following the close of the public hearing.

The Applicant, Broadway Junction Partners LLC, the Applicant, and the co-applicants, the New York City Economic Development Corporation (NYCEDC) and New York City Department of Citywide Administrative Services (DCAS), as representative agency of the City of New York, seek discretionary actions to facilitate the redevelopment of portions of four blocks in the East New York neighborhood of Brooklyn Community District (CD) 5. The Project Area includes Block

1555, Lots 1 and 19; Block 1576, Lots 1, 9, 13, 32, and 34; and Block 1577, Lots 1, 7, 17, 26, 32, 35, 51, 53, 56, and 58. The Applicant is seeking City Planning Commission (CPC) approval of discretionary actions, including: (i) a Zoning Map Amendment to rezone the Project Area from an M1-2 zoning district to C6-4 and M1-6 zoning districts; (ii) special permits within a Large-Scale General Development (LSGD) pursuant to Sections 74-743(a)(1) and (2) of the *Zoning Resolution of the City of New York* (ZR) to distribute floor area across the LSGD and to modify rear yard and height and setback regulations, respectively; (iii) a ZR Section 74-161 special permit to allow Use Group VI retail uses in excess of 20,000 sf of floor area in the proposed M1-6 zoning district; (iv) Zoning Text Amendments to (a) ZR Appendix F to designate a Mandatory Inclusionary Housing ("MIH") Area over the C6-4 zoning district-portion of the Project Area and (b) ZR Section 74-742 with respect to the contiguity of ownership of zoning lots in an LSGD when there is an intervening elevated rail line; and (v) a combination acquisition and site selection of real property by the City to construct a publicly accessible open space at 1519 Herkimer Street (also known as Parcel 1; Block 1555, Lot 19) within the LSGD (collectively, the "Proposed Actions"). DCAS is applicant and NYCEDC is co-applicant only for the combination acquisition and site selection action. Although located in Brooklyn CD 5, the Project Area is proximate to Brooklyn CDs 4 and 16; Brooklyn CD 16 is located across Van Sinderen Avenue from the Project Area, while Brooklyn CD 4 is located approximately 600 feet to the north of the Project Area.

The Proposed Actions would facilitate the redevelopment of several projected development sites within the Project Area. The projected development sites are Projected Development Site 1A (Block 1555, Lot 19), Projected Development Site 1B (Block 1576, Lots 1 and 34), Projected Development Site 1C (Block 1577, Lots 17 and 26), Projected Development Site 1D (Block 1577, Lots 32, 35, 51, and 53), and Projected Development Site 1E (Block 1577, Lots 1, 7, 56, and 58). Additionally, Projected Development Site 2 comprises Block 1576, Lot 9. Projected Development Sites 1A through 1E are under the ownership or control of the Applicant and are coterminous with the LSGD. Projected Development Site 2 is owned by Calvary Church and is not under the ownership or control of the Applicant and is not included within the LSGD. Within the Project Area, no redevelopment would occur on Block 1555, Lot 1 and Block 1576, Lots 13 and 32; therefore, these lots are not considered projected development sites.

Approval of the Proposed Actions would facilitate the development of five new buildings and potentially, a small retail kiosk on the projected development sites in the Project Area. The new mixed-use development on the projected development sites would contain a combined total of approximately 1,589,202 gross square feet (gsf), including approximately 435,766 gsf of commercial office space, 113,760 gsf of commercial retail space, 834,763 gsf of residential space (1,112 dwelling units (DUs)), 22,985 gsf of community facility (house of worship) space, and 98,483 gsf of light industrial space for Use Groups III-X, as well as approximately 174 accessory parking spaces (approximately 83,445 gsf) and 20,080 sf of publicly accessible area ("PAA") space (the "Proposed Development"). Pursuant to the City's MIH program, 20-30 percent or approximately 222-334 units would be designated as permanently affordable at an average of 40-80 percent area median income (AMI) depending on the selected Option (the Applicant intends to map both Options 1 and 2). In addition to the approximately 222-334 permanently affordable units pursuant to MIH, the Applicant intends to work with the New York City Department of Housing and Preservation (HPD) to allow the proposed DUs in the Proposed Development to be designated as 100 percent affordable units as well, pursuant to available subsidy.

A Reasonable Worst Case Development Scenario (RWCDs) has been established for the Proposed Actions for an analysis year of 2036. In the future with the Proposed Actions, the Proposed Actions would be approved, allowing the Applicant to construct the Proposed Development on the projected development sites in the Project Area. In addition, a second RWCDs (the "Alternate Community Facility Scenario") is assessed for conservative analysis purposes, where deemed appropriate for any technical area in the Environmental Impact Statement (EIS) where this development scenario serves as the more conservative RWCDs compared to the Proposed Development. The Alternate Community Facility Scenario would include five new buildings and potentially, a small retail kiosk in the Project Area containing a combined total of approximately 1,620,348 gsf, including approximately 688,065 gsf of residential uses (911 DUs), 461,749 gsf of commercial office space, 137,026 gsf of commercial retail space, 114,691 gsf of community facility space (including 22,985 gsf of house of worship space and 91,706 gsf of academic university space), and 111,933 gsf of light industrial space for Use Groups III-X, as well as approximately 200 accessory parking spaces (approximately 106,884 gsf) and 20,080 sf of PAA space. Pursuant to the City's MIH program, 20-30 percent or 182-273 units would be designated as permanently affordable at an average of 40-80 percent AMI depending on the selected Option (as mentioned, the Applicant intends to map both Options 1 and 2). Like the Proposed Development, the Applicant

intends to work with HPD to allow the proposed DUs in the Alternate Community Facility Scenario to be designated as 100 percent affordable units, pursuant to available subsidy.

Assuming the completion of the CEQR and ULURP processes in 2026, and a period of approximately 10 years for construction over four phases of construction, completion and occupancy of the Proposed Development is expected to occur by 2036. The Proposed Development's five new buildings and potential, small retail kiosk would likely be developed in phases over a period of approximately 10 years (2026 – 2036), with each building being constructed over a two- to three-year period. The 2036 analysis year reflects a reasonable estimate of the time needed for the Applicant to demolish the existing buildings and structures at Projected Development Sites 1A through 1E, as well as Projected Development Site 2, and construct the Proposed Development in multiple stages.

Transportation

A detailed transportation analysis was conducted and concludes that the Proposed Actions would result, as detailed below, in significant adverse impacts to a) vehicular traffic at 16 intersections, b) two subway stairs at one subway station, and c) pedestrian conditions at four sidewalks, five corners, and three crosswalks.

Traffic

Traffic conditions were evaluated for the weekday AM, Midday, PM and Saturday Midday peak hours at 30 intersections in the traffic study area where additional traffic resulting from the Proposed Actions would be most heavily concentrated. The traffic impact analysis indicates, for the Alternate Community Facility Scenario, the potential for significant adverse impacts at 16 intersections (11 signalized and five unsignalized) during one or more analyzed peak hours. Significant adverse impacts were identified to 23 lane groups at 14 intersections during the weekday AM peak hour, 19 lane groups at 13 intersections in the midday peak hour, 27 lane groups at 16 intersections in the PM peak hour, and 20 lane groups at 14 intersections during the Saturday peak hour.

Implementation of traffic engineering improvements such as signal timing changes and installation of new traffic signals are being proposed and would provide mitigation for some of the anticipated traffic impacts. The proposed traffic engineering improvements will be implemented at the discretion of DOT. If DOT determines that implementation of the proposed traffic engineering improvement at one or more locations is infeasible, then that impact would remain unmitigated and would constitute an unavoidable adverse impact.

Assuming all the proposed mitigation measures are implemented, significant adverse impacts would be fully mitigated at two lane groups in the weekday AM peak hour, one lane group in the midday peak hour, zero lane groups in the weekday PM peak hour, and zero lane groups in the Saturday peak hour. Intersections where these impacts would be fully mitigated would total two, one, zero, and zero during these same periods, respectively. In total, impacts to one or more lane groups would remain unmitigated in one or more peak hours at 16 intersections.

Transit

SUBWAY

Subway Stations

The Proposed Actions would generate a net increment of approximately 1,046 and 1,235 new subway trips during the weekday AM and PM commuter peak hours, respectively. The analysis of subway station conditions focuses on the Metropolitan Transportation Authority (MTA) New York City Transit (NYCT) Broadway Junction (A/C/J/L/Z) subway complex in proximity to the Project Area where incremental demand from the Proposed Actions would exceed the 200-trip 2021 *CEQR Technical Manual* analysis threshold in both peak hours. Based on the results of the analysis, the Proposed Actions would result in significant adverse impacts to two platform stairs at the Broadway Junction (A/C/J/L/Z) station complex – stairs P3/P4 in the AM peak hour and the new platform stairs to the southbound A/C platform in the PM peak hour.

Stairway widening is the most common form of mitigation for significant stairway impacts, provided that New York City Transit (NYCT) deems it practicable (i.e., that it is worthwhile to disrupt service on an existing stairway to widen it and that a given platform and sidewalk affected by such mitigation are wide enough to accommodate the stairway widening). Another potential mitigation measure would be to add vertical capacity (i.e., adding an escalator or additional stairway) in the vicinity of the impacted stairway. No feasible mitigation measures were identified for these stairs. Therefore, the Proposed Actions would result in an unmitigated significant adverse impact at platform stairs P3/P4 and the new platform stair to the southbound A/C platform in the Broadway Junction Subway Station complex. While these measures do not currently appear practicable, mitigation measures will continue to be evaluated between

certification of the DEIS and publication of the FEIS. If no feasible mitigation measures are identified, then that impact would remain unmitigated and would constitute an unavoidable adverse impact.

Pedestrians

The Proposed Actions, under the Alternate Community Facility Scenario, would generate a net increment of approximately 993 walk-only trips in the weekday AM peak hour, 2,616 in the weekday midday, 2,261 in the weekday PM peak hour and 2,856 in the Saturday peak hour. Persons en route to and from subway station entrances, bus stops, and off-site parking would add approximately 2,049, 794, 2,251, and 1,232 additional pedestrian trips to Project Area sidewalks and crosswalks during these same periods, respectively. Peak hour pedestrian conditions were evaluated at 54 pedestrian elements where new trips generated by projected developments are expected to be most concentrated. These elements—22 sidewalks, 20 corner areas, and 12 crosswalks—are primarily located in the immediate vicinity of the Project Area and along corridors connecting the Project Area to nearby subway station entrances. Based on 2021 *CEQR Technical Manual* criteria, four sidewalks, five corners, and three crosswalks would be significantly adversely impacted by the Proposed Actions in one or more of the analyzed peak hours.

Recommended mitigation measures consisting of the widening of crosswalks would fully mitigate the impacts to two crosswalks. Practicable mitigation measures could not be identified for significant adverse impacts in one or more peak hours at four sidewalks, one crosswalk, and five corners and would remain unmitigated. The recommended pedestrian mitigation measures will be implemented at the discretion of DOT. If DOT determines that implementation of the recommended pedestrian mitigation measures at the two crosswalks is infeasible, then these impacts would remain unmitigated and would constitute unavoidable adverse impacts.

Air Quality

The Proposed Actions would result in a significant adverse impact related to air quality. Detailed analyses were conducted based on the methodology set forth in the 2021 *CEQR Technical Manual*. A summary of the general findings is presented below.

The mobile source analyses determined that concentrations of CO and PM_{2.5} due to project-generated traffic at intersections would not result in any violations of National Ambient Air Quality Standards (NAAQS), and furthermore, CO concentrations were predicted to be below CEQR *de minimis* criteria. The results show that the daily (24-hour) PM_{2.5} increments are predicted to be below the *de minimis* criterion at each of the intersections analyzed. However, at one of the intersection sites analyzed, the maximum annual incremental PM_{2.5} concentration is predicted to exceed the *de minimis* criterion. Between the Draft and Final EIS, additional review and evaluation will be performed which is expected to determine that the identified impacts related to mobile source annual average PM_{2.5} increments will be avoided. Additional modeling of PM_{2.5} concentrations (Grid Analysis) will be performed using more refined or comprehensive analysis procedures to determine the magnitude and extent of neighborhood-scale PM_{2.5} impacts from mobile sources. Other updates may include the use of newer vehicle emissions model data and projections. It is anticipated that these additional measures will reduce PM_{2.5} concentrations below the annual *de minimis* criterion thresholds. In addition to the refined analysis which may demonstrate that potential impacts related to mobile sources would be avoided, potential mitigation measures are currently being explored by the lead agency, DCP, and will be refined between the DEIS and FEIS. Absent the identification and implementation of feasible mitigation measures the impact could remain unmitigated.

An (E) designation (E-857) would be mapped in connection with the Proposed Actions to ensure that the proposed buildings facilitated by the Proposed Actions would not result in any significant adverse air quality impacts from fossil fuel-fired heat and hot water systems emissions, and the ensure that there are no potential significant adverse impacts associated with air toxic compounds associated with light industrial uses.

Construction

In accordance with 2021 *CEQR Technical Manual* guidance, detailed analyses of potential construction period impacts related to air quality and noise conditions were conducted and determined that the Proposed Actions would not result in construction period impacts related to air quality or noise. An assessment of transportation demand determined that potential significant adverse traffic impacts could occur during construction. Preliminary assessments were conducted for other technical areas in accordance with 2021 *CEQR Technical Manual* guidance, and determined that the Proposed Actions would not result in construction period impacts related to land use and neighborhood character, socioeconomic conditions, community facilities and services, open space, historic and cultural resources, and/or hazardous materials.

Transportation

The second quarter of 2035 was selected as the reasonable worst-case analysis period for assessing potential cumulative transportation impacts from operational trips from completed portions of either the Proposed Development or the Alternate Community Facility Scenario and construction trips associated with construction activities. An assessment of transportation demand generated during this peak period is presented below.

TRAFFIC

During construction, traffic would be generated by construction workers commuting via autos and by trucks making deliveries to the Project Area. Each worker vehicle was assumed to arrive in the morning and then depart in the afternoon or early evening, while truck deliveries would occur throughout the construction day. In the second quarter of 2035, construction-related traffic is expected to peak during the 6 to 7 AM and 3 to 4 PM periods. During the 6 to 7 AM peak hour, there would be 120 PCE vehicle trips, including 96 inbound trips and 24 outbound trips. During the 3 to 4 PM peak hour, there would be 102 PCE trips, including 15 inbound trips and 87 outbound trips.

As the construction vehicle trips would exceed the 50-trip threshold in both the construction AM and PM peak hours, it is expected that potential significant adverse traffic impacts could occur during construction and that these impacts would be within the range of impacts identified for the 2036 With-Action condition. Mitigation measures identified for 2036 operational traffic impacts would likely be similarly effective at mitigating any potential construction traffic impacts. These mitigation measures would also be subject to DOT review and approval. If DOT determines that an identified improvement is infeasible, and no alternative and equivalent measure is identified, then the impact would be unmitigated and would constitute an unavoidable significant adverse impact.

The DEIS considers two alternatives to the Proposed Project: (1) a No-Action Alternative and (2) a No Significant Adverse Impacts Alternative. The No-Action Alternative examines future conditions in the Project Area but assumes the absence of the Proposed Actions (i.e., none of the discretionary approvals proposed as part of the Proposed Actions would be adopted). The No Significant Adverse Impacts Alternative examines a scenario in which the density and other components of the Proposed Actions are modified to avoid the unmitigated significant adverse impacts associated with the Proposed Actions, which include impacts related to transportation, mobile source air quality, and construction transportation. This alternative considers a development scenario that would not result in any significant adverse impacts that could not be fully mitigated. However, to eliminate all identified unmitigated significant adverse impacts, the Proposed Actions would have to be modified to a point where the principal goals and objectives of the Proposed Actions would not be fully realized.

As noted above, the Proposed Actions would result in significant adverse impacts with respect to transportation (traffic, transit, and pedestrians), air quality (mobile source), and construction (transportation). To the extent practicable, mitigation has been proposed for these identified significant adverse impacts. In the event that no practicable mitigation is identified to fully mitigate significant adverse impacts, reasonable alternatives to the Proposed Actions that would meet their purpose and need, eliminate their impacts, and not cause other or similar significant adverse impacts are explored. In other cases, mitigation has been proposed, but absent a commitment to implement the mitigation, the impacts may not be eliminated. Where impacts cannot be fully mitigated, they would constitute an unavoidable significant adverse impact of the Proposed Actions.

Copies of the DEIS may be obtained from the Environmental Assessment and Review Division, New York City Department of City Planning, 120 Broadway, 31st Floor, New York, New York 10271, Stephanie Shellooe, Director (212) 720-3328, and on the New York City Department of City Planning's website via the Coney Development project page on ZAP: <https://zap.planning.nyc.gov/projects/2021K0450>

• j23

CONDITIONAL NEGATIVE DECLARATION

Project Identification

CEQR No. 20DCP102X
ULURP No. C200099MMX
SEQRA Classification: Unlisted

Lead Agency

City Planning Commission
120 Broadway, 31st Floor
New York, NY 10271
Contact: Stephanie Shellooe
(212) 720-3328

Name, Description and Location of Proposal

St. Raymond Avenue Demapping

The Applicant, Blondell Holdings LLC, seeks an amendment to the City Map to eliminate, discontinue, and close a portion of St. Raymond Avenue and the related disposition of this city-owned property (the Proposed Action). Although the Applicant does not currently have plans to develop the de-mapped portion of St. Raymond Avenue (the "Affected Area"), for the purposes of the environmental review, the Proposed Action is assumed to facilitate the development of a 20,200 gross square foot (gsf) warehouse storage facility built to a height of 30 feet and including nine accessory parking spaces. The area to be demapped consists of St. Raymond Avenue between Blondell Avenue to the west and Waters Place to the east in the Westchester Square neighborhood of Bronx Community District 11.

The street segment proposed to be eliminated, discontinued and closed is the portion of St. Raymond Avenue located between Blondell Avenue and Waters Place. The built portion of the street is owned by the City of New York and is under the jurisdiction of the Department of Transportation ("DOT"). A significant portion of the mapped street is owned by the MTA, has never been improved or opened to the public, and is mapped directly above the active MTA Westchester Yard and Maintenance Facility (Block 4140, Lot 11, and Block 4141, Lot 11). The built portion of St. Raymond Avenue proposed for demapping is currently used as both legal and non-conforming parking by area businesses. The street segment proposed for demapping is approximately 575 feet long and approximately 60 feet wide with an area of approximately 34,500 sf.

The Applicant owns the two parcels immediately adjacent to the built portion of the mapped street (Block 4140, Lot 9 and Block 4141, Lot 1) as well as two additional lots on Block 4140 (Lots 7 and 6). The Proposed Action would facilitate the development of a 20,200 gsf warehouse storage facility built on the applicant-owned lots (Block 4140, Lots 9, 7, and 6 and Block 4141, Lot 11) and the demapped portion of St. Raymond Avenue in between the Applicant-owned lots. Nine accessory parking spaces would be provided as required by the underlying M1-I zoning. The new building would be built to 30 feet of height.

Block 4141, Lot 11 and Block 4140, Lot 11 are both owned by MTA New York City Transit and are actively utilized as a subway service and storage yard facility known as the Westchester Yard and Maintenance Facility. Approximately 14,250 sf of each lot will be demapped as a result of the Proposed Action, though no development is anticipated and the existing maintenance facility will continue its operations.

Absent the Proposed Action, the Affected Area would remain unchanged. The proposed project is anticipated to be completed by 2027.

To avoid any potential significant adverse impacts, with respect to hazardous materials and air quality, the Mapping Agreement between the Applicant and the City of New York in connection with the proposed demapping shall set forth the environmental requirements outlined below.

The environmental requirements for hazardous materials, which apply to the entirety of any structure developed on the demapped area, are as follows:

Task 1-Sampling Protocol

The applicant submits to DEP, for review and approval, a Phase I of the site along with a soil, groundwater and soil vapor testing protocol, including a description of methods and a site map with all sampling locations clearly and precisely represented. If site sampling is necessary, no sampling should begin until written approval of a protocol is received from DEP. The number and location of samples should be selected to adequately characterize the site, specific sources of suspected contamination (i.e., petroleum-based contamination and non-petroleum-based contamination), and the remainder of the site's condition. The characterization should be complete enough to determine what remediation strategy (if any) is necessary after review of sampling data. Guidelines and criteria for selecting sampling locations and collecting samples are provided by DEP upon request.

Task 2-Remediation Determination and Protocol

A written report with findings and a summary of the data must be submitted to DEP after completion of the testing phase and laboratory analysis for review and approval. After receiving such results, a determination is made by DEP if the results indicate that remediation is necessary. If DEP determines that no remediation is necessary, written notice shall be given by DEP.

If remediation is indicated from test results, a proposed remediation plan must be submitted to DEP for review and approval. The applicant must complete such remediation as determined necessary by DEP. The applicant should then provide proper documentation that the work has been satisfactorily completed.

A construction-related health and safety plan should be submitted to DEP and would be implemented during excavation and construction activities to protect workers and the community from potentially significant adverse impacts associated with contaminated soil, groundwater and/or soil vapor. This plan would be submitted to DEP prior to implementation.

The environmental requirements for air quality are as follows:

Block 4140, Lots 9, 7, and 6, and Block 4141, Lot 1 and the 50x100-foot portion of St. Raymond Avenue (Projected Development Site 1): Any new warehouse storage facility development must exclusively use natural gas as the type of fuel for the heating, ventilating, and air conditioning (HVAC) systems and hot water equipment, and ensure the HVAC system and hot water equipment stack is located at the highest tier and at least 33 feet above grade to avoid any potential significant adverse air quality impacts.

Statement of No Significant Effect:

The Environmental Assessment and Review Division of the Department of City Planning, on behalf of the City Planning Commission, has completed its technical review of the Environmental Assessment Statement, dated May 16, 2025, prepared in connection with the ULURP Application (No. 200099MMX). The City Planning Commission has determined that the proposed action will have no significant effect on the quality of the environment, once it is modified as follows:

1. If future development of the Applicant's property and the demapped property should occur, the applicant agrees to comply with the environmental restrictions embodied in the Mapping Agreement to be executed in connection with the demapping.
2. If future development of the Applicant's property and the demapped property should occur, the applicant agrees that any new warehouse storage facility development must exclusively use natural gas as the type of fuel for the heating, ventilating, and air conditioning (HVAC) systems and hot water equipment, and ensure the HVAC system and hot water equipment stack is located at the highest tier and at least 33 feet above grade to avoid any potential significant adverse air quality impacts.

Supporting Statement:

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

1. A Phase I ESA, RIWP, Phase II ESA, RIR, and RAWP reports were prepared for the area proposed to be demapped and were reviewed and approved by DEP pursuant to a letter dated May 13, 2022. The environmental requirements that will be set forth in the Mapping Agreement for hazardous materials will ensure that the proposed actions will not result in significant adverse impacts due to hazardous materials.
2. The environmental requirements that will be set forth in the Mapping Agreement for air quality will ensure that the proposed actions will not result in significant adverse impacts due to air quality.
3. No other significant adverse effects on the environment which would require an Environmental Impact Statement are foreseeable.

It is fully agreed and understood that if the foregoing conditions, modification, and alterations are not fully incorporated into the proposed action, this Conditional Negative Declaration shall become null and void. In such event, the applicant shall be required to prepare a Draft Environmental Impact Statement before proceeding further with said proposal.

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

HOUSING PRESERVATION AND DEVELOPMENT**■ NOTICE****REQUEST FOR COMMENT
REGARDING AN APPLICATION FOR A
CERTIFICATION OF NO HARASSMENT****Notice Date: June 13, 2025****To: Occupants, Former Occupants, and Other
Interested Parties**

Property:	Address	Application #	Inquiry Period
440 10 th Avenue, Manhattan	34/2025	June 21, 2004 to Present	
442 10 th Avenue, Manhattan	35/2025	June 21, 2004 to Present	

**Authority: Special Hudson Yards District, Zoning
Resolution §93-90**

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

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

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

**PETICIÓN DE COMENTARIO
SOBRE UNA SOLICITUD PARA UN
CERTIFICACIÓN DE NO ACOSO****Fecha de notificación: June 13, 2025****Para: Inquilinos, Inquilinos Anteriores, y Otras
Personas Interesadas**

Propiedad:	Dirección:	Solicitud #:	Período de consulta:
440 10 th Avenue, Manhattan	34/2025	June 21, 2004 to Present	
442 10 th Avenue, Manhattan	35/2025	June 21, 2004 to Present	

**Autoridad: Special Hudson Yards District, Zoning
Resolución Código Administrativo §93-90**

Antes de que el Departamento de Edificios pueda conceder un permiso para la alteración o demolición de una vivienda múltiple de ocupación de cuartos individuales, el propietario debe obtener una "Certificación de No Acoso" del Departamento de Preservación y Desarrollo de la Vivienda ("HPD") que indique que tiene no haber sido hostigado a los ocupantes legales del edificio durante un 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 o llame al **(212) 863-8266**.

j13-24**REQUEST FOR COMMENT
REGARDING AN APPLICATION FOR A
CERTIFICATION OF NO HARASSMENT
PILOT PROGRAM****Notice Date: June 13, 2025****To: Occupants, Former Occupants, and Other
Interested Parties**

Property:	Address	Application #	Inquiry Period
504 East 84 th Street, Manhattan	23/2025	May 29, 2020 to Present	
43 Kingston Avenue, Brooklyn	32/2025	May 16, 2020 to Present	

**Authority: Pilot Program Administrative Code §27-2093.1,
§28-505.3**

Before the Department of Buildings can issue a permit for the alteration or demolition of a multiple dwelling on the Certification of No Harassment Pilot Program building list, 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 45 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 or call (212) 863-8266.

**PETICIÓN DE COMENTARIO
SOBRE UNA SOLICITUD PARA UN
CERTIFICACIÓN DE NO ACOSO
PROGRAMA PILOTO****Fecha de notificación: June 13, 2025****Para: Inquilinos, Inquilinos Anteriores, y Otras
Personas Interesadas**

Propiedad:	Dirección:	Solicitud #:	Período de consulta:
504 East 84 th Street, Manhattan	23/2025	May 29, 2020 to Present	
43 Kingston Avenue, Brooklyn	32/2025	May 16, 2020 to Present	

**Autoridad: PILOT, Código Administrativo §27-2093.1,
§28-505.3**

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 **45 días** después de la fecha de este aviso o por una declaración en persona realizada dentro del mismo periodo. Para hacer una cita para una declaración en persona, llame al **(212) 863-5277 o (212) 863-8211**.

Para conocer la decisión final sobre la Certificación de No Acoso, visite nuestra pagina web en www.hpd.nyc.gov o llame al **212-863-8266**.

j13-24

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

Notice Date: June 13, 2025

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

Property:	Address	Application #	Inquiry Period
	230 West 54 th Street, Manhattan	31/2025	May 5, 2022 to Present
	6 West 121 st Street, Manhattan	41/2025	May 13, 2022 to Present
	85 Halsey Street, Brooklyn	42/2025	May 21, 2022 to Present
	160 West 120 th Street, Manhattan	43/2025	May 27, 2022 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 or call (212) 863-8266.

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

Fecha de notificación: June 13, 2025

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

Propiedad:	Dirección:	Solicitud #:	Periodo de consulta:
	230 West 54 th Street, Manhattan	31/2025	May 5, 2022 to Present
	6 West 121 st Street, Manhattan	41/2025	May 13, 2022 to Present
	85 Halsey Street, Brooklyn	42/2025	May 21, 2022 to Present
	160 West 120 th Street, Manhattan	43/2025	May 27, 2022 to Present

Autoridad: SRO, Código Administrativo §27-2093

Antes de que el Departamento de Edificios pueda conceder un permiso para la alteración o demolición de una vivienda múltiple de ocupación de cuartos individuales, el propietario debe obtener una "Certificación de No Acoso" del Departamento de Preservación y Desarrollo de la Vivienda ("HPD") que indique que tiene no haber sido hostigado a los ocupantes legales del edificio durante un periodo de tiempo especificado. El acoso es una conducta por parte de un dueño de edificio que pretende causar, o causa, que los residentes se vayan o renuncien a cualquiera de sus derechos legales de ocupación. Puede incluir, entre otros, no proporcionar servicios esenciales (como calefacción, agua, gas o electricidad), bloquear ilegalmente a los residentes del edificio, iniciar demandas frívolas y utilizar amenazas o fuerza física.

El dueño del edificio identificado anteriormente ha solicitado una Certificación de No Acoso. Si tiene algún comentario o evidencia de acoso en este edificio, notifique a HPD al **CONH Unit, 100 Gold Street, 6th Floor, New York, NY 10038** por carta con matasellos no mas tarde que **30 días** después de la fecha de este aviso o por una declaración en persona realizada dentro del mismo periodo. Para hacer una cita para una declaración en persona, llame al **(212) 863-5277 o (212) 863-8211**.

Para conocer la decisión final sobre la Certificación de No Acoso, visite nuestra pagina web en www.hpd.nyc.gov o llame al **(212) 863-8266**.

j13-24

OFFICE OF THE MAYOR

■ NOTICE

EMERGENCY EXECUTIVE ORDER NO. 816

June 12, 2025

WHEREAS, on September 2, 2021, the federal monitor in the *Nunez* use-of-force class action stated that steps must be taken immediately to address the conditions in the New York City jails; and

WHEREAS, on June 14, 2022, the federal court in *Nunez* approved the *Nunez* Action Plan, which "represents a way to move forward with concrete measures now to address the ongoing crisis at Rikers Island"; and

WHEREAS, although there has been improvement in excessive staff absenteeism, extraordinarily high rates of attrition due to staff retirements and other departures continue to seriously affect the Department of Correction's (DOC's) staffing levels and create a serious risk to DOC's ability to carry out the safety and security measures required for the maintenance of sanitary conditions; and access to basic services, including showers, meals, visitation, religious services, commissary, and recreation; and

WHEREAS, this Order is given to prioritize compliance with the *Nunez* Action Plan and to address the effects of DOC's staffing levels, the conditions at DOC facilities, and health operations; and

WHEREAS, additional reasons for requiring the measures continued in this Order are set forth in Emergency Executive Order No. 140 of 2022, Emergency Executive Order No. 579 of 2024, and Emergency Executive Order 623 of 2024; and

WHEREAS, the state of emergency existing within DOC facilities, first declared in Emergency Executive Order No. 241, dated September 15, 2021, and extended by subsequent orders, remains in effect;

NOW, THEREFORE, pursuant to the powers vested in me by the laws of the State of New York and the City of New York, including but not limited to the New York Executive Law, the New York City Charter and the Administrative Code of the City of New York, and the common law authority to protect the public in the event of an emergency:

Section 1. I hereby direct that section 1 of Emergency Executive Order No. 813, dated June 7, 2025, is extended for five (5) days.

§ 2. This Emergency Executive Order shall take effect immediately and shall remain in effect for five (5) days unless it is terminated or modified at an earlier date.

Eric Adams
Mayor

EMERGENCY EXECUTIVE ORDER NO. 817

June 12, 2025

WHEREAS, it is of utmost importance to protect the health and safety of all persons in the custody of the Department of Correction (“DOC”), and of all officers and persons who work in the City of New York jails and who transport persons in custody to court and other facilities, and the public; and

WHEREAS, over 80 provisions in the various Court Orders entered in *Nunez v. City of New York*, 11 CV 5845 (SDNY), require DOC to consult with, and seek the approval of, the *Nunez* Monitor (“Monitor”) prior to implementing or amending policies on issues, including but not limited to, matters relating to security practices, the use of restraints, escorts, emergency lock-ins, de-escalation, confinement management of incarcerated individuals following serious acts of violence and subsequent housing strategies, and DOC may be held in contempt of court and sanctioned if it fails to appropriately consult with and obtain approval from the Monitor regarding policies in these areas; and

WHEREAS, as fully detailed in Emergency Executive Order 579 of 2024, DOC is already experiencing a significant staffing crisis, which poses a serious risk to the health, safety, and security of all people in custody and to DOC personnel; and

WHEREAS, attempting to comply with many of the provisions of Local Law 42 and the new BOC regulations, such as by transporting individuals to court without restraints, would require a massive increase in staff and other resources, which are not available; and

WHEREAS, even if DOC had such additional staffing and resources, that still would not obviate the direct threat to public safety posed by certain provisions of Local Law 42, nor would it obviate the fact that the Monitor has yet to approve implementation of those provisions as required by the *Nunez* Orders, nor would it obviate the fact that additional time would be needed to safely implement those provisions of Local Law 42 eventually approved by the Monitor, because, as the Monitor has expressly cautioned, the safe implementation of any new requirement or reform in DOC facilities requires planning time to “evaluat[e] the operational impact, update[e] policies and procedures, updat[e] the physical plant, determin[e] the necessary staffing complement, develop[] training materials, and provid[e] training to thousands of staff, all of which must occur before the changes in practice actually go into effect” [11 CV 5845 (SDNY) Dkt No. 758-3 at p. 61]; and

WHEREAS, on July 27, 2024, I issued Emergency Executive Order No. 624, and declared a state of emergency to exist within the correction facilities operated by the DOC, and such declaration remains in effect; and

WHEREAS, additional reasons for requiring the measures continued in this Order are set forth in Emergency Executive Order No. 625, dated July 27, 2024, and Emergency Executive Order 682, dated October 30, 2024; and

NOW, THEREFORE, pursuant to the powers vested in me by the laws of the State of New York and the City of New York, including but not limited to the New York Executive Law, the New York City Charter and the Administrative Code of the City of New York, and the common law authority to protect the public in the event of an emergency:

Section 1. I hereby direct section 1 of Emergency Executive Order No. 814, dated June 7, 2025 is extended for five (5) days.

§ 2. This Emergency Executive Order shall take effect immediately and shall remain in effect for five (5) days unless it is terminated or modified at an earlier date.

Eric Adams
Mayor

◀ j23

EMERGENCY EXECUTIVE ORDER NO. 818

June 12, 2025

WHEREAS, over the past several months, thousands of asylum seekers have been arriving in New York City, from the Southern border, without having any immediate plans for shelter; and

WHEREAS, the City now faces an unprecedented humanitarian crisis that requires it to take extraordinary measures to meet the immediate needs of the asylum seekers while continuing to serve the tens of thousands of people who are currently using the DHS Shelter System; and

WHEREAS, additional reasons for requiring the measures continued in this Order are set forth in Emergency Executive Order No. 224, dated October 7, 2022; and

WHEREAS, the state of emergency based on the arrival of thousands of individuals and families seeking asylum, first declared in Emergency Executive Order No. 224, dated October 7, 2022, and extended by subsequent orders, remains in effect;

NOW, THEREFORE, pursuant to the powers vested in me by the laws of the State of New York and the City of New York, including but not limited to the New York Executive Law, the New York City Charter and the Administrative Code of the City of New York, and the common law authority to protect the public in the event of an emergency:

Section 1. I hereby order that section 1 of Emergency Executive Order No. 815, dated June 7, 2025, is extended for five (5) days.

§ 2. This Emergency Executive Order shall take effect immediately and shall remain in effect for five (5) days unless it is terminated or modified at an earlier date.

Eric Adams
Mayor

◀ j23

CHANGES IN PERSONNEL

BOARD OF ELECTION POLL WORKERS FOR PERIOD ENDING 04/25/25									
NAME		TITLE	NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY	
JOSHI	SUNIL	9POLL		\$1.0000	APPOINTED	YES	01/01/25	300	
JUSTIN	NADEGE	9POLL		\$1.0000	APPOINTED	YES	01/01/25	300	
KARKI	SHYAM	9POLL		\$1.0000	APPOINTED	YES	01/01/25	300	
KEEGAN	MARY	B 9POLL		\$1.0000	APPOINTED	YES	01/01/25	300	
KENNEDY	GIANNI	9POLL		\$1.0000	APPOINTED	YES	01/01/25	300	
KUMUKOV	ARSEN BO	9POLL		\$1.0000	APPOINTED	YES	01/01/25	300	
LAKE	NICOLE	M 9POLL		\$1.0000	APPOINTED	YES	01/01/25	300	
LAU	MICHAEL	9POLL		\$1.0000	APPOINTED	YES	01/01/25	300	
LEE	JACKY	9POLL		\$1.0000	APPOINTED	YES	01/01/25	300	
LEE	VANESSA	9POLL		\$1.0000	APPOINTED	YES	01/01/25	300	
LEWIS	CHERETTE	M 9POLL		\$1.0000	APPOINTED	YES	01/01/25	300	
LI	AMY	9POLL		\$1.0000	APPOINTED	YES	01/01/25	300	
LIANG	CHLOE	9POLL		\$1.0000	APPOINTED	YES	01/01/25	300	
LIAVAS	SUKI	9POLL		\$1.0000	APPOINTED	YES	01/01/25	300	
LILLY-MCFADDEN	TAMMY	M 9POLL		\$1.0000	APPOINTED	YES	01/01/25	300	
LOFTON	JEREMYAH	9POLL		\$1.0000	APPOINTED	YES	01/01/25	300	
LUNA	JENNIFER	9POLL		\$1.0000	APPOINTED	YES	01/01/25	300	
MACK	SHAMEL	L 9POLL		\$1.0000	APPOINTED	YES	01/01/25	300	
MAMMOLITO	DIANE	B 9POLL		\$1.0000	APPOINTED	YES	01/01/25	300	
MANLEY	STEPHANI	M 9POLL		\$1.0000	APPOINTED	YES	01/01/25	300	
MANUEL-DRY	ANNIS	C 9POLL		\$1.0000	APPOINTED	YES	01/01/25	300	
MARTINEZ	MILAGROS	9POLL		\$1.0000	APPOINTED	YES	01/01/25	300	
MASTERS	ALEXANDE	9POLL		\$1.0000	APPOINTED	YES	01/01/25	300	
MAZIL	WILLASIA	9POLL		\$1.0000	APPOINTED	YES	01/01/16	300	
MCCLARY PINKS	LASHANN	D 9POLL		\$1.0000	APPOINTED	YES	01/01/25	300	
MCCORD	LATISHA	T 9POLL		\$1.0000	APPOINTED	YES	01/01/25	300	
MCCORMICK	BRENDAN	J 9POLL		\$1.0000	APPOINTED	YES	01/01/25	300	
MEJIA HERNANDEZ	NICOLAS	9POLL		\$1.0000	APPOINTED	YES	01/01/25	300	
MELTON	DENISE	9POLL		\$1.0000	APPOINTED	YES	01/01/25	300	
MORA GARCIA	LEWIS	M 9POLL		\$1.0000	APPOINTED	YES	01/01/25	300	
MORALES	JUANITA	9POLL		\$1.0000	APPOINTED	YES	01/01/25	300	
MORALES	STEPHANI	9POLL		\$1.0000	APPOINTED	YES	01/01/25	300	
MOREL	ROBERT	D 9POLL		\$1.0000	APPOINTED	YES	01/01/25	300	
MORILLO HENRIQU	ISAMAR	V 9POLL		\$1.0000	APPOINTED	YES	01/01/25	300	
MORRISON	NYISHA	S 9POLL		\$1.0000	APPOINTED	YES	01/01/25	300	
MORRISON I	KYMANI	A 9POLL		\$1.0000	APPOINTED	YES	01/01/25	300	
MOSS	PHILOMEN	9POLL		\$1.0000	APPOINTED	YES	01/01/25	300	
MOW	SUMIA	9POLL		\$1.0000	APPOINTED	YES	01/01/25	300	
MOWATT	AYDEN	K 9POLL		\$1.0000	APPOINTED	YES	01/01/25	300	
MULLA	SALIM	M 9POLL		\$1.0000	APPOINTED	YES	01/01/25	300	
MUNOZ	SHANELL	9POLL		\$1.0000	APPOINTED	YES	01/01/25	300	

BOARD OF ELECTION POLL WORKERS FOR PERIOD ENDING 04/25/25									
NAME		TITLE	NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY	
MURRAY	DESTINY	J 9POLL		\$1.0000	APPOINTED	YES	01/01/25	300	
MURRAY	WANDA	B 9POLL		\$1.0000	APPOINTED	YES	01/01/25	300	
MURRAY JR	LUKE	J 9POLL		\$1.0000	APPOINTED	YES	01/01/25	300	
NADANER	PEARL	R 9POLL		\$1.0000	APPOINTED	YES	01/01/25	300	
NEWMAN	ELIZABET	T 9POLL		\$1.0000	APPOINTED	YES	01/01/25	300	
NG	COCO	9POLL		\$1.0000	APPOINTED	YES	01/01/25	300	
O'DONNELL	NORA	M 9POLL		\$1.0000	APPOINTED	YES	01/01/25	300	
OBODO	OLUCHI	R 9POLL		\$1.0000	APPOINTED	YES	01/01/25	300	
OBRIEN	JACKSON	G 9POLL		\$1.0000	APPOINTED	YES	01/01/25	300	
OLOSUNDE	OLUWAFEM	9POLL		\$1.0000	APPOINTED	YES	01/01/25	300	
ORTIZ	DESTREE	9POLL		\$1.0000	APPOINTED	YES	01/01/25	300	
OSORIO	ELSIE	9POLL		\$1.0000	APPOINTED	YES	01/01/25	300	
OVEROLSER	ZACHARY	O 9POLL		\$1.0000	APPOINTED	YES	01/01/25	300	

PALMER	ALTHEA	P	9POLL	\$1.0000	APPOINTED	YES	04/01/25	300
PALMER	ANIYAH	P	9POLL	\$1.0000	APPOINTED	YES	04/01/25	300
PANNELL	DENISE	L	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
PARK	MIN	J	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
PELASKI	ROBERT	T	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
PENA	KENNY		9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
PENNAMON	VIOLA	B	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
PERALTA	SHALLENE		9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
PERDOMO	ELIAZAR		9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
PERDOMO	EVELYN		9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
PERDOMO	STEVEN		9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
PEREZ	CARMEN	I	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
PEREZ	JHAKAYRA	L	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
PEREZ	LETICIA		9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
PERSAUD	NICHOLAS	A	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
PERSON	ALANA	L	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
PETERKIN	CHARLOTT	A	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
PETERS	JAMAAR		9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
PETERSON	JAQUANNA	S	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
PETERSON	SHOSHANA	T	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
PHILLIP PETERS	SHEMAYAH		9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
PHILLIPS	KIARA	A	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
PHINAZEE	LAWANDA	J	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
PHOENIX	MELVINA	L	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
PICHARDO	PETERSON		9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
PIERSON	KIARA		9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
PIMENTEL	MAGDELIN		9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
PINO	CHRISTOP	A	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
PITT	CLEOPATR		9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
PITTS	EARLINE	A	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
PLATONI	RICHARD	B	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
PLAZA	SUHAIL	Y	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
PLOWDEN	LAKISHA	E	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
PLUMMER	PATRICK	G	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
POPE	CAROL		9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
PORTELA	NICHOLAS	L	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
POTTER	JANE	R	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
POTTER	SHAMEL	T	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300

BOARD OF ELECTION POLL WORKERS
FOR PERIOD ENDING 04/25/25

NAME	TITLE	NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY
PRATT	YADELZA	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
PRESSLEY	KEVIN	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
PRICE	LORETTA	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
PRIEGO	JOSE	9POLL	\$1.0000	APPOINTED	YES	04/01/25	300
PROVILUS	BRIANNA	A 9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
PURCE	EDWARD	J 9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
PUYARENA	THALIA	N 9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
REYNOSO	JEFFERY	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
RHODES JR	KAREEM	J 9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
RHOOMS	COLLETTE	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
RHOOMS	ROCHELLE	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
RICKENBACKER	MISCHELL	S 9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
RIVERA	JESIKA	M 9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
RIVERA	LILLIAN	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
RIVERA	MEGAN	E 9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
RIVERA	NIKINDRA	S 9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
RIVERA	OLGA	N 9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
RIVERA	RAYMOND	J 9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
RIVERA	STEPHANI	A 9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
ROBERTS	EVELYN	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
ROBERTSON	CLIFTON	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
ROBINSON	LEROME	M 9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
ROBINSON	NATASHA	V 9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
ROCHELIN	MARSIA	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
RODRIGUEZ	DARIUS	Y 9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
RODRIGUEZ	DEBORAH	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
RODRIGUEZ	ERNESTO	L 9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
RODRIGUEZ	MARIA	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
RODRIGUEZ	MENORKA	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
RODRIGUEZ	MIKE	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
RODRIGUEZ	MISAEAL	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
RODRIGUEZ	SORAYA	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
RODRIGUEZ	TAMIEKA	L 9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
RODRIGUEZ-PEPIN	ASHLEY	G 9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
RODRIGUEZ	GERADO	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
ROJAS	CHAURY	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
ROJAS	SERGIO	J 9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
ROMAN	YANELIE	D 9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
ROSA	ORLANDO	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
ROSADO	DENISE	A 9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
ROSADO	GENESIS	M 9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
ROSADO	KIM	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
ROSALES	KRISTAL	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
ROSARIO	DANIELLE	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
ROSARIO	JOSE	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
ROSARIO	MARIA	D 9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
ROSARIO	WANDA	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
ROUF	KHANDAKE	M 9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
RUBY	GREGORY	A 9POLL	\$1.0000	APPOINTED	YES	04/01/25	300
RUCCO	STEPHEN	J 9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
RUFINO	MAGNOLIA	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300

BOARD OF ELECTION POLL WORKERS
FOR PERIOD ENDING 04/25/25

NAME	TITLE	NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY
RUIZ	ALBERT	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
RUIZ	CARMEN	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
RUIZ	FABIAN	F 9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
RUIZ	MARIELA	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
RUIZ	SHANDIRA	C 9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
RUMPH	ALECIA	N 9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
RUTENBAR	SOPHIE	J 9POLL	\$1.0000	APPOINTED	YES	04/01/25	300
RYAN	DYLAN	C 9POLL	\$1.0000	APPOINTED	YES	04/01/25	300
RYAN	MARISSA	R 9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
SAJOUS	JASMYNE	S 9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
SALINAS	NOEMI	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
SANCHEZ	AMPARPO	I 9POLL	\$1.0000	APPOINTED	YES	04/01/25	300
SANTOS	TARA	D 9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
SEWNARINE	ALYSSIA	D 9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
SHAFER	MARIA	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
SHELLMAN	THERONE	9POLL	\$1.0000	APPOINTED	YES	04/01/25	300
SHEPHERD	JADEN	L 9POLL	\$1.0000	APPOINTED	YES	04/01/25	300
SHOULDERS	VANESSA	T 9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
SHUMUNOV	RACHEL	9POLL	\$1.0000	APPOINTED	YES	04/01/25	300
SICLARE	ANTHONY	9POLL	\$1.0000	APPOINTED	YES	04/01/25	300
SIDDQUI	FERASUDD	M 9POLL	\$1.0000	APPOINTED	YES	04/01/25	300
SIFAT	HASIN	M 9POLL	\$1.0000	APPOINTED	YES	04/01/25	300
SILJANDER	KATARINA	A 9POLL	\$1.0000	APPOINTED	YES	04/01/25	300
SIMON SOLANO	HUMBERTO	F 9POLL	\$1.0000	APPOINTED	YES	04/01/25	300
SIMMONS	SHANIAYA	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
SIMMONS	YVETTE	M 9POLL	\$1.0000	APPOINTED	YES	04/01/25	300
SIMON	CADIEDRA	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
SIMON	SHAMIKA	A 9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
SIMONELLI	CHRISTIE	M 9POLL	\$1.0000	APPOINTED	YES	04/01/25	300
SIMONETTI	JOSEPH	J 9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
SIMPSON	PATRICIA	A 9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
SIMS	ANA	M 9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
SIMS	CRYSTAL	W 9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
SIMS	JOHN	A 9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
SIMS	LESLIE	C 9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
SINGH	AMARJIT	9POLL	\$1.0000	APPOINTED	YES	04/01/25	300
SINGH	JAGJEET	9POLL	\$1.0000	APPOINTED	YES	04/01/25	300
SINGH	PRAVAKAR	9POLL	\$1.0000	APPOINTED	YES	04/01/25	300
SINGH	RANISHA	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
SINGH	SATWINDE	9POLL	\$1.0000	APPOINTED	YES	04/01/25	300
SINGLETON	E	R 9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
SINGLETON	THOMASIN	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
SIUKAS	ALEX	A 9POLL	\$1.0000	APPOINTED	YES	04/01/25	300
SIROTA	ALIZA	C 9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
SISTRUNCK	SHIANNE	K 9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
SISTRUNK	JESSICA	L 9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
SKYERS	SEAN	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
SLOAN	TIFFANY	E 9POLL	\$1.0000	APPOINTED	YES	04/01/25	300
SLOAT	LACEY	J 9POLL	\$1.0000	APPOINTED	YES	04/01/25	300
SMALLS	DEBORAH	A 9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
SMALLS-LAMBERT	GWENDOLY	B 9POLL	\$1.0000	APPOINTED	YES	01/01/25	300

BOARD OF ELECTION POLL WORKERS
FOR PERIOD ENDING 04/25/25

NAME	TITLE		NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY
SMITH	AVERY	L	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
SMITH	LEONARD		9POLL	\$1.0000	APPOINTED	YES	04/01/25	300
SMITH	MAGION	C	9POLL	\$1.0000	APPOINTED	YES	04/01/25	300
SMITH	RAHMAAN	A	9POLL	\$1.0000	APPOINTED	YES	04/01/25	300
SMITH	SASHA	S	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
SMITH	SHAMEEKA	S	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
SMITH PINCKNEY	LANAYA	A	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
SMITHERMAN	LATANYA	G	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
SMOLINSKI	H		9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
SOLANO	JAXEN	C	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
SOLON-MALDONADO	JUDITH		9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
SONG	JIAN		9POLL	\$1.0000	APPOINTED	YES	04/01/25	300
SORACCHI	JAMES		9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
SOREY	ANTHONY		9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
SOTO	MARIA	Z	9POLL	\$1.0000	APPOINTED	YES	04/01/25	300
SOTO	SAMANTHA	J	9POLL	\$1.0000	APPOINTED	YES	04/01/25	300
SOTOMAYOR	DENISE	M	9POLL	\$1.0000	APPOINTED	YES	04/01/25	300
SPAANENBURG	MARK	A	9POLL	\$1.0000	APPOINTED	YES	04/01/25	300
SPANN	DANAMARI	L	9POLL	\$1.0000	APPOINTED	YES	04/01/25	300
SPIRAKIS	ANASTASI	S	9POLL	\$1.0000	APPOINTED	YES	04/01/25	300
SPRIGGS	DESIREE	M	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
STAFFORD	NAAIRAH	Z	9POLL	\$1.0000	APPOINTED	YES	04/01/25	300
STATOM	SHARON		9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
STEELE	CARESS	S	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
STEVENSON	MONIQUE		9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
STEWART	CHERYL	A	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
STILL	JEFFREY	W	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
STOKLEY	BRONTE	C	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
STROHMEYER	NANCY		9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
STROUD	ROGER	W	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300
STRUTYNSKYY	MAKSYM		9POLL	\$1.0000	APPOINTED	YES	04/01/25	300
SUBAH	RAMIS	R	9POLL	\$1.0000	APPOINTED	YES	04/01/25	300
SULTANA	PARVEEN		9POLL	\$1.0000	APPOINTED	YES	04/01/25	300
SWINTON	JACQUELI	E	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300