



CELEBRATING OVER 150 YEARS

# THE CITY RECORD

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## THE CITY RECORD

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## PUBLIC HEARINGS AND MEETINGS

*See Also: Procurement; Agency Rules*

## CITY PLANNING COMMISSION

### ■ PUBLIC HEARINGS

The City Planning Commission will hold a public hearing accessible both in-person and remotely via the teleconferencing application Zoom, at 10:00 A.M. Eastern Daylight Time, on Wednesday, January 7, 2026, 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/content/planning/pages/calendar>

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  
Nos. 1 - 3  
20 BERRY STREET  
No. 1

C 240271 ZMK

CD 1  
IN THE MATTER OF an application submitted by Mihata Corp. pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 12c and 13a, by changing from an M1-1 District to an M1-2 District property bounded by North 13<sup>th</sup> Street, Berry Street, North 12<sup>th</sup> Street, and a line 250 feet southeasterly of Wythe Avenue, as shown on a diagram (for illustrative purposes only) dated September 15, 2025, and subject to the conditions

of CEQR Declaration E-858.

No. 2

CD 1

**IN THE MATTER OF** an application submitted by Mihata Corp., pursuant to Section 201 of the New York City Charter for an amendment of the Zoning Resolution of the City of New York, adding an Industrial Business Incentive Area to Article VII, Chapter 4 (Special Permits by the City Planning Commission).

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 VII ADMINISTRATION

### Chapter 4

#### Special Permits by the City Planning Commission

\* \* \*

74-90

#### ADDITIONAL PERMITS

\* \* \*

74-94

#### Industrial Business Incentive Areas

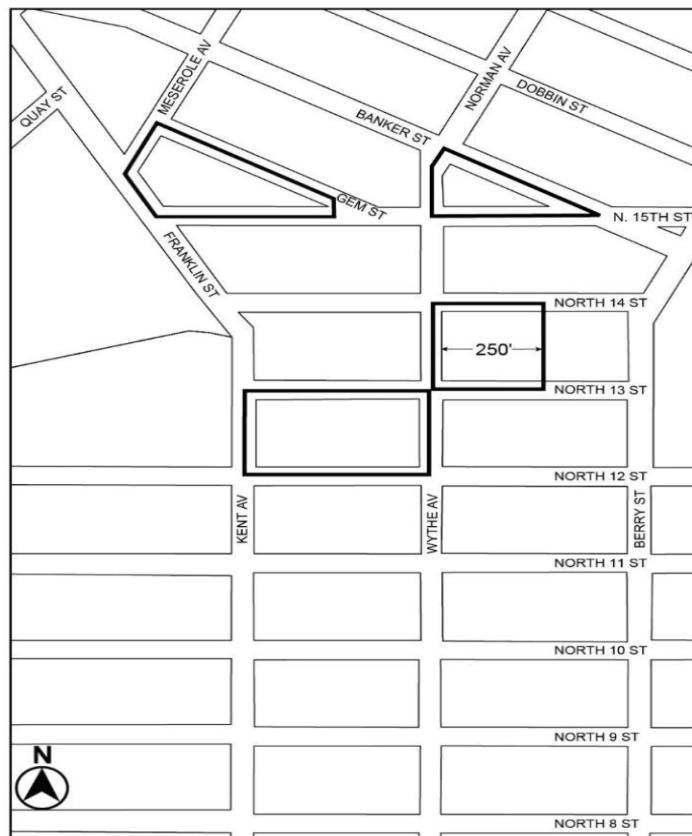
\* \* \*

74-948

#### Maps of Industrial Business Incentive Areas

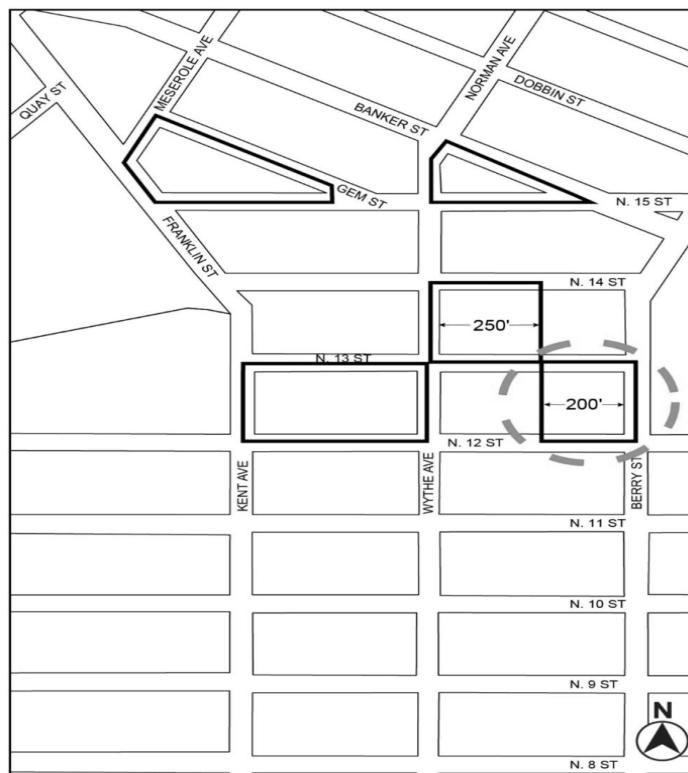
Map 1: Brooklyn

[EXISTING MAP]



Industrial Business Incentive Area

[PROPOSED MAP]



Industrial Business Incentive Area

Portion of Community District 1, Borough of Brooklyn

\* \* \*

No. 3

C 240273 ZSK

**CD 1**  
**IN THE MATTER OF** an application submitted by Mihata Corp., pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-94 of the Zoning Resolution to allow an increase in the maximum permitted floor area in accordance with Section 74-943 (Permitted floor area increase) for a development occupied by Business-Enhancing uses and Incentive uses and, in conjunction therewith, to modify publicly accessible open space design requirements of Section 37-70 (PUBLIC PLAZAS), to modify the off-street parking requirements of Section 44-20 (REQUIRED ACCESSORY OFF-STREET PARKING SPACES), and to modify the loading berth requirements of Section 44-50 (OFF-STREET LOADING REGULATIONS), in connection with a proposed 10-story building within an Industrial Business Incentive Area\*, on property located at 20 Berry Street (Block 2283, Lots 25, 28, 31, 33, 35, 38, 41 and 43), in an M1-2\*\* District.

\*Note: A zoning text amendment is proposed to Section 74-948 (Maps of Industrial Business Incentive Areas) under a concurrent related application (N 240272 ZRK) for a zoning text change.

\*\*Note: The site is proposed to be rezoned by changing from an existing M1-1 District to an M1-2 District under a concurrent related application for a Zoning Map change (C 240271 ZMK).

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

## BOROUGH OF MANHATTAN No. 4

**CD 9** **1727 AMSTERDAM AVENUE — HILL TOP APARTMENTS** **C 260071 HAM**  
**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:

- the designation of property located at 1727 Amsterdam Avenue (Block 2060, Lot 1) 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 a nine-story mixed use building containing approximately 200 income restricted housing units and community facility space, Borough of Manhattan, Community District 9.

#### BOROUGH OF STATEN ISLAND

No. 5

#### ARDEN HEIGHTS WOODS STREAM RESTORATION (BMP AH-2)

CD 3

C 250335 PQR

**IN THE MATTER OF** an application submitted by the Department of Environmental Protection and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the acquisition of property located at Block 5733, Lot 1; Block 5735, Lot 156; and Block 5776, Lot 70 to facilitate stormwater Best Management Practices (BMPs), Borough of Staten Island, Community District 3.

#### BOROUGHS OF QUEENS AND BROOKLYN

Nos. 6 and 7

#### DEP NEWTOWN CREEK CSO TUNNEL

No. 6

C 260063 PCY

**Citywide**  
**IN THE MATTER OF** an application submitted by the Department of Environmental Protection and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for acquisition of properties listed and as specified below, Borough of Brooklyn, Community District 1 and Queens, Community Districts 2 and 5, and for site selection of such properties for a combined sewer overflow (CSO) retention system.

SEE ATTACHED TABLE - Table 1: Proposed Actions and Affected Properties on the ZAP Search record here: <https://zap.planning.nyc.gov/projects/2025Y0129>. Navigate to the project page in ZAP and select "Public Documents", select "2025Y0129\_Dockets\_1", and click "260063PCY\_dkt".

No. 7

C 260064 PSY

**Citywide**  
**IN THE MATTER OF** an application submitted by the Department of Environmental Protection and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for site selection of properties located in Brooklyn, Community District 1 at 1 Kingsland Avenue (Block 2508, Lot 1), Scholes Street (Block 2962, Lot 1), and Varick Avenue (Block 2962, Lot 15); and in Queens, Community District 2 at 49 Street (Block 2575, Lot 26), Maspeth Avenue (Block 2575, Lot 140), Laurel Hill Blvd (Block 312, Lot 17), and 56 Road (Block 2552, Lot 75); and in Queens Community District 5 at 55-04 Maspeth Avenue (Block 2610, Lot 530) and Maspeth Avenue (Block 2610, Lot 550), for a combined sewer overflow (CSO) retention system.

#### NOTICE

On January 7, 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 New York City Department of Environmental Protection (DEP) and the New York City Department of Citywide Administrative Services (DCAS) (the "Applicants"). The New York City Department of Environmental Protection (DEP) is the CEQR Lead Agency for the environmental review. The Applicants are seeking a series of land use actions including site selection of a capital project and acquisition of property as well as the acquisition of permanent surface and subterranean easements at several properties for long-term maintenance and security (the "Proposed Actions") in Brooklyn Community District 1 and Queens Community Districts 2 and 5. Construction and operation of a combined sewer overflow (CSO) tunnel and additional infrastructure to reduce the volume of CSO entering Newtown Creek, under the Newtown Creek CSO Storage Tunnel project constitutes the "Proposed Project". The Proposed Actions would facilitate the Proposed Project which may require property leasing during various stages of construction and includes the CSO tunnel along with diversion chambers, drop shafts, conveyance sewers, new outfalls, and odor control systems. The proposed CSO storage tunnel would be at a depth ranging from 80-130 feet below existing ground surface, and approximately 26 feet in diameter. The tunnel alignment would run from a site in Brooklyn (on the southern side of the Creek) near Whale Creek and the Newtown Creek WRRF, east under the Creek into the Blissville neighborhood of Queens, continuing south and east

along Review Avenue, underneath the Kosciusko Bridge toward the Maspeth section of Queens, then curving south and then west into Brooklyn. In addition to the tunnel, the Proposed Project would include a tunnel dewatering pump station (TDPS), diversion facilities at outfalls BB-026, NCQ-077, NCB-083, and NCB-015 to divert CSOs from the outfalls to the tunnel, and a new gravity diversion sewer to connect outfall BB-026 to the tunnel. Construction of the diversion facility at BB-026 would be facilitated by the acquisition of easements. Acquisition of the TDPS site would not be required since it is a City-owned property (currently being used by DSNY). In total, the Proposed Project would affect up to 99 properties: 9 properties are City-owned and require only site selection approval, and 90 properties are privately owned and require both site selection and acquisition approval. Of the up to 90 properties requiring both site selection and acquisition approval, 4 require fee simple acquisition (for the diversion facilities at NCQ-077, NCB-083, and NCB-015), up to 83 require subterranean easements along the proposed tunnel and gravity diversion sewer alignments (including one property that also requires both acquisition of a permanent surface easement and a temporary construction easement, and one property that also requires acquisition of a temporary construction easement), and 3 properties require both acquisition of permanent surface and temporary construction easements (but no subterranean easement). The fee simple acquisition, property leasing, and establishment of subterranean and surface easements would be facilitated by the proposed acquisition action under ULURP. The Build Year is 2040.

The Proposed Project may require several other actions, including approval by local entities such as the NYC Landmarks Preservation Commission (LPC), New York City Public Design Commission, New York City Department of Transportation (DOT) Office of Construction Mitigation and Coordination (OCMC); state entities such as the New York State Department of State (NYSDOS), New York State Office of General Services (NYSOGS), New York State Department of Environmental Conservation (NYSDEC), New York State Historic Preservation Office (SHPO), Metropolitan Transit Authority (MTA); and federal entities such as the U.S. Environmental Protection Agency (EPA), Coastal Zone Management Act, U.S. Army Corps of Engineers (USACE), United States Fish and Wildlife Service (USFWS) and National Marine Fisheries Service (NMFS), and the Advisory Council on Historic Preservation.

Written comments on the DEIS are requested and will be received and considered by the Lead Agency through 5:00 P.M. on Tuesday, January 20, 2026.

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. 24DEP053Y.

#### BOROUGH OF BROOKLYN

No. 8

#### BEVERLEY SQUARE WEST HISTORIC DISTRICT

CD 14

N 260209 HKK

**IN THE MATTER OF** a communication dated December 4, 2025, from the Executive Director of the Landmarks Preservation Commission regarding the Beverley Square West Historic District designation, designated by the Landmarks Preservation Commission on November 25, 2025. (Designation List No. 547/LP-2692). The Beverley Square West Historic District consists of the properties bounded by a line beginning at the southeastern corner of Beverley Road and Argyle Road, continuing easterly along the southern curbline of Beverley Road, across Rugby Road and Marlborough Road, to a point on a line extending northerly from the eastern property line of 237 Marlborough Road; southerly along said line and the eastern property lines of 237 through 339 Marlborough Road; westerly along the southern property line of 339 Marlborough Road and a line extending to the western curbline of Marlborough Road; southerly along the western curbline of Marlborough Road to a point on a line extending easterly from the southern property line of 352 Marlborough Road; westerly along said line and the southern property line of 352 Marlborough Road; southerly along the eastern property lines of 341 through 353 Rugby Road; westerly along the southern property line of 353 Rugby Road and a line extending to the eastern curbline of Rugby Road; northerly along the eastern curbline of Rugby Road to a point on a line extending easterly from the southern property line of 324 Rugby Road; westerly along said line, the southern property lines of 324 Rugby Road and 309 Argyle Road, and a line extending to the western curbline of Argyle Road; southerly along the western curbline of Argyle Road to the northern curbline of Cortelyou Road; westerly along the northern curbline of Cortelyou Road to a point on a line extending

southerly from the western property line of 364 Argyle Road; northerly along said line and the western property lines of 364 through 226 Argyle Road; easterly along the northern property line of 226 Argyle Road and a line extending across Argyle Road to the eastern curbline of Argyle Road; and northerly along the eastern curbline of Argyle Road to the point of beginning, Borough of Brooklyn, Community District 14.

**No. 9**  
**DITMAS PARK WEST HISTORIC DISTRICT**

**CD 14**

**IN THE MATTER OF** a communication dated December 4, 2025, from the Executive Director of the Landmarks Preservation Commission regarding the Ditmas Park West Historic District designation, designated by the Landmarks Preservation Commission on November 25, 2025. (Designation List No. 547/LP-2693). The Ditmas Park West Historic District consists of the properties bounded by a line beginning at the southeastern corner of Dorchester Road and Westminster Road, continuing easterly along the southern curbline of Dorchester Road across Argyle Road, Rugby Road, and Marlborough Road to a point on a line extending northerly from the eastern property line of 443 Marlborough Road; southerly along said line and the eastern property lines of 443 through 501 Marlborough Road, and a line extending to the northern curbline of Ditmas Avenue; westerly along the northern curbline of Ditmas Avenue across Marlborough Road, Rugby Road, Argyle Road, to the northeastern corner of Ditmas Avenue and Westminster Road; northerly along the eastern curbline of Westminster Road to a Landmarks Preservation Commission point on a line extending easterly from the southern property line of 518 Westminster Road; westerly along said line and the southern property line of 518 Westminster Road; northerly along the western property lines of 518 to 456 Westminster Road; easterly along the northern property line of 456 Westminster Road and a line extending to the eastern curbline of Westminster Road; and northerly along the eastern curbline of Westminster Road to the point of beginning, Borough of Brooklyn, Community District 14.

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

Accessibility questions: AccessibilityInfo@planning.nyc.gov, 212-720-3366, by: Tuesday, December 30, 2025, 5:00 P.M.



d22-ja7

**CITYWIDE ADMINISTRATIVE SERVICES**

**■ PUBLIC HEARINGS**

**NOTICE IS HEREBY GIVEN THAT A REAL PROPERTY ACQUISITIONS AND DISPOSITIONS PUBLIC HEARING**, in accordance with Section 824 of the New York City Charter, will be held on January 14, 2026, at 10:00 A.M. via Conference Call No. 1-646-992-2010, Access Code 717 876 299.

**IN THE MATTER OF** a lease for the City of New York, as tenant, on the entire fourth floor of the building located at 95-25 Queens Boulevard (Block 2079 & Lot 1) in the Borough of Queens for the Traffic Enforcement Division of the Police Department to use as general and administrative office uses and related accessory uses, or for such other use as the Commissioner of the Department of Citywide Administrative Services may determine, subject to the terms and conditions set forth in the lease.

The proposed use was approved by the City Planning Commission pursuant to NYC Charter Section 195 on February 5, 2025 (CPC N 250092 PXQ Public Hearing Cal. No. 15).

The proposed lease shall be for a period of twenty (20) years from the Commencement Date, at an annual base rent of \$1,123,200.00 from the Commencement Date through year 5; \$1,235,520.00 for years 6 through 10; \$1,359,072.00 for years 11 through 15; and \$1,494,979.20 for years 16 through 20, payable in equal monthly installments at the end of each month. The first six (6) months of base rent is abated.

The Landlord shall provide for Tenant's exclusive use, a private parking area within the building garage that includes fifty-eight (58) parking spaces. The Tenant shall pay to Landlord a parking fee which shall be based upon twenty-one (21) Tenant parking spaces free of charge and thirty-seven (37) Tenant parking spaces at the rate per month of \$247.50 per space (i.e., an aggregate sum of \$9,157.50 per month), all as more specifically set forth in the lease. The first six (6) months of the parking fee is abated.

The lease may be terminated by the Tenant, in whole or in part for a portion of the demised premises, effective as of the tenth (10th) or the fifteenth (15th) year anniversaries of the rent commencement date, provided the Tenant gives the Landlord 360 days' prior written notice. In the event of such termination, the Tenant shall pay to the Landlord a termination fee with respect to the portion of the demised premises being terminated, in the amount of the sum of the unamortized portion of (i) the tenant representative broker's commission, (ii) the base rent and parking fee abatement, and (iii) the Landlord's contribution to the alterations and improvements, all as more specifically set forth in the lease.

The Tenant shall have the right to renew the lease for two (2) consecutive periods of five (5) years each at 100% of the fair market rental value upon no later than twelve (12) months' prior written notice to Landlord, all as more specifically set forth in the lease.

The Landlord shall prepare final architectural plans and engineering plans and make alterations and improvements in accordance with preliminary architectural plans and specifications which are attached to the lease. The alterations and improvements consist of Landlord Work (i.e., base building work), which the Landlord shall provide at its sole cost and expense, and Tenant Work. The total cost of the Tenant Work, including the design services for the final architectural plans and engineering plans for the Tenant Work, shall not exceed \$5,904,387.00, of which the Landlord shall contribute \$1,404,000.00 and the balance will be paid by the Tenant. The Tenant shall reimburse the Landlord for Tenant's share of the costs of the Tenant Work upon the substantial completion of the alterations and improvements; all as more specifically set forth in the lease.

Further information, including public inspection of the proposed lease, may be obtained, at One Centre Street, Room 2000 North, New York, NY 10007. To schedule an inspection, please email RESPublicHearingInquiries@dcas.nyc.gov

If you need further accommodations, please let us know at least five business days in advance of the Public Hearing via email at DisabilityAffairs@mocs.nyc.gov or via phone at (212) 298-0734.

• ja2

**COMMUNITY BOARDS**

**■ PUBLIC HEARINGS**

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

**BOROUGH OF QUEENS**

COMMUNITY BOARD NO. 11 - Monday, January 5, 2026, 7:30 P.M., Bayside High School, 32-24 Corporal Kennedy Street, Bayside, NY 11361.

Street Co-Naming

An application to co-name 248th Street and Northern Boulevard "Firefighter Thomas Hoey Way".

Street Co-Naming

An application to co-name 188th Street and 56th Avenue "Kathy Posay Way".

Street Co-Naming

An application to co-name 33 Avenue between 205 Street and the Clearview Expressway Service Road "Millic Rigoli Way".

d31-ja5

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

**BOROUGH OF QUEENS**

COMMUNITY BOARD NO. 08 - Wednesday, January 7, 2026, at 7:30 P.M. at the Hillcrest Jewish Center located at 183-02 Union Turnpike in Fresh Meadows.

ULURP C 250302 ZMQ

The Applicant, St. Francis Prep, seeks a zoning map amendment to map a C1-2 commercial overlay district over an existing R4 district affecting Block 7128, Lot 2 in Fresh Meadows. This would rezone the development site from an R4 to an R4/C1-2 to establish a continuity of land uses within the surrounding area and facilitate legalization of an existing illuminated accessory sign. No other development would occur on the development site.

For speaking time, please contact our office at (718) 264-7895 during normal business hours (Monday through Friday from 9:00 A.M. to 5:00 P.M.) and no later than 4:00 P.M. on the date of the hearing.

d31-ja6

## EDUCATIONAL CONSTRUCTION FUND

### ■ PUBLIC HEARINGS

The NYC Educational Construction Fund (ECF) will undertake public scoping for the preparation of the Draft Environmental Impact Statement (DEIS). A public scoping session for 240 Nassau Street has been scheduled for January 27, 2026, from 5:00 P.M. to 7:00 P.M. to obtain comments on the Draft Scope of Work. The public scoping session will be conducted as a virtual session.

• ja2-6

## 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, January 13, 2026 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 Elizabeth Le, Community and Intergovernmental Affairs Associate, at [ele@lpc.nyc.gov](mailto:ele@lpc.nyc.gov) or 212-602-7254 no later than five (5) business days before the hearing or meeting. Members of the public not attending in person can observe the meeting on LPC's YouTube channel at [www.youtube.com/nyclpc](https://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.

### 114 Fort Greene Place - Brooklyn Academy of Music Historic District

LPC-26-04358 - Block 2112 - Lot 43 - **Zoning:** R6B

#### CERTIFICATE OF APPROPRIATENESS

An Italianate style rowhouse built in 1855. Application is to construct rooftop and rear yard additions, reconstruct the rear façade and enlarge window openings.

### 317 Jefferson Avenue - Bedford Historic District

LPC-26-01129 - Block 1829 - Lot 56 - **Zoning:** R6B

#### CERTIFICATE OF APPROPRIATENESS

A Neo-Grec style rowhouse designed by William Taylor and built c. 1882. Application is to alter the front and rear façades and construct a rooftop bulkhead and rear yard addition.

### 4500 Arthur Kill Road - Individual Landmark

LPC-25-10051 - Block 7465 - Lot 115 - **Zoning:** M1-1

#### CERTIFICATE OF APPROPRIATENESS

A Stick style residence designed by Palliser & Palliser and built c. 1888. Application is to install a service ramp and a barrier-free access lift and construct an event structure and related landscape elements on the landmark site.

### 112-113 South Street - South Street Seaport Historic District

LPC-26-02247 - Block 97 - Lot 3, 4 - **Zoning:** C6-2A

#### CERTIFICATE OF APPROPRIATENESS

A pair of Federal style store buildings built in 1818-19. Application is to construct rooftop dormers.

### 432 Hudson Street - Greenwich Village Historic District

LPC-26-04550 - Block 583 - Lot 7 - **Zoning:** C1-6

#### CERTIFICATE OF APPROPRIATENESS

A late Greek Revival style rowhouse with commercial ground floor built in 1845. Application is to alter the ground floor, reconstruct the rear façade, and construct a rear yard addition.

### 140 West 4th Street - South Village Historic District

LPC-26-04689 - Block 543 - Lot 47 - **Zoning:** R7-2

#### CERTIFICATE OF APPROPRIATENESS

A Renaissance Revival style tenement building with commercial basement, designed by Michael Bernstein and built in 1901. Application is to install a stoop gate.

### 142 West 4th Street - South Village Historic District

LPC-26-04688 - Block 543 - Lot 45 - **Zoning:** R7-2

#### CERTIFICATE OF APPROPRIATENESS

A Renaissance Revival style tenement building with commercial basement, designed by Michael Bernstein and built in 1901. Application is to install a stoop gate.

### 130-132 West 18th Street - Individual Landmark

LPC-26-02405 - Block 793 - Lot 56 - **Zoning:** C6-2A

#### CERTIFICATE OF APPROPRIATENESS

Two Round-Arched Utilitarian style carriage houses with Renaissance Revival and Romanesque Revival style details built in 1864-65 and combined in 1907. Application is to install storefront infill and construct a rooftop addition.

### 106 West 81st Street - Upper West Side/Central Park West Historic District

LPC-26-01097 - Block 1211 - Lot 137 - **Zoning:** R8B/C1-8A/EC-2

#### CERTIFICATE OF APPROPRIATENESS

A Neo-Grec style rowhouse designed by Eli Martin and built in 1885-86. Application is to reconstruct the rear façade, and construct rooftop and rear yard additions.

### 254 West 88th Street - Riverside - West End Historic District

LPC-26-04808 - Block 1235 - Lot 7503 - **Zoning:** R10A

#### CERTIFICATE OF APPROPRIATENESS

A Renaissance Revival style rowhouse designed by Nelson M. Whipple and built in 1884 and altered in 1934. Application is to legalize the reconstruction of the top floor of the rear façade, construction of a rear yard addition, and alterations to the front façade extension completed in non-compliance with Certificate of No Effect 24-10035 and Certificate of Appropriateness 23-10458.

### 109-113 East 73rd Street - Upper East Side Historic District

LPC-26-03028 - Block 1408 - Lot 7, 8 - **Zoning:** R8B

#### CERTIFICATE OF APPROPRIATENESS

A Neo-Italian Renaissance style rowhouse (no. 109) designed by Hunt & Hunt and built in 1911-12, a rowhouse (no. 111) with Renaissance-style details, designed by Gurdon S. Parker and built in 1922, and a rowhouse (no. 113) originally designed by George B. Post & Sons, built in 1906-08, and altered in 1962 by Brown, Lawford & Forbes. Application is to modify floor levels and combine no. 109 with nos. 111-113, replace an entry door and windows, and construct rooftop and rear yard additions.

### 426 West 144th Street - Hamilton Heights Historic District

LPC-26-05758 - Block 2050 - Lot 61 - **Zoning:** R6A

#### CERTIFICATE OF APPROPRIATENESS

A French Second Empire style townhouse designed by Neville & Bagge and built in 1897. Application to construct a rear yard deck.

### 1185 Park Avenue - Expanded Carnegie Hill Historic District

LPC-26-05841 - Block 1522 - Lot 1 - **Zoning:** R8B, R10, P1

#### CERTIFICATE OF APPROPRIATENESS

A Neo-Gothic style apartment house designed by Schwartz & Gross and built in 1928-29. Application is to modify a masonry opening, create masonry openings and install louvers.

d29-ja12

**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, January 6, 2026, 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 Elizabeth Le, Community and Intergovernmental Affairs Associate, at [ele@lpc.nyc.gov](mailto:ele@lpc.nyc.gov) or 212-602-7254 no later than five (5) business days before the hearing or meeting. Members of the public not attending in person can observe the meeting on LPC's YouTube channel at [www.youtube.com/nyclpc](https://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.

**1130 Grand Concourse - Grand Concourse Historic District**  
**LPC-26-03586** - Block 2462 - Lot 42 - **Zoning: R8/C1-4**

**CERTIFICATE OF APPROPRIATENESS**

A Classical Revival style institutional building designed by Leo Stillman and built in 1925-26. Application is to alter the façade and stairs, install signage and construct a rear yard mechanical addition.

**362 Clinton Street - Cobble Hill Historic District**

**LPC-26-04038** - Block 324 - Lot 55 - **Zoning: R6**

**CERTIFICATE OF APPROPRIATENESS**

An Italianate style rowhouse built in 1843. Application is to construct a rear yard addition.

**1219 Dean Street - Crown Heights North Historic District**

**LPC-25-11523** - Block 1207 - Lot 61 - **Zoning R6**

**CERTIFICATE OF APPROPRIATENESS**

A Romanesque Revival style rowhouse with Renaissance Revival style details, designed by Albert E. White and built c. 1891. Application is to legalize the replacement of stained-glass windows without Landmarks Preservation Commission permit(s).

**628 Carlton Avenue - Prospect Heights Historic District**

**LPC-26-04636** - Block 1157 - Lot 32 - **Zoning: R7A, R6B, C2-4**

**CERTIFICATE OF APPROPRIATENESS**

An Anglo-Italianate style rowhouse designed by William Flanagan and built in 1871. Application is to construct a bay window and a rooftop addition.

**40 Hampton Place - Crown Heights North Historic District**

**LPC-25-10880** - Block 1251 - Lot 66 - **Zoning: R6**

**CERTIFICATE OF APPROPRIATENESS**

A Colonial Revival style two-family duplex designed by William Debus and built c. 1907. Application is to construct a rear yard addition.

**139 Franklin Street - Tribeca West Historic District**

**LPC-26-04779** - Block 179 - Lot 66 - **Zoning: C6-2A, TMU**

**CERTIFICATE OF APPROPRIATENESS**

An early twentieth-century commercial style warehouse with neo-Renaissance style elements designed by Maynicke and Franke and built in 1909. Application is to replace entrance and storefront infill, modify a loading dock and canopy, demolish a rear extension and modify the rear façade and construct a rooftop addition.

**309 Clayton Road- Governors Island Historic District**

**LPC-26-05390** - Block 1 - Lot 10 - **Zoning: R3-2, C4-1, GI**

**CERTIFICATE OF APPROPRIATENESS**

A chapel-built c. 1942. Application is to construct a deck, modify openings, and install canopy poles.

**41-43 Mercer Street - SoHo-Cast Iron Historic District**

**LPC-25-07016** - Block 474 - Lot 20 - **Zoning: M1-5/R7X**

**CERTIFICATE OF APPROPRIATENESS**

A store and storehouse building designed by Henry Fernbach and built in 1868, and a one-story garage. Application is to demolish the garage (no. 41) and construct a new building, combine the buildings, and replace storefront infill and construct rooftop and rear yard additions at no 43.

**22 East 10th Street - Greenwich Village Historic District**

**LPC-26-01550** - Block 567 - Lot 17 - **Zoning: C1-7/R7-2**

**CERTIFICATE OF APPROPRIATENESS**

A rowhouse built in 1844. Application is to alter the front façade, construct a rear yard addition, and rooftop additions, and excavate the rear yard.

**109 Waverly Place - Greenwich Village Historic District**

**LPC-26-05562** - Block 553 - Lot 34 - **Zoning: R6**

**CERTIFICATE OF APPROPRIATENESS**

A Greek Revival style rowhouse built in 1840. Application is to install a stoop gate.

**111 West 57th Street - Individual and Interior Landmark**

**LPC-26-03172** - Block 1010 - Lot 7507 - **Zoning: C5-3, C5-1, MID**

**CERTIFICATE OF APPROPRIATENESS** A neo-Georgian style reception room and hallway designed by Warren and Wetmore and built in 1924-1925. Application is to remove a curved display window vitrine.

**45 Tudor City Place - Tudor City Historic District**

**LPC-24-11041** - Block 1335 - Lot 22 - **Zoning: R10, C1-5**

**CERTIFICATE OF APPROPRIATENESS** A Tudor Revival style apartment hotel designed by Fred F. French Company and built in 1926-1927. Application is to establish a master plan governing the future installation of windows and louvers.

**1185 Park Avenue - Expanded Carnegie Hill Historic District**

**LPC-26-05841** - Block 1522 - Lot 1 - **Zoning: R8B, R10, P1**

**CERTIFICATE OF APPROPRIATENESS**

A neo-Gothic style apartment house designed by Schwartz & Gross and built in 1928-29. Application is to modify a masonry opening, create masonry openings and install louvers.

**133 East 95th Street - Expanded Carnegie Hill Historic District**

**LPC-26-03782** - Block 1524 - Lot 112 - **Zoning: R8B**

**CERTIFICATE OF APPROPRIATENESS**

A rowhouse originally built in 1889-90, and later altered in the Neo-Federal style by Clinton, Russell & Clinton in 1932. Application is to construct a rear yard addition and modify masonry openings.

d19-ja5

## PROPERTY DISPOSITION

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

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

## CITYWIDE ADMINISTRATIVE SERVICES

■ SALE

The City of New York in partnership with GovDeals.com posts vehicle and heavy machinery auctions online every week at: <https://www.govdeals.com/en/nyc-dcas-fleet>.

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

For help with registration or for general questions, please contact the GovDeals customer support team at 844-704-0367 or [osr@govdeals.com](mailto:osr@govdeals.com).

n14-my3

## PROCUREMENT

*“Compete To Win” More Contracts!*

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

● *Win More Contracts, at [nyc.gov/competetowin](http://nyc.gov/competetowin)*

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

### HHS ACCELERATOR 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](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

### CHILD AND FAMILY WELL-BEING

#### ■ AWARD

##### *Human Services / Client Services*

#### FAMILY ENRICHMENT CENTERS RFP - NEW AWARD

**06822P0002** - Competitive Sealed Proposals/Pre-Qualified List - Other - PIN# 06822P0002007 - AMT: \$2,187,500.00 - TO: Forestdale Inc., 6735 112th Street, Forest Hills, NY 11375-2349.

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.

• ja2

## CITYWIDE ADMINISTRATIVE SERVICES

### DIVISION OF MUNICIPAL SUPPLY SERVICE

#### ■ SOLICITATION

##### *Goods*

**85726B0022-2500108-AIR MATTRESS** - Competitive Sealed Bids - PIN# 85726B0022 - Due 2-2-26 at 10:30 A.M.

All bids are done on PASSPort. To review the details for this solicitation and participate, please use the following link below and use the keyword search fields, to find the solicitation: [https://passport.cityofnewyork.us/page.aspx/en/rfp/request\\_browse\\_public](https://passport.cityofnewyork.us/page.aspx/en/rfp/request_browse_public)

If there are any issues with PASSPort, please contact the MOCS Service Desk at: [www.nyc.gov/mocshelp](http://www.nyc.gov/mocshelp).

Virtual Pre-Bid Conference will be held via Teams. Please see link in the description on PASSPort to pre-register.

• ja2

**85726B0018-2600019\_FN 509 ACRO LE FIREARM** - Competitive Sealed Bids - PIN# 85726B0018 - Due 2-4-26 at 10:30 A.M.

All bids are done on PASSPort. To review the details for this solicitation and participate, please use the following link below and use the keyword search fields, to find the solicitation: [https://passport.cityofnewyork.us/page.aspx/en/rfp/request\\_browse\\_public](https://passport.cityofnewyork.us/page.aspx/en/rfp/request_browse_public)

If there are any issues with PASSPort, please contact the MOCS Service Desk at: [www.nyc.gov/mocshelp](http://www.nyc.gov/mocshelp)

Virtual Pre-Bid Conference will be held via Teams. Please see link in the description on PASSPort to pre-register.

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## DESIGN AND CONSTRUCTION

### AGENCY CHIEF CONTRACTING OFFICE

#### ■ SOLICITATION

##### *Construction Related Services*

**EC-SER26 - RECONSTRUCTION OF EXISTING SEWERS, STATEN ISLAND** - Competitive Sealed Bids - PIN# 85026B0048 - Due 1-28-26 at 11:00 A.M.

Responses to this CSB must be submitted via PASSPort. To access the solicitation, vendors should visit the PASSPort Public Portal at the following website: [https://passport.cityofnewyork.us/page.aspx/en/rfp/request\\_browse\\_public](https://passport.cityofnewyork.us/page.aspx/en/rfp/request_browse_public). Click on the "Search Funding Opportunities in PASSPort" blue box. This will take you to the Public Portal of all procurements in the PASSPort system. To quickly locate the CSB, insert the EPIN (85026B0048) into the Keywords search field. Please note, this link is only for NON-PQL projects. For PQL projects, only certified vendors will receive the solicitations.

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

*Design and Construction, Karen General (718) 391-2410; [csb\\_projectinquiries@ddc.nyc.gov](mailto:csb_projectinquiries@ddc.nyc.gov)*

• ja2

**EC-SEKN26 - RECONSTRUCTION OF EXISTING SEWERS, NORTH BROOKLYN** - Competitive Sealed Bids - PIN# 85026B0049 - Due 1-29-26 at 11:00 A.M.

Responses to this CSB must be submitted via PASSPort. To access the solicitation, vendors should visit the PASSPort Public Portal at the following website: [https://passport.cityofnewyork.us/page.aspx/en/rfp/request\\_browse\\_public](https://passport.cityofnewyork.us/page.aspx/en/rfp/request_browse_public). Click on the "Search Funding Opportunities in PASSPort" blue box. This will take you to the Public Portal of all procurements in the PASSPort system. To quickly locate the CSB, insert the EPIN (85026B0049) into the Keywords search field. Please note, this link is only for NON-PQL projects. For PQL projects, only certified vendors will receive the solicitations.

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

*Design and Construction, Karen General (718) 391-2410; [csb\\_projectinquiries@ddc.nyc.gov](mailto:csb_projectinquiries@ddc.nyc.gov)*

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## ECONOMIC DEVELOPMENT CORPORATION

### CONTRACTS

#### ■ SOLICITATION

##### *Goods and Services*

**OPERATOR(S), CONEY ISLAND AMPHITHEATER AND CHILDS BUILDING RFP** - Request for Proposals - PIN# 5300 - Due 3-31-26 at 4:00 P.M.

Pursuant to this request for proposals ("RFP"), New York City Economic Development Corporation ("NYCEDC") is seeking proposals ("Proposals", each a "Proposal") for the repositioning, operation, and maintenance of the Childs Building (the "Childs Building") and/or the repositioning, operation, and maintenance of the Coney Island Amphitheater (the "Amphitheater") (the Childs Building and the Amphitheater are collectively herein referred to as the "Site"), located in Coney Island, Brooklyn, New York, in accordance with the terms of this RFP (the "Project"). The Amphitheater includes Seaside Park, more particularly described below and in the RFP. The Site is owned by The City of New York (the "City") and is located on Block 7071, Lots 27, 28, 30, 32, 34, 76, 79, 81, 126, 130, 142, 200, 226, 231, and 300 on the tax map of the Borough of Brooklyn.

Respondents ("Respondent") may include both the Amphitheater (which includes in all cases Seaside Park) and the Childs Building in their Proposal or submit a Proposal for one or the other. Responses that take a holistic programming approach and coordinate the uses of both the Childs Building and the Amphitheater into a cohesive offering – whether through a single operator or operator consortium – will be

viewed more favorably. The goal of this RFP is to make the Site work holistically to maximize the Site's full potential as a vibrant community asset that grows with the neighborhood as the Coney Island West vision plan takes shape in line with the 2009 Coney Island Comprehensive Rezoning Plan ("2009 Rezoning"), all as more particularly described in the RFP. Any resulting transaction will be in the form of a ground lease.

NYCEDC plans to select an operator or consortia of operators on the basis of factors stated in the RFP which include, but are not limited to: the quality of the proposal, experience of key staff identified in the proposal, experience and quality of any subtenants proposed, demonstrated successful experience in performing services similar to those encompassed in the RFP, and the proposed financial terms.

It is the policy of NYCEDC to comply with all Federal, State and City of New York laws and regulations which prohibit unlawful discrimination because of race, creed, color, national origin, sex, age, disability, marital status and other protected category and to take affirmative action in working with contracting parties to ensure certified Minority and Women-owned Business Enterprises (MWBEs) share in the economic opportunities generated by NYCEDC's projects and initiatives.

This project has Minority and Women Owned Business Enterprise ("M/WBE") participation goals, and all Respondents will be required to submit an M/WBE Participation Proposal with their response. To learn more about NYCEDC's M/WBE program, visit <http://edc.nyc/opportunity-mwdb>. For the list of companies who have been certified with the New York City Department of Small Business Services as M/WBE, please go to the <https://sbsconnect.nyc.gov/certification-directory-search/>.

An optional site visit session will be held on Wednesday, January 28, 2026 at 12:00 P.M. at the Coney Island Amphitheater and Childs Building (3052 W 21st St, Brooklyn, NY 11224). Those who wish to attend should RSVP by email to [coneyamphitheaterRFP@edc.nyc](mailto:coneyamphitheaterRFP@edc.nyc) on or before January 21, 2026.

Respondents may submit questions and/or request clarifications from NYCEDC no later than 5:00 P.M. on Friday, February 13, 2026. Questions regarding the subject matter of this RFP should be directed to [coneyamphitheaterRFP@edc.nyc](mailto:coneyamphitheaterRFP@edc.nyc). Answers to all questions will be posted by Friday, February 27, 2026, to <https://edc.nyc/rfps>. Questions regarding the subject matter of this RFP will not be accepted after 5:00 P.M. on Friday, February 13, 2026, however, technical questions pertaining to downloading and submitting proposals to this RFP may be directed to [RFPREQUEST@edc.nyc](mailto:RFPREQUEST@edc.nyc) on or before Tuesday, March 31, 2026.

Detailed submission guidelines and requirements are outlined in the RFP, available as of Friday, January 2, 2026. To download a copy of the solicitation documents please visit <https://edc.nyc/rfps>. RESPONSES ARE DUE NO LATER THAN Tuesday, March 31, 2026 at 4:00 P.M. Please click the link in the "Deadlines" section of this Project's web page (which can be found on <https://edc.nyc/rfps>) to electronically upload a Proposal for this solicitation. Please upload your response as a .zip file with your company name and the title of this Project.

Defined terms used herein without definition have the meanings provided in the RFP.

*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.*

*Economic Development Corporation, 1 Liberty Plaza, 12th Floor, New York, NY 10006. Hugo Job (212) 618-5462; [RFPRequest@edc.nyc](mailto:RFPRequest@edc.nyc)*

Accessibility questions: Equal Access Office, [equalaccess@edc.nyc](mailto:equalaccess@edc.nyc), (212) 312-6602, by: Tuesday, March 31, 2026, 4:00 P.M.



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## EDUCATION

### CONTRACTS AND PURCHASING

#### ■ SOLICITATION

*Goods and Services*

#### PSAL TRACK AND FIELD RUNNING TIME AND SERVICES

- Competitive Sealed Bids - PIN# B5921040 - Due 2-12-26 at 4:00 P.M.

Please note that bids are due via electronic mail to [DCPSubmissions@schools.nyc.gov](mailto:DCPSubmissions@schools.nyc.gov).

To download, please go to <https://infohub.nyced.org/resources/vendors/open-doe-solicitations/request-for-bids>. If you cannot download, send an e-mail to [vendorhotline@schools.nyc.gov](mailto:vendorhotline@schools.nyc.gov) with the RFB number and title in the subject line.

For all questions related to this RFB, please e-mail: [Nking19@schools.nyc.gov](mailto:Nking19@schools.nyc.gov) with the RFB number and title in the subject line of your e-mail.

**Description:** This is a requirements contract established to fulfill the ongoing needs of PSAL for track and field running timing and results services throughout the Contract term. Funding for these services will be provided by PSAL, approximately 1,800 individual schools, and 200 central offices, ensuring robust and system-wide support for athletic events.

A Pre-Bid conference will be held both in-person and virtually on Wednesday January 14th, 2026, at 11:00 A.M. est. at 65 Court Street, Room 1201, Brooklyn, NY 11201. Attendance at the pre-bid conference is optional. Due to space limitations, we ask that no more than 2 representatives of your company attend in-person. If you intend to attend the pre-bid conference, please email Nicolette King by close of business on January 12th, 2026, with the name of representative(s) that will be attending, as well as if your representatives will attend in-person or virtually.

The link to the virtual Pre-Bid Conference scheduled is:

[https://teams.microsoft.com/l/meetup-join/19%3ameeting\\_MjkwNjBm0GMtNjM0ZS00ZD11LW1xYzItMDNmOTd1MmQ2ZTVh%40thread.v2/0?context=%7b%22Tid%22%3a%2218492cb7-ef45-4561-8571-0c42e5f7ac07%22%2c%22Oid%22%3a%22c9f09c6c-484b-41df-bc41-725b524ab4f8%22%7d](https://teams.microsoft.com/l/meetup-join/19%3ameeting_MjkwNjBm0GMtNjM0ZS00ZD11LW1xYzItMDNmOTd1MmQ2ZTVh%40thread.v2/0?context=%7b%22Tid%22%3a%2218492cb7-ef45-4561-8571-0c42e5f7ac07%22%2c%22Oid%22%3a%22c9f09c6c-484b-41df-bc41-725b524ab4f8%22%7d)

If you have any questions, please contact Nicolette King, [Nking19@schools.nyc.gov](mailto:Nking19@schools.nyc.gov)

#### **For electronic bid submissions, please note the following procedures:**

Bid submissions must be sent via electronic mail ("The Bid Submission Email") to [DCPSubmissions@schools.nyc.gov](mailto:DCPSubmissions@schools.nyc.gov) (the "Bid Submission Email Address"). Bid Submissions sent to any other email address will be disregarded. The subject line of your Bid Submission Email must include the solicitation number and the name of the submitting vendor (e.g. B5921 – Enter Company Name). Please attach the completed Request for Bids and the Bid Blank documents to the Bid Submission Email as separate files. Please name the bid blank attachment "Bid Blank" and the completed Request for Bids attachment "RFB."

If the files accompanying your bid submission are too large to be transmitted as email attachments, please include in the first line of your Bid Submission Email a link to a Microsoft OneDrive folder containing all of your bid-related documents. Please note that if you are using OneDrive, do not attach any documents to the Bid Submission Email. Further, please include a separate folder within your OneDrive folder which includes the separate bid blank file. Please name this folder and the bid blank file "Bid Blank." The name of your OneDrive folder must match the subject line of your bid submission, and your OneDrive folder must not contain any files unrelated to the Bid Submission.

#### **Guidance for first-time Microsoft One-Drive Users:**

Microsoft OneDrive ("OneDrive") is a file hosting and synchronization service operated by Microsoft as part of its web version of Microsoft Office. OneDrive allows users to grant access to files which are too large to transmit via electronic mail to other users. If you do not have Office 365, please take the following steps to gain access to a free version of OneDrive so that you can upload those bid submission documents which are too large to transmit via electronic mail:

1. Conduct an internet search for "Microsoft OneDrive;"
2. Navigate to the official Microsoft website and sign up for a free account;
3. Once you have created a folder for the solicitation whose name matches the subject line of your Bid Submission Email, upload the documents relevant to your bid submission in this folder.
4. Create a share link for this folder;
5. Be sure to check your share settings so that anyone receiving the link that you create will be able to open the link and access the files. If your share link permissions are restricted (e.g. to only your organization in Office 365), the DOE will not be able to view your solicitation documents. It is your responsibility to ensure that the link(s) you provide allows the DOE to view, download and/or open your documents; and
6. Include the link which you have created as the first line of your Bid Submission Email.

**For hard copy (paper) bid submissions, please follow the below instructions:**

Further to prior instructions regarding submissions of bids. In addition to electronic submission via email, Bidders may choose to hand deliver their bid packages to NYC DOE at any time prior to the Bid Due Date/Time. If you plan to submit a paper bid, you must provide notice by e-mailing DCPSSubmissions@schools.nyc.gov, including "Paper Submission Request for Solicitation # B5921" in the subject line, at least three (3) business days in advance of the anticipated date and time and place you or your agent plan to arrive at 65 Court Street, Brooklyn, NY 11201, Rm 1201 to drop off your bid. Bidders should include in their notification e-mail the name of the person who will be delivering the bid or advise that the Bid Package will be arriving by messenger. Bidders who fail to provide advance notification of intent to hand-deliver a bid risk not having anyone to receive the bid. Fed Ex, UPS, USPS or other common deliveries services will be accepted.

The Bid opening will be conducted virtually via **Microsoft Teams on Friday, February 13th, 2026, at 11:00 A.M.** Bidders who have submitted their Bid Submission Email by the Bid Submission Deadline will receive a reply to their Bid Submission Email with a link to be able to view a livestream of the Bid opening online. If you do not receive a confirmation email of the DOE's receipt of your electronic bid submission, please email: Gabriel Soriano at GSorian@schools.nyc.gov.

Please continue to check the DOE website and/or Vendor Portal for updates.

<https://infohub.nyced.org/vendors>

<https://www.finance360.org/vendor/vendorportal/>

**BID OPENS VIRTUALLY ON FEBRUARY 13, 2026 AT 11:00 A.M.  
PLEASE SEE VIRTUAL LINK BELOW.**

[https://teams.microsoft.com/l/meetup-join/19%3ameeting\\_ODU1MWQxNTQtMDDjOS00YTVjLWEyM2MtZTVjNDJmZTA0Y2Zj%40thread.v2?context=%7b%22Tid%22%3a%2218492cb7-ef45-4561-8571-0c42e5f7a07%22%2c%22Oid%22%3a%2233f73cb2-8a8c-4d65-8f37-5256f643d9ed%22%7d](https://teams.microsoft.com/l/meetup-join/19%3ameeting_ODU1MWQxNTQtMDDjOS00YTVjLWEyM2MtZTVjNDJmZTA0Y2Zj%40thread.v2?context=%7b%22Tid%22%3a%2218492cb7-ef45-4561-8571-0c42e5f7a07%22%2c%22Oid%22%3a%2233f73cb2-8a8c-4d65-8f37-5256f643d9ed%22%7d)

The New York City Department of Education (DOE) strives to give all businesses, including Minority and Women-Owned Business Enterprises (MWBEs), an equal opportunity to compete for DOE procurements. The DOE's mission is to provide equal access to procurement opportunities for all qualified vendors, including MWBEs, from all segments of the community. The DOE works to enhance the ability of MWBEs to compete for contracts. DOE is committed to ensuring that MWBEs fully participate in the procurement process.

*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.*

*Education, 65 Court Street 12th Floor, Room 1201, Brooklyn, NY 11201. Vendor Hotline (718) 935-2300; vendorhotline@schools.nyc.gov*

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**ENVIRONMENTAL PROTECTION**

**WATER SUPPLY**

**■ INTENT TO AWARD**

*Goods*

**82626Y0806-CRO-658 HALOGEN ECLIPSE ACTUATOR SERVICE AND EQUIPMENT PURCHASE AT MULTIPLE DEP FACILITIES** - Request for Information - PIN# 82626Y0806 - Due 1-23-26 at 4:00 P.M.

DEP intends to enter into a Sole Source agreement with Pyrz Water Supply CO, Inc., for CRO-658 Halogen Eclipse Actuator Service and Part Purchase.

The Bureau of Water Supply (BWS) currently uses Halogen Eclipse Emergency Valve Shutoff Actuators for operation at the Delaware Aqueduct Shaft 18 and Hillview Reservoir, both located in Westchester County, NY. The Eclipse Actuator is a piece of safety equipment used for automatically closing Chlorine and Sulfur Dioxide containers and cylinder valves in case of a leak or other emergency that requires the closing of the valves. Any firm which believes it can also provide the required service IN THE FUTURE is invited to do so, indicated by letter which must be received no later than January 23, 2026, 4:00 P.M. at: Department of Environmental Protection, Agency Chief Contracting

Officer, 59-17 Junction Blvd., 17th Floor, Flushing, New York 11373, ATTN: Ishaq Ferdous, iferdous@dep.nyc.gov.

• ja2

**HOMELESS SERVICES**

**ADULT SERVICES**

**■ AWARD**

*Human Services / Client Services*

**COMMON GROUND SERVICES AT SA SPARROW WAY -**

Competitive Sealed Proposals/Pre-Qualified List - Other - PIN# 07122P0012008 - AMT: \$446,654,249.00 - TO: Common Ground Management Corp., 505 8th Avenue, 5th Floor, New York, NY 10018.

The Department of Homeless Services works to prevent homelessness before it occurs, address street homelessness, and assist New Yorkers in transitioning from shelter and street homelessness to permanent housing. DHS collaborates with non-profit partners to provide temporary shelter and services that homeless New Yorkers need to achieve and maintain housing permanency. The goals and objectives of these shelters are to provide transitional housing for Single Adults without other housing options, as well as services that help secure viable housing in the community and maintain independent living arrangements. These shelters shall provide structure and an atmosphere which facilitates assessment of the clients' needs, the provision of case management and other social services, referrals to appropriate community based services and assistance in securing alternative housing.

Provision of Shelter Facilities for Homeless Single Adults (general population) at Sparrow Square, located at 55 Sparrow Way Street, Brooklyn, NY 11203. (Round 9). 200 beds.

This is an open-ended RFP for shelter facilities for homeless single adults; judgement is necessary in evaluating proposals to ensure the appropriateness of the facility and provision of client services.

• ja2

**INFORMATION TECHNOLOGY AND TELECOMMUNICATIONS**

**DEPUTY COMMISSIONER MANAGEMENT AND BUDGET**

**■ AWARD**

*Services (other than human services)*

**IBM - CITYWIDE SI CLASS 3 - Renewal - PIN# 85821P0002005R001** - AMT: \$50,000,000.00 - TO: International Business Machines Corp., 1 New Orchard Road, Armonk, NY 10504.

• ja2

**TRANSPORTATION**

**FERRIES**

**■ AWARD**

*Services (other than human services)*

**STATEN ISLAND FERRY CCTV & SECURITY SYSTEM MAINTENANCE AND RELATED SERVICES** - Intergovernmental Purchase - PIN# 84125O0001001 - AMT: \$1,752,000.00 - TO: Johnson Controls Inc., 5757 N. Green Bay Avenue, Milwaukee, WI 53209.

• ja2

**YOUTH AND COMMUNITY DEVELOPMENT**

**YOUTH SERVICES**

**■ AWARD**

*Human Services / Client Services*

**NEIGHBORHOOD YOUTH TEAM SPORTS GRANT FY26 NA**

- Negotiated Acquisition/Pre-Qualified List - Other - PIN# 26025N0121001

- AMT: \$50,000.00 - TO: Community Mediation Services Inc., 89-64 163rd Street, Jamaica, NY 11432-5073.

The New York State Office of Children and Family Services (OCFS) created the new fund in the state's fiscal year 2024-2025 budget to provide awards to support youth team sports programs for underserved youth under age 18. The funding supports youth development through team sports programs and would be awarded to local community-based organizations and nonprofits. Grant requires the City to have funds awarded and expensed prior to the grant end date of September 30, 2025. Therefore, DYCD is allocating \$1,700,000 of this grant for an opportunity to recruit new providers. It's anticipated the new providers will operate programs between April through September to ensure DYCD is within the grant's award terms.

In accordance with section 3-04 (b)(2)(i)(B) of the Procurement Policy Board Rules, the Department of Youth and Community Development (DYCD) is requesting approval to procure Youth Team Sports (YTS) services through the Negotiated Acquisition (NAQ) method. DYCD would release a competitive NAQ which could potentially lead to DYCD negotiating with those who respond and would be found viable to operate Youth Team Sports program and who do not currently hold a DYCD contract to expand the provider pool and capacity. DYCD makes this request pursuant to Section 3-04(b)(2)(i)(B) as funds available from the New York State Office of Children and Family Services (OCFS) will be lost to the City if DYCD is unable to start the competitive NAQ. The New York State Office of Children and Family Services (OCFS) created the new fund in the state's fiscal year 2024-2025 budget to provide awards to support youth team sports programs for underserved youth under age 18. The funding supports youth development through team sports programs and would be awarded to local community-based organizations and nonprofits. Grant requires the City to have funds awarded and expensed prior to the grant end date of September 30, 2025. Therefore, DYCD is allocating \$1,500,000 of this grant for an opportunity to recruit new providers.

• ja2

## CONTRACT AWARD HEARINGS

### ENVIRONMENTAL PROTECTION

#### ■ PUBLIC COMMENT

This is a notice that NYC DEP is seeking comments from the public about the proposed contract below.

**Contract Type:** Intergovernmental contract  
**Contractor:** NYS Department of Transportation  
**Contractor Address:** 40 Worth Street, 11th Floor N, New York, NY 10013  
**Scope of Services:** Bridge and Culvert Inspections  
**Maximum Value:** \$543,277.00  
**Term:** 1460 consecutive calendar days  
**Renewal Clauses:** No  
**E-PIN:** 82624T0009KXL  
**Procurement Method:** Government to Government Purchase  
**Procurement Policy Board Rule:** Section 1-02(d)(2)

**How can I comment on this proposed contract award?**  
 Please submit your comment to <https://forms.office.com/g/4ykE6bNmbD>. Be sure to include the E-PIN above in your message.

Comments must be submitted before 9:00 A.M. on January 9, 2026.

• ja2

### FIRE DEPARTMENT

#### ■ PUBLIC COMMENT

This is a notice that the Fire Department is seeking comments from the public about the proposed contract below.

**Contract Type:** Purchase Order  
**Contractor:** Eastern Horizon Corp  
**Contractor Address:** 3201 Glenwood Road, Suite 2 C., Brooklyn, NY 11210  
**Scope of Services:** The FDNY is purchasing the Ajax Rescue Air Hammer/Chisel Kits. This order is for equipment to outfit new

apparatus. The Initial Equipment List is pre-approved on the CP for the response vehicles detailed. The equipment is directly related to public safety; necessary for fire units responding to 911 emergency calls providing critical agency functions adhering to FDNY protocols.

**Maximum Value:** \$137,190.00

**Term:** 01/19/2026 through 06/30/2026

**E-PIN:** 05726W0033001

**Procurement Method:** M/WBE Small Purchase Method

**Procurement Policy Board Rule:** Section 3-08 (c)(1)(iv)

#### How can I comment on this proposed contract award?

Please submit your comment to the Fire Department online <https://forms.office.com/g/8cca623G8D>. Be sure to include the E-PIN above in your message.

Comments must be submitted before 2:00 P.M. on January 09, 2026.

• ja2

### HOMELESS SERVICES

#### ■ PUBLIC COMMENT

This is a notice that NYC Department of Homeless Services/DHS is seeking comments from the public about the proposed contract listed below.

**Contract Type:** General Contract – (CT1)

**Contractor:** Bowery Residents' Committee, Inc

**Contractor Address:** 131 West 25th Street, 12th Floor, New York, NY 10001

**Scope of Services:** Provision of Shelter Services for Single Adults – Lexington Avenue Shelter, Brooklyn, Community Board, 3

**Maximum Value:** \$7,166,674.00

**Term:** 7/1/2026 – 6/30/2027

**E-PIN:** 07126N0002001

**Procurement Method:** Negotiated Acquisition Extension

**Procurement Policy Board Rule:** Section 3-04 (b)(2)(iii)

#### How can I comment on this proposed contract award?

Please submit your comment to [PublicComments@dss.nyc.gov](mailto:PublicComments@dss.nyc.gov). Be sure to include the E-PIN above in your message.

Comments must be submitted before 10:00 A.M. on Thursday, January 8, 2026.

• ja2

### SANITATION

#### ■ PUBLIC COMMENT

This is a notice that the NYC Department of Sanitation is seeking comments from the public about the proposed six contracts below.

**Contract Type:** Contract

**Scope of Services:** BID Containerization Program

**Term:** July 1, 2025, through June 30, 2028

**Contractor:** Flatiron 23rd Street Partnership District Management Association, Inc.

**Contractor Address:** 230 Fifth Avenue, Suite 1511, New York, NY 10001

**Maximum Value:** \$375,000.00

**E-PIN:** 82726L0140001

**Contractor:** Union Square Partnership, Inc.

**Contractor Address:** 200 Park Avenue South, Suite 1320, New York, NY 10003

**Maximum Value:** \$318,750.00

**E-PIN:** 82726L0144001

**Contractor:** Greater JFK District Management Association, Inc.

**Contractor Address:** 157-11 Rockaway Boulevard, Jamaica, NY 11434

**Maximum Value:** \$214,590.00

**E-PIN:** 82726L0139001

**Contractor:** Lower East Side District Management Corporation, Inc.

**Contractor Address:** 88 Essex Street, Ofc, New York, NY 10002

**Maximum Value:** \$562,500.00

**E-PIN:** 82726L0141001

**Contractor:** Pitkin Avenue District Management Association, Inc.

**Contractor Address:** 1572 Pitkin Avenue, 2nd Floor, Brooklyn, NY 11212

**Maximum Value:** \$202,500.00  
**E-PIN:** 82726L0145001

**Contractor:** The Doe Fund, Inc.  
**Contractor Address:** 345 E. 102nd Street, 3rd Floor, New York, NY 10029  
**Maximum Value:** \$978,810.00  
**E-PIN:** 82726L0142001

**Procurement Method:** City Council Discretionary Funds/Line-Item Appropriation, Pursuant to Section 1-02 (e) of the Procurement Policy Board Rules.

**How can I comment on this proposed contract award?**

Please submit your comment to [PublicComments@dsny.nyc.gov](mailto:PublicComments@dsny.nyc.gov). Be sure to include the E-PIN above in your message.

Comments must be submitted before 11:59 P.M. EST on Friday, January 9, 2026.

• ja2

## AGENCY RULES

### BUILDINGS

#### ■ NOTICE

#### NOTICE OF ADOPTION OF RULE

**NOTICE IS HEREBY GIVEN**, pursuant to the authority vested in the Commissioner of Buildings by Section 643 of the New York City Charter and in accordance with Section 1043 of the Charter, that the Department of Buildings hereby adopts the amendments to Section 101-03 of Subchapter A of Chapter 100 and Sections 103-04 and 103-13 of Subchapter C of Chapter 100 of Title 1 of the Rules of the City of New York regarding fees and waivers for façade inspection reports, parking structure compliance reports, and parking structures in general. This rule was first published on November 7, 2025, and a public hearing thereon was held on December 8, 2025.

Dated: 12/23/25  
 New York, New York

/s/  
 James S. Oddo  
 Commissioner

#### Statement of Basis and Purpose of Rule

Articles 302 and 323 of Title 28 of the New York City Administrative Code require inspection, maintenance, repair and reporting of the conditions of exterior walls (façades) and parking garages, respectively.

The rule amends section 101-03 of Subchapter A of Chapter 100 of Title 1 of the Rules of the City of New York to both increase certain existing fees and add new fees related to façade inspection reports, parking structure compliance reports, and parking structures in general. These changes account for the administrative and personnel costs of processing reports, reviewing requests, and conducting inspections of structures. Specifically, the amendments:

- Add fees for:
  - Submitting a request for a waiver of penalties, as set forth in 1 RCNY §103-04, for penalties incurred for violations of Article 302 of Title 28 of the Administrative Code and/or 1 RCNY §103-04;
  - Submitting a request for a waiver of penalties, as set forth in 1 RCNY §103-13, for penalties incurred for violations of Article 323 of Title 28 of the Administrative Code and/or 1 RCNY §103-13;
  - An inspection resulting from a failure to file the required parking structure compliance report;
  - A request for parking structure verification, and
  - A request for parking structure removal of partial public protection.
- Increase the fees for parking structure compliance reports

The rule also amends the waiver provisions of section 103-04 of chapter 100 of Title 1 of the Rules of the City of New York to specify that a fee must be paid to request a waiver of penalties assessed for a violation of Article 302 of Title 18 of the Administrative Code or the rules of the Department. The rule also requires that any such waiver

requests be made through the Department's website. The rule further amends section 103-04 of the Rules of the City of New York to specify that, when the full demolition of a building occurs within the relevant inspection cycle, a waiver may only be granted if such demolition was approved by the Department.

The rule amends section 103-13 of chapter 100 of Title 1 of the Rules of the City of New York to establish a mechanism through which an owner of a building may verify whether a parking structure is subject to the periodic inspection requirements of section 103-13.

The rule amends section 103-13 of the Rules of the City of New York to specify that a fee must be paid to request a waiver of penalties assessed for a violation of Article 323 of Title 28 of the Administrative Code and require any such waiver request be made through the Department's website.

The rule further amends section 103-13 of the Rules of the City of New York to specify that, when the full demolition of a building occurs within the relevant inspection cycle, a waiver of penalties assessed for a violation of Article 323 of Title 28 of the Administrative Code may only be granted if such demolition was approved by the Department.

The rule also adds a filing fee for a request to remove public protection from a section of a formerly unsafe building when work to correct the unsafe condition on that part of the building is complete.

Additionally, the rule amends section 103-13(c)(3)(iii)(L)(1) of the Rules of the City of New York to require that a plan detailing a proposed monitoring program must include the method and frequency of monitoring.

Lastly, the rule amends section 103-13(c)(4)(viii) of the Rules of the City of New York to require that, where a report has been deemed administratively incomplete, a revised report be filed within 5 days of the date on which the report was deemed administratively incomplete.

The proposed amendments to the rule were published in the City Record on November 7, 2025. A hearing was held on December 8, 2025. No comments were received.

The Department of Buildings' authority for these rules is found in sections 643 and 1043 of the New York City Charter and section 28-112.1 and Articles 302 and 323 of Title 28 of the New York City Administrative Code.

New material is underlined.

[Deleted material is in brackets.]

Asterisks (\*\*\*\*) indicate unamended text.

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

Section 1. The façade inspection reports fees and parking structure compliance reports fees set forth in section 101-03 of chapter 100 of Title 1 of the Rules of the City of New York are amended to read as follows:

Façade inspection reports	
• Initial filing	\$425
• Amended/subsequent filing	\$425
• Application for extension of time to complete repairs	\$305
• <u>Request for waiver of penalties</u>	\$140

Parking structure compliance reports	
• Initial Filing	\$[305]485
• Amended/[subsequent] filing	\$[85]940
• <u>Subsequent filing</u>	\$485
• Application for extension of time to complete repairs	\$[65]95
• <u>Request for waiver of penalties</u>	\$140

§ 2. Section 101-03 of chapter 100 of Title 1 of the Rules of the City of New York is amended by adding the following entries at the end of the table set forth in that section:

Inspection made necessary by a failure to file required parking structure compliance report	\$575
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Parking Structure Verification Request	\$685
Parking Structure Partial Protection Removal Request	\$695

§3. The introductory paragraph and paragraph (2) of subdivision (e) of section 103-04 of chapter 100 of Title 1 of the Rules of the City of New York are amended to read as follows:

(e) **Full or partial penalty waivers; eligibility and evidentiary requirements.** Owners may request a full or partial waiver of penalties assessed for violation of Article 302 of Title 28 of the Administrative Code, the New York City Building Code and/or rules enforced by the Department. Requests must be made [in writing] through the Department's website, submitted with the filing fee, and must meet eligibility and evidentiary requirements as follows:

\*\*\*

(2) **Building status.** An owner [requesting a waiver because the building was demolished must submit city or departmental records evidencing the demolition of the building prior to the filing deadline] may be granted a waiver if the full demolition of the building occurred prior to the inspection cycle for which the report was due, and such demolition was signed off by the Department.

§4. Subdivision (a) of Section 103-13 of chapter 100 of Title 1 of the Rules of the City of New York is amended by adding new definitions of "Partial Protection Removal Request" and "Verification Request" in alphabetical order, to read as follows:

(a) **Definitions.** For the purposes of this section, the following terms have the following meanings:

\*\*\*

**Partial Protection Removal Request.** A request submitted by the QPSI to remove public protection from only a section of a building that is classified as "unsafe" and has a large footprint, when work to correct the unsafe conditions on that section is complete.

\*\*\*

**Verification Request.** A request submitted by the QPSI or building owner in order to verify that a parking structure is subject to periodic inspection under this rule.

§5. Paragraph (1) of subdivision (c) of section 103-13 of chapter 100 of Title 1 of the Rules of the City of New York is amended to read as follows:

(1) Periodic inspection requirements. In order to maintain a parking structure and its appurtenances in a safe condition, and in accordance with Article 323 of Title 28 of the Administrative Code, a condition assessment of all components of a parking structure must be conducted at periodic intervals specified herein. In order to verify if a parking structure is subject to periodic inspection under this rule, a QPSI or an owner can submit a Verification Request, along with a filing fee as specified in section 101-03 of the rules of the Department.

§6. Item 1 of clause (L) of subparagraph (iii) of paragraph (3) of subdivision (c) of section 103-13 of chapter 100 of Title 1 of the Rules of the City of New York is amended to read as follows:

1. A plan detailing the proposed monitoring program, including method and frequency of monitoring;

§7. Subparagraph (vii) of paragraph (4) of subdivision (c) of section 103-13 of chapter 100 of Title 1 of the Rules of the City of New York is amended to read as follows:

(viii) If the report is not acceptable and is rejected by the Department, a revised report must be filed within 45 days of the date of the Department's rejection, or within 5 days of the date it was deemed administratively incomplete, after which the original file date will no longer be valid.

§8. Subparagraph (iv) of paragraph (5) of subdivision (c) of section 103-13 of chapter 100 of Title 1 of the Rules of the City of New York is amended to read as follows:

(iv) Within two weeks after repairs to correct the unsafe condition have been completed, the QPSI must inspect the premises. The QPSI must promptly file with the Department a detailed amended report stating the revised report status of the parking structure, along with a filing fee as specified in the rules of the Department and the owner must obtain permit sign-offs as appropriate. If the report is not acceptable and is rejected by the Department, a revised report must be filed within 45 days of the date of the Department's rejection after which the original filing date will no longer be valid. If the report is not acceptable after two rejections, a new amended filing fee as specified in

the rules of the Department is required. Protective measures must remain in place until an amended report is accepted; however, the QPSI may request permission for the removal of the protective measures, shoring or any other public safety measures upon submission of a [signed and sealed statement] Partial Protection Removal Request, along with a filing fee as specified in section 101-03 of the rules of the Department, certifying that an inspection was conducted, the conditions were corrected, and the protective measures are no longer required.

§9. The introductory paragraph and paragraph (2) of subdivision (f) of section 103-13 of chapter 100 of Title 1 of the Rules of the City of New York are amended to read as follows:

(f) **Full or partial penalty waivers; eligibility and evidentiary requirements.** Owners may request a full or partial waiver of penalties assessed for violation of Article 323 of Title 28 of the Administrative Code, and/or rules enforced by the Department. Requests must be made [in writing] through the Department's website, submitted with the filing fee, and must meet eligibility and evidentiary requirements as follows:

\*\*\*

(2) **Building status.** An owner [requesting a waiver because the parking structure was demolished must submit city or departmental records evidencing the demolition of the parking structure prior to the filing deadline] may be granted a waiver if the full demolition of the parking structure occurred prior to the inspection cycle for which the report was due, and such demolition was signed off by the Department.

• ja2

## HOUSING PRESERVATION AND DEVELOPMENT

### ■ NOTICE

#### Notice of Adoption

**Notice of Adoption of amendments to rules relating to use of a digital sign in the common area of a residential building to advise occupants of certain requirements of the Housing Maintenance Code.**

**NOTICE IS HEREBY GIVEN** pursuant to the authority vested in the Commissioner of the Department of Housing Preservation and Development by sections 1043 and 1802 of the New York City Charter and Administrative Code section 27-2090, and in accordance with the requirements of New York City Charter section 1043, that the Department promulgates amendments to sections 25-101 and 25-201 of Chapter 25 of Title 28 of the Rules of the City of New York, section 46-01 of Chapter 46 of Title 28 of the Rules of the City of New York, section 56-03 of Chapter 56 of the Rules of the City of New York and section 59-01 of Chapter 59 of Title 28 of the Rules of the City of New York relating to the option to use a digital sign instead of posting a printed sign in the common area of a residential building to advise occupants of certain requirements of the Housing Maintenance Code. On July 17, 2025, HPD held a public hearing on the proposed rule amendments. Three (3) comments were received.

#### Statement of Basis and Purpose

The Department of Housing Preservation and Development ("HPD") is adopting the following amendments to provide building owners with the option of installing digital signage to fulfill five notice requirements set forth in Title 28 of the Rules of the City of New York ("Title 28") and the Housing Maintenance Code. HPD adopts these amendments because digital signage can be a more efficient means of conveying important information to occupants and guests by engaging occupants to view information easily and efficiently.

HPD amends the following chapters of Title 28 to allow owners to post a digital sign rather than printed signs to comply with signage requirements:

- Chapter 25, subchapter H: Owner's Right to Access to Dwelling Units or Rooms in Multiple Dwellings and Requirements for Notification. This subchapter details the requirement that building owners provide written notice in a prominent place within the public part of a building whenever the owner is required to make a repair that may result in the interruption of essential services for more than two hours.
- Chapter 25, subchapter R: Collection, Retention and Disposal of Garbage, Rubbish and Refuse in Multiple Dwellings. This subchapter details the owner's responsibility to provide sufficient

and appropriate receptacles on premises for the collection of trash generated by the occupants of the premises. Subchapter R also requires that the owner notify all occupants regarding the location of the receptacles and the hours of collection.

- Chapter 46: [Housing Information Guide for Tenants and Owners]. This Chapter requires the owner of every multiple dwelling to post a notice in the area to which mail is delivered advising occupants in both English and Spanish of the availability of the HPD-published housing information guide, the “ABCs of Housing,” which is available on HPD’s website or by calling 311.
- Chapter 56: Internet Capable Temperature Reporting Devices. This chapter requires the owner of every multiple dwelling that is selected for the installation of one Internet Capable Temperature Reporting Device in each dwelling unit within the selected multiple dwelling to post a notice in the common area of the multiple dwelling regarding the requirements of chapter 56 and of Administrative Code section 27-2033.1.
- Chapter 59: Bedbug Infestation. This chapter requires the owner of a multiple dwelling to provide notice of the property’s bedbug infestation history for the previous year and provide a notice with information about the prevention, detection, and removal of bedbug infestations. Such notices must be provided to each tenant upon commencement of a new lease and with each renewal or by posting in a prominent public location within such multiple dwelling.

Digital signs permitted by these amendments are required to comply with requirements regarding font size and type, placement, lighting, accessibility, and language in order to ensure legibility. If a building owner chooses to use digital signage, such owner must use digital signage for all of the notices affected by this Rule.

This Rule contains cross references to sections of Title 28 as amended by another rule, relating to the installation and maintenance of natural gas detecting devices, which HPD is promulgating at the same time as this rule.

HPD received three comments regarding this rule. One comment recommended the rules provide language allowing the rotation of digital signs. A second comment expressed concern that digital signs would not be displayed for a sufficient amount of time. HPD determined that the proposed language in 28 RCNY §12-01(f)(7), in the companion rule referenced above, to “display the content as required by this section in a manner that is reasonable for viewing and comprehension, which may be accomplished through the simultaneous display of all required notices with the ability to click to enlarge such notices ...” was sufficient to address these concerns and further changes were not needed. The third comment suggested more specific guidance on how to install a digital sign. HPD determined that the proposed rule should be limited to the content and specifications on what was displayed, rather than instruct the industry on the specifics of the installation process. Accordingly, HPD determined that no changes were needed.

New material is underlined.

[Deleted material is in brackets.]

Section one. Section 25-101 of subchapter H of chapter 25 of Title 28 of the Rules of the City of New York is amended to read as follows:

**§ 25-101 Owner’s Right of Access and Requirements for Notification.**

(a)(1) *Owner to give notice.* Where an owner or his or her representative seeks access to a dwelling unit, suite of rooms or to a room, under the provisions of §27-2008 in order to make an inspection for the purpose of determining whether such places are in compliance with the provisions of the multiple dwelling law or the administrative code, such owner or representative shall notify the tenants not less than twenty-four hours in advance of such time of inspection.

(2) Where an owner or his or her representative seeks access to make improvements required by law or to make repairs to a dwelling unit, suite of rooms or to a room, such owner or representative shall give written notice to the tenant not less than one week in advance of the time when the improvements or repairs are to be started, except where otherwise provided in paragraph (3) of this subdivision.

(3) Where an owner or his or her representative seeks access to make repairs (i) that are urgently needed to a dwelling unit, suite of rooms or a room, as in the case where a class C violation of the Housing Maintenance Code has been issued, except where such class C violation is for the existence of a lead-based paint hazard, or (ii) in the case of an emergency where repairs are immediately necessary to prevent damage to property or to prevent injury to persons, such as repairs of leaking gas piping or appliances, leaking water piping, stopped-up or defective drains, leaking roofs, or broken and dangerous ceiling conditions, such owner or representative shall not be required

to provide written advance notice, but shall be required to notify the tenant or tenants by such actions as telephone, email, or by knocking on the occupant’s door at a reasonable time when he or she would be expected to be present.

(4) Where an owner or his or her representative must make a repair in a public area or other area of a dwelling that may result in an interruption of essential services such as utilities (heat, hot water, cold water, gas, electricity, or elevator) that is expected to continue for more than two hours, the owner or his or her representative shall provide written notice to the tenants by posting a notice in a prominent place within the public part of the building and on each floor of such building at least twenty-four hours prior to such interruption. However, if such interruption is not expected to continue for more than two hours or is due to emergency repairs that were not anticipated and must begin immediately, advance notice is not required, provided that notice shall be posted as soon as possible if such work continues for two or more hours. Such notice shall identify the service to be interrupted, the type of work to be performed, the expected start and end dates of the service interruption, and shall be updated as necessary. Such notice shall be provided in English, Spanish, and such other language as the owner deems necessary to adequately provide notice to the tenants. Such notice shall remain posted until the interruption of essential services interruption ends. A sample notification form is provided in [these rules] subdivision e of this section.

(b) *Notices to be in writing.* Where an owner is required to give notice in advance of seeking access to a dwelling unit, suite of rooms or to a room, as required by subdivision (a) of this section, such notice shall be in writing, dated, and shall contain a statement of the nature of the improvement or repairs to be made, unless specifically stated otherwise in these rules.

(c) *Authorization to be in writing.* Where a representative of an owner seeks access to a dwelling unit, suite of rooms, or rooms, the authorization of the owner shall be in writing and the representative shall exhibit such authorization to the tenant when access is requested.

(d) *Hours when access to be permitted.* Except as provided in paragraph (3) of subdivision (a) of this section, access to a dwelling unit, suite of rooms, or rooms, shall be limited to the hours between nine antemeridian and five post-meridian, unless otherwise agreed to by the tenant. Access shall not be required on Saturdays, Sundays or legal holidays, unless otherwise agreed to by the tenant, except as provided in paragraph (3) of subdivision (a) of this section.

**(e) Sample Notification Form for Interruption of Essential Services.**

**NOTICE OF INTERRUPTION OF SERVICES**

Please be advised that due to repair work in the building located at \_\_\_\_\_, there will be an interruption in the following building services:

heat    hot water    cold water    gas    electricity    elevator

The interruption in service is expected to begin on \_\_\_\_\_ and to end on \_\_\_\_\_.

The repair work is for the purpose of \_\_\_\_\_

**AVISO DE INTERUPCIÓN DE SERVICIOS**

Por favor tenga en cuenta que debido a reparaciones en el edificio localizado en \_\_\_\_\_, habrá una interrupción en los siguientes servicios del edificio:

Calefacción    Agua Caliente    Agua Fría    Gas  
Electricidad    Elevador

La interrupción en servicio se espera comenzar en \_\_\_\_\_ y terminar en \_\_\_\_\_.

El trabajo de reparación es para el propósito de \_\_\_\_\_

(f) For any notice provided pursuant to paragraph (4) of subdivision (a) of this section, an owner may, in lieu of posting a physical notice, instead install a digital sign that otherwise complies with such paragraph. Such digital sign must comply with the requirements of 28 RCNY § 12-01(f) and be programmed in a manner to distinguish the unique and temporary nature of the interruption of services sign from all other digital signs, provided that, if the digital sign becomes inoperable, the owner must forthwith display physical notices as described in this section until such time as the digital sign is made operable.

(g) The display of a digital sign in a prominent place within the public part of the building where other digital signs are located does not relieve an owner of the requirement set forth in paragraph (4) of subdivision (a) of this section to post a written notice of the relevant service interruption on each floor of the building. Such additional signs

on each floor of the building are not required to be digital signs that comply with the requirements of subdivision (f) of this section.

(h) If an owner installs a digital sign as allowed pursuant to subdivision (f) of this section, such owner must also install a digital sign as described in 28 RCNY § 12-01(e) (notice regarding smoke detecting devices), 28 RCNY § 12-06(c) (notice regarding carbon monoxide alarm requirements), 28 RCNY § 12-09.1(f) (notice regarding natural gas detecting devices), 28 RCNY § 25-201(c) (notice regarding collection and disposal of garbage), 28 RCNY § 46-01(b) (notice regarding housing information guide), 28 RCNY § 56-03(c) (notice regarding temperature reporting device), and 28 RCNY § 59-01(c) (notice regarding bedbug infestation).

§ 2. Subdivisions (c) and (d) of section 25-201 of subchapter R of chapter 25 of Title 28 of the Rules of the City of New York are relettered as subdivisions (e) and (f), and new subdivisions (c) and (d) are added, to read as follows:

(c) For the notice required by paragraph (1) of subdivision (b) of this section, an owner may, in lieu of posting a physical notice, install a digital sign that otherwise complies with such paragraph and with the requirements of 28 RCNY § 12-01(f), provided that, if the digital sign becomes inoperable, the owner must forthwith display physical notices as described in this section until such time as the digital sign is made operable.

(d) If an owner installs a digital sign as allowed pursuant to subdivision (c) of this section, such owner must also install a digital sign as described in 28 RCNY § 12-01(e) (notice regarding smoke detecting devices), 28 RCNY § 12-06(c) (notice regarding carbon monoxide alarm requirements), 28 RCNY § 12-09.1(f) (notice regarding natural gas detecting devices), 28 RCNY § 25-101(f) (notice regarding owner's right of access and requirements for notification), 28 RCNY § 46-01(b) (notice regarding housing information guide), 28 RCNY § 56-03(c) (notice regarding temperature reporting device), and 28 RCNY § 59-01(c) (notice regarding bedbug infestation).

§ 3. Section 46-01 of chapter 46 of Title 28 of the Rules of the City of New York is amended to read as follows:

§ 46-01 [Housing Information Guide for Tenants and Owners.]

(a) Every owner of a multiple dwelling shall post the [following] notice provided in subdivision (d) of this section in at least 11 point type in a conspicuous place within view of the area in the multiple dwelling to which mail is delivered.

(b) For the sign required pursuant to subdivision (a) of this section, an owner may, in lieu of posting a physical notice, instead install a digital sign that otherwise complies with such subdivision and with the requirements of 28 RCNY § 12-01(f), provided that, if the digital sign becomes inoperable, the owner must forthwith display physical notices as described in this section until such time as the digital sign is made operable.

(c) If an owner installs a digital sign as allowed pursuant to subdivision (b) of this section, such owner must also install a digital sign as described in 28 RCNY § 12-01(e) (notice regarding smoke detecting devices), 28 RCNY § 12-06(c) (notice regarding carbon monoxide alarm requirements), 28 RCNY § 12-09.1(f) (notice regarding natural gas detecting devices), 28 RCNY § 25-101(f) (notice regarding owner's right of access and requirements for notification), 28 RCNY § 25-201(c) (notice regarding collection and disposal of garbage), 28 RCNY § 56-03(c) (notice regarding temperature reporting device), and 28 RCNY § 59-01(c) (notice regarding bedbug infestation).

#### (d) HOUSING INFORMATION GUIDE FOR TENANTS AND OWNERS

A housing information guide, the "ABCs of Housing," is available on the New York City Department of Housing Preservation and Development's website at [www.nyc.gov/hpd](http://www.nyc.gov/hpd). This guide is also available in print by calling 311.

The guide contains information about the following topics:

- Eviction
- Heat and hot water
- Pest management
- Tenant organizations
- Rent-regulated leases
- Rental assistance for elderly or disabled tenants
- Housing discrimination
- Repairs and maintenance
- Tenant response to owner notifications
- Access for owner inspections and repair

- Free and low-cost legal services

#### GUIA DE INFORMACION DE VIVIENDA PARA INQUILINOS Y DUEÑOS

Un guia de informacion de vivienda los "ABC's de Vivienda" esta disponible en la pagina web del Departamento de Preservacion de Viviendas y Desarrollo de la Ciudad de Nueva York en [www.nyc.gov/hpd](http://www.nyc.gov/hpd). Este guia imprimido tambien esta disponible llamando al 311.

El guia contiene informacion sobre los siguientes temas:

- Desalojo
- Calefaccion y agua caliente
- Manejo de plagas
- Organizacion de inquilinos
- Alquilar de arrendamientos regulados
- Asistencia de alquiler para ancianos o inquilinos deshabilitados
- Discriminacion de vivienda
- Reparaciones y mantenimiento
- Respuesta de Inquilinos a notificaciones del dueño
- Acceso para inspecciones de dueños para reparaciones
- Servicios legales gratis y a bajo costo

§ 4. Section 56-03 of chapter 56 of Title 28 of the Rules of the City of New York is amended by adding new subdivisions (c) and (d), to read as follows:

c. For the notice that is required to be posted in the common area of a multiple dwelling by subdivision a of this section, an owner may, in lieu of posting a physical notice, install a digital sign that otherwise complies with such subdivision and with the requirements of 28 RCNY § 12-01(f), provided that, if the digital sign becomes inoperable, the owner must forthwith display physical notices as described in this section until such time as the digital sign is made operable.

d. If an owner installs a digital sign as allowed pursuant to subdivision c of this section, such owner must also install a digital sign as described in 28 RCNY § 12-01(e) (notice regarding smoke detecting devices), 28 RCNY § 12-06(c) (notice regarding carbon monoxide alarm requirements), 28 RCNY § 12-09.1(f) (notice regarding natural gas detecting devices), 28 RCNY § 25-101(f) (notice regarding owner's right of access and requirements for notification), 28 RCNY § 25-201(c) (notice regarding collection and disposal of garbage), 28 RCNY § 46-01(b) (notice regarding housing information guide), and 28 RCNY § 59-01(c) (notice regarding bedbug infestation).

§ 5. Section 59-01 of chapter 59 of Title 28 of the Rules of the City of New York is amended by adding new subdivisions (c) and (d), to read as follows:

(c) For the notice required by § 27-2018.1(c)(2) of the Administrative Code of the City of New York and the report required by § 27-2018.2 of such code, if an owner elects to post the required information in a prominent public location within the multiple dwelling, such owner may, in lieu of posting a physical notice, install a digital sign that otherwise complies with such sections and with the requirements of 28 RCNY § 12-01(f), provided that, if the digital sign becomes inoperable, the owner must forthwith display physical notices as described in this section until such time as the digital sign is made operable.

(d) If an owner installs a digital sign as allowed pursuant to subdivision (c) of this section, such owner must also install a digital sign as described in 28 RCNY § 12-01(e) (notice regarding smoke detecting devices), 28 RCNY § 12-06(c) (notice regarding carbon monoxide alarm requirements), 28 RCNY § 12-09.1(f) (notice regarding natural gas detecting devices), 28 RCNY § 25-101(f) (notice regarding owner's right of access and requirements for notification), 28 RCNY § 25-201(c) (notice regarding collection and disposal of garbage), 28 RCNY § 46-01(b) (notice regarding housing information guide), and 28 RCNY § 56-03(c) (notice regarding temperature reporting device).

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#### Notice of Adoption

Notice of Adoption of amendments to rules relating to the installation of natural gas detecting devices in residential buildings.

NOTICE IS HEREBY GIVEN pursuant to the authority vested in the Commissioner of the Department of Housing Preservation and Development ("HPD") by sections 1043 and 1802 of the New York City Charter and Administrative Code section 27-2090, Local Law

157 of 2016, as amended by Local Law 102 of 2025, and in accordance with the requirements of New York City Charter section 1043, that the Department promulgates amendments to sections 12-01, 12-02, 12-03, 12-04, 12-05, 12-06, 12-07, 12-08, 12-09, 12-10, 12-11, 12-12.1, and adds new sections 12-09.1, 12-09.2, 12-13, and 12-14 to Chapter 12 of Title 28 of the Rules of the City of New York relating to smoke detecting devices, carbon monoxide detecting devices, and natural gas detecting devices in multiple dwellings and private dwellings. A notice of proposed rulemaking was published in the City Record on June 16, 2025. HPD held a public hearing on the proposed rule amendments on July 16, 2025. Five (5) comments were received. The comments included complaints about reimbursement amounts that are included in Local Law 157 of 2016 and, thus, cannot be modified by a rule, and requests to provide recommendations on vendors to install natural gas detection devices, which HPD is prohibited from providing.

#### **Statement of Basis and Purpose**

Local Law 157 for the year 2016 ("Local Law 157" or "the law") repealed Administrative Code sections 27-2045, 27-2046, 27-2046.1 and 27-2046.2 and added a new section 27-2045 to require that owners of Class A multiple dwellings, Class B multiple dwellings and certain private dwellings, in addition to the existing requirements of installing one or more smoke detecting devices and carbon monoxide detecting devices, install a natural gas detecting device in each dwelling unit in accordance with applicable sections of the New York City Building Code or the 1968 Building Code. For natural gas detecting devices, section 27-2045(b)(1)(c) provides owners of Class B multiple dwellings with the alternative of installing a line-operated zoned natural gas detecting system. In addition, Local Law 157 requires that owners maintain and periodically replace any device installed per the requirements of section 27-2045. The adopted rule amendments reflect these requirements.

Local Law 157 also required that the Department of Buildings ("DOB") promulgate a rule that establishes or adopts a standard governing the installation and location of single- or multiple-station alarms responsive to natural gas, which DOB did, effective February 14, 2024. On July 30, 2025, the New York City Council enacted Local Law 102 for the year 2025, which postponed the natural gas alarm installation requirement set forth in Local Law 157 until January 1, 2027 and would require the DOB Commissioner to extend the date by which such alarms must be installed to January 1, 2029 if DOB finds that there is an insufficient number of manufacturers of battery-powered natural gas alarms. In addition, Local Law 157 and the adopted rule amendments require that the owner notify tenants about the owner's requirement to provide, maintain, and replace such devices. The owner is also required to provide at least one adult occupant of each dwelling unit with information regarding the risks of natural gas leaks, the testing and maintenance of natural gas detecting devices, what to do if such devices sound an alert, their useful life, and other important information.

The Department of Housing Preservation and Development ("HPD") also adopts rule amendments to provide building owners with the option of installing digital signage to fulfill notice requirements regarding smoke detecting devices, carbon monoxide detecting devices, and natural gas detecting devices contained within HPD rules and the Housing Maintenance Code. HPD adopts these amendments, along with additional amendments included in a separate rule, because digital signage can be a more efficient means than printed signs for conveying important information to occupants and guests by enabling occupants to view information easily and efficiently.

The adopted rule includes minor plain language edits throughout and contains cross references to sections of Title 28 as amended by another rule, relating to signage requirements for building owners, which HPD is promulgating at approximately the same time as this rule. The adopted rule also makes corrections to citations to the New York city construction codes that appear in these rules and, in order to align the adopted rule with the DOB rule setting forth standards for the installation and location of natural gas alarms, clarifies that where the existing space does not allow for installation at least 3 feet from a fuel-gas burning appliance, or the manufacturer's instructions or NFPA 715-2023 require installation in a different location, alarm installations must be placed in accordance with the manufacturer's or the NFPA 715 location requirements.

HPD's authority for these rules is found in sections 1043 and 1802 of the New York City Charter, and Local Law 157 for the year 2016, as amended by Local Law 102 for the year 2025.

New material is underlined.

[Deleted material is in brackets.]

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

Section 1. The title of chapter 12 of Title 28 of the Rules of the City of

New York is amended to read as follows:

#### **SMOKE DETECTING DEVICES, [AND] CARBON MONOXIDE DETECTING DEVICES AND [SYSTEMS] NATURAL GAS DETECTING DEVICES IN MULTIPLE DWELLINGS AND PRIVATE DWELLINGS**

§ 2. Section 12-01 of chapter 12 of Title 28 of the Rules of the City of New York is amended to read as follows:

##### **§12-01 Owner Responsibilities for Smoke Detecting Devices for Class A Multiple Dwellings.**

Pursuant to [§27-2045] §27-2045(b)(1)(a) of the Administrative Code of the City of New York, the owner of a Class A multiple dwelling which [is required to] must be equipped with smoke detecting devices pursuant to section 907.2 of the New York City building code or sections 27-978, 27-979, 27-980 and 27-981 of the 1968 building code [shall] must:

(a) Provide and install one or more approved and operational smoke detecting devices in each dwelling unit and replace such devices in accordance with article 312 of chapter 3 of title 28 of the administrative code of the city of New York in locations specified in reference standard 17-12 of the 1968 building code or section [907.2.10] 907.2.11 of the New York city building code, as applicable.

(b) Post a notice in a form approved by the Commissioner of the Department of Housing Preservation and Development ("HPD" or "the Department") in a common area of the building, readily visible and preferably in the area of the inspection certificate, informing the occupants of such building that the owner is required by law to install one or more approved and operational smoke detecting devices in each dwelling unit in the building and to periodically replace such devices upon the expiration of their useful life in accordance with article 312 of chapter 3 of title 28 of the administrative code of the city of New York, and that each occupant is responsible for the maintenance and repair of such devices and for replacing any or all such devices which are stolen, removed, missing or rendered inoperable during the occupancy of such dwelling unit with a device meeting the requirements of article 312 of chapter 3 of title 28 of the administrative code of the city of New York. In addition, the notice should state that the occupant of a dwelling unit in which a battery-operated smoke detecting device is provided and installed [shall] must reimburse the owner a maximum of [twenty-five dollars] \$25.00, or a maximum of [fifty dollars] \$50.00 where a combined smoke and carbon monoxide detecting device or combined smoke and natural gas detecting device is installed, or \$75.00 where a combined smoke, carbon monoxide and natural gas detecting device is installed, for the cost of providing and installing each such device. The occupant shall have one year from the date of installation to make such reimbursement. A sample of an approved notice is made part of these regulations in 28 RCNY §12-04 and may also be found on HPD's website at [www.nyc.gov/HPD](http://www.nyc.gov/HPD).

(c) The notice in §12-01(b) above must:

(1) [shall] have letters not less than three-sixteenths of an inch in height;

(2) [the] have lettering [of the notice shall be] of bold type and [shall] must be properly spaced to provide good legibility and the background [shall] must be of contrasting colors;

(3) [the notice shall] be durable and [shall be] substantially secured to the common area where posted;

(4) [the notice shall] be of metal, plastic, or decal; and

(5) have lighting [shall be] sufficient to make the notice easily legible.

(d) For the notice required by subdivisions (b) and (c) of this section, an owner may, in lieu of such otherwise required notice, [instead choose to] post a single notice that incorporates and complies with subdivisions (b) and (c) of this section as well as the provisions of 28 RCNY §12-06(b) and 28 RCNY §12-11(b). A sample of an approved single notice, the language of which may be used for compliance with this subdivision, is made part of these regulations in 28 RCNY §12-12.1 and may also be found on HPD's website at [www.nyc.gov/HPD](http://www.nyc.gov/HPD). The single notice permitted by this subdivision may be posted digitally if it meets all of the requirements of subdivisions (e), (f) and (g) of this section, except that such digital single notice may not include the notice required under 28 RCNY § 12-11(b), which must be posted in hard copy.

(e) For the notice required by subdivisions (b) and (c) of this section, an owner may, in lieu of installing a physical sign that meets the requirements of subdivision (c) of this section, install a digital sign that otherwise complies with subdivisions (b), (d), (f), and (g) of this section.

(f) A digital sign provided pursuant to subdivision (e) of this section must:

(1) display the title of the digital sign in letters that measure a minimum size of .25 inches at all times;

(2) display the content of the digital sign in letters that measure a minimum size of .25 inches but can be expanded to a larger size;

(3) use lettering of bold type that is properly spaced to provide good legibility on a background of contrasting colors;

(4) be durable and substantially secured to the common area where posted;

(5) have lighting sufficient to make the digital sign easily legible;

(6) operate at all times during which the room or space where the digital sign is located is open and accessible. If the digital sign becomes inoperable, the owner must immediately display physical notices as described in this section until such time as the digital sign is made operable;

(7) display the content as required by this section in a manner that is reasonable for viewing and comprehension, which may be accomplished through the simultaneous display of all required notices with the ability to click to enlarge such notices;

(8) comply with all applicable standards of the Americans With Disabilities Act ("ADA") Standards For Accessible Design; and

(9) display content in English, Spanish, and such other language as the owner deems necessary to adequately provide notice to the occupants.

(g) If an owner installs a digital sign as allowed pursuant to subdivision (e) of this section, such owner must also install a digital sign as described in 28 RCNY § 12-06(c) (notice regarding carbon monoxide alarm requirements), 28 RCNY § 12-09.1(f) (notice regarding natural gas detecting devices), 28 RCNY § 25-101(f) (notice regarding owner's right of access and requirements for notification), 28 RCNY § 25-201(c) (notice regarding collection and disposal of garbage), 28 RCNY § 46-01(b) (notice regarding housing information guide), 28 RCNY § 56-03(c) (notice regarding temperature reporting device), and 28 RCNY § 59-01(c) (notice regarding bedbug infestation).

(h) Replace any smoke detecting device which has been stolen, removed, missing or rendered inoperable during a prior occupancy of the dwelling unit and which has not been replaced by the prior occupant prior to the commencement of a new occupancy of a dwelling unit with a device meeting the requirements of article 312 of chapter 3 of title 28 of the administrative code of the city of New York.

(i) Replace within thirty calendar days after the receipt of written notice any such device which becomes inoperable within one year of the installation of such device and through no fault of the occupant of the dwelling unit.

(j) Keep the following records, on the premises or in the business office of the managing agent or owner, relating to the installation and maintenance of smoke detecting devices in the building:

(1) date notice posted pursuant to 28 RCNY § 12-01(b), 28 RCNY § 12-01(d) or installed pursuant to 28 RCNY § 12-01(e);

(2) the expiration date of [installation of each smoke detecting device and other records showing that the device installed meets the requirements of article 312 of chapter 3 of title 28 of the administrative code of the city of New York, including] the manufacturer's suggested useful life of each device; and

(3) [whether the smoke detecting device receives its primary power from the building wiring or whether it is a battery-operated device;

(4) apartment number and location within apartment where device installed;

(5) records showing that maintenance work performed on each device has met the requirements of article 312 of chapter 3 of title 28 of the administrative code of the city of New York;

(6) date tenant requested replacement/repair.

(7) records showing that such devices meet the requirements of all applicable laws and rules.

(4) These records must be made available to the Commissioner of the Department of Housing Preservation and Development, the Department of Buildings ("DOB"), the Fire Department ("FDNY"), or the Department of Health and Mental Hygiene ("DOHMH") upon request.

§3. Section 12-02 of chapter 12 of Title 28 of the Rules of the City of New York is amended to read as follows:

**§12-02 Occupant Responsibilities for Smoke Detecting Devices for Class A Multiple Dwellings.**

Pursuant to [§27-2045(b)] §27-2045(c) of the Administrative Code of the City of New York, it shall be the sole duty of the occupant of each unit in a Class A multiple dwelling in which a smoke detecting device has been provided and installed by the owner pursuant to section 907.2 of the New York city building code or sections 27-978, 27-979, 27-980 and 27-981 of the 1968 building code to:

(a) keep and maintain such device in good repair; and

(b) replace any and all devices which are either stolen, removed, missing or rendered inoperable during the occupancy of such dwelling unit with a device meeting the requirements of article 312 of chapter 3 of title 28 of the administrative code of the city of New York.

Note: Except as provided in §12-01(d) and [(e)] (h) above and article 312 of chapter 3 of title 28 of the administrative code of the city of New York, an owner of a Class A multiple dwelling who has provided and installed a smoke detecting device in a dwelling unit shall not be required to keep and maintain such device in good repair or to replace any such device which is stolen, removed, missing or rendered inoperable during the occupancy of such dwelling unit. In addition, the occupant of a dwelling unit in which a battery-operated smoke detecting device is provided and installed shall reimburse the owner a maximum of [twenty-five dollars] \$25.00, or a maximum of [fifty dollars] \$50.00 where a combined smoke and carbon monoxide detecting device or a combined smoke and natural gas detecting device is installed for the cost of providing and installing each detector or a maximum of \$75.00 where a combined smoke, carbon monoxide and natural gas detecting device is installed. The tenant has one (1) year from the date of installation to make such payment to the owner.

detecting [devices] device or a combined smoke and natural gas detecting device is installed, or a maximum of \$75.00 where a combined smoke, carbon monoxide and natural gas detecting device is installed, for the cost of providing and installing each such device. The occupant shall have one year from the date of installation to make such reimbursement.

§4. Section 12-03 of chapter 12 of Title 28 of the Rules of the City of New York is amended to read as follows:

**§12-03 Owner Responsibilities for Smoke Detecting Devices for Class B Multiple Dwellings.**

Pursuant to [§27-2046] §27-2045(b)(1)(a) of the Administrative Code of the City of New York the owner of a Class B multiple dwelling which [is required to] must be equipped with smoke detecting devices pursuant to section 907.2 of the New York city building code or sections 27-978, 27-979, 27-980, and 27-981 of the 1968 building code [shall] must:

(a) Provide and install one or more approved and operational smoke detecting devices in each dwelling unit or, in the alternative, provide and install a line-operated zoned smoke detecting system with central office tie-in for all public corridors and public spaces pursuant to rules and regulations promulgated by the Commissioner of the Department of Buildings.

(b) Keep and maintain smoke detecting devices in good repair and replace such devices in accordance with article 312 of chapter 3 of title 28 of the administrative code of the city of New York.

(c) Replace any smoke detecting device which has been stolen, removed, missing or rendered inoperable prior to the commencement of a new occupancy of a dwelling unit in accordance with article 312 of chapter 3 of title 28 of the administrative code of the city of New York.

(d) Keep the following records, on the premises or in the business office of the managing agent or owner, relating to the installation and maintenance of smoke detecting devices in the buildings:

(1) [date of installation of each smoke detecting device and other records showing that the device installed meets the requirements of article 312 of chapter 3 of title 28 of the administrative code of the city of New York,] records including the manufacturer's suggested useful life of each device; and

(2) [whether the smoke detecting device receives its primary power from the building wiring or whether it is a battery operated device or in the alternative whether it is a line operated zoned smoke detecting system with central annunciation and central tie-in for all public corridors and public spaces;

(3) room number and location within room where each smoke detecting device is installed;

(4) records showing that maintenance performed on each device has met the requirements of article 312 of chapter 3 of title 28 of the administrative code of the city of New York] records showing that such devices meet the requirements of all applicable laws and rules.

(3) These records must be made available to the Commissioner of the Department of Housing Preservation and Development, the Department of Buildings ("DOB"), the Fire Department ("FDNY"), or the Department of Health and Mental Hygiene ("DOHMH") upon request.

§5. Section 12-04 of chapter 12 of Title 28 of the Rules of the City of New York is amended to read as follows:

**§12-04 Form for Notices for Smoke Detecting Devices.**

A sample notice as required by §12-01(b) of these rules follows:

#### NOTICE

The law requires the owner of the premises to provide and install one or more approved and operational smoke detectors in each apartment in this building and to periodically replace such devices upon the expiration of their useful life in accordance with article 312 of chapter 3 of title 28 of the New York City Administrative Code. The tenant of each apartment is responsible for the maintenance and repair of the detectors installed in the apartment and for replacing any or all detectors which are stolen, removed, missing or become inoperable during the occupancy of the apartment with a device meeting the requirements of article 312 of chapter 3 of title 28 of the Administrative Code, unless a detector becomes inoperable within one year of being installed due to a manufacturing defect. The tenant of each apartment in this building in which a battery-operated smoke detector is provided and installed shall pay the owner a maximum of [twenty-five dollars] \$25.00, or a maximum of [fifty dollars] \$50.00 where a combined smoke and carbon monoxide detecting device or a combined smoke and natural gas detecting device is installed for the cost of providing and installing each detector or a maximum of \$75.00 where a combined smoke, carbon monoxide and natural gas detecting device is installed. The tenant has one (1) year from the date of installation to make such payment to the owner.

§6. Section 12-05 of chapter 12 of Title 28 of the Rules of the City of New York is amended to read as follows:

**§12-05 Definitions.**

For the purposes of this chapter

(a) CO means carbon monoxide; [and]

(b) CO alarm means a "carbon monoxide alarm" as defined in [1 RCNY Chapter 28] section 202 of the building code and shall also mean a "carbon monoxide detecting device" as such term is used in article 7 of subchapter [7] 17 of chapter 1 and subchapter 2 of chapter 2 of title 27 of the administrative code of the city of New York, and defined in section [902.1] 202 of the building code[.]; and

(c) Private Dwelling means a dwelling unit in a one-family or two-family home that is occupied by a person or persons other than the owner of such unit or the owner's family.

§7. Section 12-06 of chapter 12 of Title 28 of the Rules of the City of New York is amended to read as follows:

**§12-06 Owner Responsibilities for CO Alarms for Class A Multiple Dwellings.**

Pursuant to [§27-2046.1] §27-2045(b)(1)(b) of the administrative code of the city of New York, the owner of a Class A multiple dwelling that [is required to] must be equipped with carbon monoxide detecting devices pursuant to section [908.7] 915.1 of the New York city building code or sections 27-981.1, 27-981.2 and 27-981.3 of the 1968 building code, and as prescribed by the Department of Buildings ("DOB") pursuant to chapter [28] 900 of title 1 of the rules of the city of New York [shall comply with the following requirements] must:

(a) Provide and install one or more approved and operational CO alarms in each dwelling unit, provided that there [shall] must be installed at least one approved and operational CO alarm within 15 feet of the primary entrance to each room lawfully used for sleeping purposes, and replace such devices as necessary in accordance with article [12] 312 of chapter 3 of title 28 of the administrative code;

(b) Post a notice in a form approved by the Commissioner of the Department of Housing Preservation and Development ("HPD" or "the Department") in a common area of a Class A multiple dwelling, readily visible and preferably in the area of the inspection certificate informing the occupants of such building that:

(1) the owner is required by law to install one or more approved and operational CO [alarm] alarms in each dwelling unit in the building within 15 feet of the primary entrance to each room lawfully used for sleeping purposes and to periodically replace such devices as necessary in accordance with article [12] 312 of chapter 3 of title 28 of the administrative code;

(2) each occupant is responsible for the maintenance and repair of such alarms and for replacing any or all such alarms that are stolen, removed, missing, or rendered inoperable during the occupancy of such dwelling unit; and

(3) the occupant of a dwelling unit in which a CO alarm is newly installed or in which a CO alarm is installed by the owner as a result of such occupant's failure to maintain such alarm or where such alarm has been lost or damaged by such occupant, or where such alarm is replaced upon the expiration of its useful life pursuant to article [12] 312 of chapter 3 of title 28 of the New York city administrative code, shall reimburse the owner in the amount of \$25.00 per device for the cost of such work, or a maximum of \$50.00 per device where a combined smoke and carbon monoxide detecting device or a combined carbon monoxide and natural gas detecting device is installed, or a maximum of \$75.00 per device where a combined smoke, carbon monoxide and natural gas detecting device is installed, and such occupant shall have one year from the date of installation to make such reimbursement.

(4) A sample of an approved notice that may be used for CO alarms is made part of these regulations in 28 RCNY §12-10 and may also be found on HPD's website at [www.nyc.gov/HPD](http://www.nyc.gov/HPD).

(5) For the notice otherwise required by this provision, an owner may, in lieu of such notice, [instead choose to] post a single notice that incorporates and complies with this provision as well as the provisions of 28 RCNY §12-01(b) and (c), 28 RCNY §12-09.1(f) and 28 RCNY §12-11(b). A sample of an approved single notice, the language of which may be used for compliance with this subdivision, is made part of these regulations in 28 RCNY §12-12.1 and may also be found on HPD's website at [www.nyc.gov/HPD](http://www.nyc.gov/HPD). The single notice permitted by this subdivision may be posted digitally if it meets all of the requirements of subdivisions (c) and (d) of this section, except that such digital single notice may not include the notice required under 28 RCNY §12-11(b), which must be posted in hard copy.

(6) The notice required by this subdivision [shall conform with the following requirements] must:

(i) [the notice shall] have letters not less than three-sixteenths of an inch in height;

(ii) [the] have lettering of [the notice shall be of] bold type and [shall] be properly spaced to provide good legibility, and the background [shall] must be of contrasting colors;

(iii) the notice shall be durable and shall be substantially secured to the common area where posted;

(iv) [the notice shall] be of metal, plastic, or decal;

(v) have lighting [shall be] sufficient to make the notice easily

legible[; and].

(c) For the notice required by subdivision (b) of this section, an owner may, in lieu of posting a physical notice that meets the requirements in paragraph (6) of such subdivision, install a digital sign that otherwise complies with subdivisions (b) and (d) of this section and with the requirements of 28 RCNY § 12-01(f), provided that, if the digital sign becomes inoperable, the owner must immediately display physical notices as described in this section until such time as the digital sign is made operable.

(d) If an owner installs a digital sign as allowed pursuant to subdivision (c) of this section, such owner must also install a digital sign as described in 28 RCNY § 12-01(e) (notice regarding smoke detecting devices), 28 RCNY §12-09.1(f) (notice regarding natural gas detecting devices), 28 RCNY § 25-101(f) (notice regarding owner's right of access and requirements for notification), 28 RCNY § 25-201(c) (notice regarding collection and disposal of garbage), 28 RCNY § 46-01(b) (notice regarding housing information guide), 28 RCNY § 56-03(c) (notice regarding temperature reporting device), and 28 RCNY § 59-01(c) (notice regarding bedbug infestation).

(e) Replace any CO alarm that has been stolen, removed, found missing, or rendered inoperable during a prior occupancy of the dwelling unit and which has not been replaced by the prior occupant before the commencement of a new occupancy of the dwelling unit and replace such alarm upon the expiration of its useful life pursuant to article [12] 312 of chapter 3 of title 28 of the New York city administrative code;

(d) (f) Replace within 30 calendar days after receipt of written notice any such alarm that becomes inoperable within one year of the installation of such alarm due to a defect in the manufacture of such alarm through no fault of the occupant of the dwelling unit;

(e) (g) Provide written information regarding the testing and maintenance of CO alarms to at least one adult occupant of each dwelling unit, including, but not limited to, general information concerning carbon monoxide poisoning and what to do if a CO alarm goes off, that CO alarms have a useful life limitation and that the owner has a duty to replace such alarms upon the expiration of such useful life. Such information may include material that is distributed by the manufacturer or any material prepared or approved by DOB and [shall] must be provided at the time of installation;

(f) (h) Keep the following records, on the premises or in the business office of the owner or managing agent, relating to the installation and maintenance of CO alarms in the building:

(1) date notice posted pursuant to 28 RCNY § 12-01(d) or §12-06(b) or installed pursuant to §12-06(c) of this chapter;

(2) [date of installation of each CO alarm and] the expiration date of the manufacturer's suggested useful life of each such alarm; and

(3) [whether each CO alarm receives its primary power from the building wiring with secondary battery back-up, is a battery-operated alarm, or is a plug-in type CO alarm with a back-up battery;

(4) apartment number and location within apartment where each alarm was installed;

(5) maintenance work performed on each alarm; and

(6) date occupant requested replacement/repair]

records showing that such devices meet the requirements of all applicable laws and rules.

These records must be made available to the Commissioner of the Department of Housing Preservation and Development, [DOB] the Department of Buildings ("DOB"), the Fire Department ("FDNY"), or the Department of Health and Mental Hygiene ("DOHMH") upon request.

§8. Section 12-07 of chapter 12 of Title 28 of the Rules of the City of New York is amended to read as follows:

**§12-07 Owner Responsibilities for CO Alarms for Private Dwellings.**

Pursuant to [§27-2046.1] §27-2045(b)(1)(b) of the administrative code of the city of New York, the owner of a private dwelling that [is required to] must be equipped with CO alarms pursuant to section [908.7] 915.1 of the New York city building code or sections 27-981.1, 27-981.2 and 27-981.3 of the 1968 building code and as prescribed by DOB pursuant to chapter [28] 900 of title 1 of the rules of the city of New York [shall comply with the following requirements] must:

(a) Provide and install one or more approved and operational CO alarm in each dwelling unit, provided that there [shall] must be installed at least one approved and operational CO alarm within 15 feet of the primary entrance to each room lawfully used for sleeping as prescribed in the DOB rules and regulations relating to CO alarms, and replace such devices as necessary in accordance with article [12] 312 of chapter 3 of title 28 of the administrative code;

(b) For purposes of (c) through (g) of this section, "private dwelling" [shall mean] means a dwelling unit in a one-family or two-family home that is occupied by a person or persons other than the owner of such unit or the owner's family;

(c) Provide notice in a form approved by the Department to the occupants of such dwelling that:

(1) the owner is required by law to install an approved and operational CO alarm in each dwelling or dwelling unit in the building,

within 15 feet of the primary entrance to each room lawfully used for sleeping and to periodically replace such devices as necessary in accordance with article [12] 312 of chapter 3 of title 28 of the administrative code;

(2) each occupant is responsible for the maintenance and repair of such alarms and for replacing any or all such alarms that are stolen, removed, missing, or rendered inoperable during the occupancy of such dwelling or dwelling unit; and

(3) the occupant of a dwelling or dwelling unit in which a CO alarm is newly installed, or in which a CO alarm is installed by the owner as a result of such occupant's failure to maintain such alarm, or where such alarm has been lost or damaged by such occupant or where such alarm is replaced upon the expiration of its useful life pursuant to article [12] 312 of chapter 3 of title 28 of the New York city administrative code, shall reimburse the owner in the amount of \$25.00 per alarm for the cost of such work, and the occupant shall have one year from the date of installation to make such reimbursement;

(d) Replace any CO alarm that has been stolen, removed, found missing, or rendered inoperable during a prior occupancy of the dwelling or dwelling unit and that has not been replaced by the prior occupant before commencement of a new occupancy of the dwelling or dwelling unit;

(e) Replace within 30 calendar days after receipt of written notice any such alarm that becomes inoperable within one year of the installation of such alarm due to a defect in the manufacture of such alarm through no fault of the occupant of the dwelling or dwelling unit;

(f) Provide written information regarding the testing and maintenance of CO alarms to at least one adult occupant of each dwelling or dwelling unit, including, but not limited to, general information concerning carbon monoxide poisoning and what to do if a CO alarm goes off and that CO alarms have a useful life limitation and that the owner has a duty to replace such alarms upon the expiration of such useful life. Such information may include material that is distributed by the manufacturer or any material prepared or approved by DOB and [shall] must be provided at the time of installation; and

(g) Keep the following records relating to the installation and maintenance of CO alarms in the dwelling or dwelling unit:

(1) [date of installation of each CO alarm and] the expiration date of the manufacturer's suggested useful life of each such alarm; and

(2) [whether each CO alarm receives its primary power from the building wiring with secondary battery back-up, is a battery-operated device, or is a plug-in type CO alarm with a back-up battery;

(3) location within dwelling or dwelling unit where each alarm is installed;

(4) maintenance work performed on each alarm; and

(5) date occupant requested replacement/repair] records showing that such devices meet the requirements of all applicable laws and rules.

These records must be made available to the Commissioner of the Department of Housing Preservation and Development, the Department of Buildings ("DOB"), the Fire Department ("FDNY"), or [DOHMH] the Department of Health and Mental Hygiene ("DOHMH") upon request.

§9. Subdivision a of section 12-08 of chapter 12 of Title 28 of the Rules of the City of New York is amended to read as follows:

(a) Pursuant to [§27-2046.1] §27-2045(c) of the administrative code of the city of New York, it shall be the sole duty of the occupant of each unit in a Class A multiple dwelling and the occupant of a dwelling or dwelling unit in a private dwelling in which a CO alarm has been provided and installed by the owner to:

(1) keep and maintain such CO alarm in good repair; and

(2) replace any alarm that is either stolen, removed, missing, or rendered inoperable during the occupancy of such dwelling or dwelling unit.

§10. Section 12-09 of chapter 12 of Title 28 of the Rules of the City of New York is amended to read as follows:

#### §12-09 Owner Responsibilities for CO Alarms for Class B Multiple Dwellings.

Pursuant to [§27-2046.2] §27-2045(b)(1)(b) of the administrative code of the city of New York, the owner of a Class B multiple dwelling that [is required to] must be equipped with one or more CO alarms pursuant to section [908.7] 915.1 of the New York city building code or sections 27-981.1, 27-981.2 and 27-981.3 of the 1968 building code and as prescribed by DOB pursuant to chapter [28] 900 of title 1 of the rules of the city of New York [shall] must:

(a) Provide and install one or more approved and operational CO alarm in each dwelling unit and replace such devices as necessary in accordance with article [12] 312 of chapter 3 of title 28 of the administrative code, or in the alternative, provide and install a line operated zoned CO detecting system with central annunciation and central office tie-in for all public corridors and public spaces;

(b) Keep and maintain CO alarms or systems in good repair and replace such alarm upon the expiration of its useful life pursuant to article [12] 312 of chapter 3 of title 28 of the New York city

administrative code;

(c) Replace any CO alarm that has been stolen, removed, found missing, or rendered inoperable prior to the commencement of a new occupancy of a dwelling unit;

(d) Keep the following records, on the premises or in the business office of the managing agent or owner, relating to the installation and maintenance of CO alarms or systems:

(1) [date of installation of each CO alarm or system and] the expiration date of the manufacturer's suggested useful life of each such alarm;

(2) [whether the CO alarm receives its primary power from the building wiring with secondary battery back-up, is a battery-operated alarm, is a plug-in type CO alarm with a back-up battery, or in the alternative whether it is a line operated zoned CO detecting system with central annunciation and central office tie-in for all public corridors and public spaces;

(3) room number and location within room where each CO alarm was installed;

(4) maintenance work performed on each alarm] the date notice posted pursuant to §12-06(b) of this chapter; and (3) records showing that such devices meet the requirements of all applicable laws and rules.

These records must be made available to the Commissioner of the Department of Housing Preservation and Development, [DOB] the Department of Buildings ("DOB"), the Fire Department ("FDNY"), or [DOHMH] the Department of Health and Mental Hygiene ("DOHMH") upon request.

§11. Chapter 12 of Title 28 of the Rules of the City of New York is amended by adding new sections 12-09.1 and 12-09.2 to read as follows:

#### §12-09.1 Owner Responsibilities for Natural Gas Detecting Devices for Class A Multiple Dwellings, Class B Multiple Dwellings and Private Dwellings.

Pursuant to §27-2045(b)(1)(c) of the administrative code of the city of New York, the owner of a Class A multiple dwelling, a Class B multiple dwelling, or a private dwelling that must be equipped with one or more natural gas detecting devices pursuant to section 908.13 of the New York city building code or section 28-315.2.4 of the code must:

(a) On or before January 1, 2027, provide and install one or more approved and operational natural gas detecting devices or, in the alternative for Class B multiple dwellings, provide and install a line-operated zoned natural gas detecting system with central annunciation and central office tie-in for all public corridors and public spaces pursuant to rules and regulations promulgated by the Commissioner of the Department of Buildings, provided that the date by which such device or system must be installed may be extended by rules promulgated by the Commissioner of the Department of Buildings;

(b) Periodically replace any device required under subdivision (a) of this section upon expiration of its useful life in accordance with article 312 of chapter 3 of Title 28 of the administrative code of the city of New York;

(c) For a Class A multiple dwelling or private dwelling, replace any such device that has been stolen, removed, found missing or rendered inoperable during a prior occupancy of the dwelling unit and that has not been replaced by the prior occupant before commencement of a new occupancy of such dwelling unit;

(d) For a Class B multiple dwelling, replace any such device that has been stolen, removed, found missing or rendered inoperable before commencement of a new occupancy of such dwelling unit;

(e) For a Class A multiple dwelling or a private dwelling, where any device required under subdivision (a) of this section becomes inoperable within one year after installation due to a defect in the manufacture of such device and through no fault of the occupant of such dwelling unit, replace such device within 30 calendar days after receiving written notice that such device is inoperable;

(f) For a Class A multiple dwelling or a private dwelling, post a notice in a form approved by the Commissioner of the Department of Housing Preservation and Development in a common area of the building, readily visible and preferably in the area of the inspection certificate, informing the occupants of such building that the owner is required by law to install one or more approved and operational natural gas detecting devices in each dwelling unit in the building and to periodically replace such devices upon the expiration of their useful life. Such notice must also indicate that each occupant is also responsible for the maintenance, repair, and replacement of such device in accordance with article 312 of chapter 3 of Title 28 of the administrative code of the city of New York.

(1) A notice required by this subdivision must:

(i) have letters not less than three-sixteenths of an inch in height;

- (ii) have lettering of bold type and be properly spaced to provide good legibility and the background must be of contrasting colors;
- (iii) be durable and be substantially secured to the common area where posted;
- (iv) be of metal, plastic, or decal; and
- (v) have lightings sufficient to make the notice easily legible.

(2) A sample of an approved notice that may be used for natural gas detecting devices is made part of these regulations in 28 RCNY §12-09.2 and may also be found on HPD's website at [www.nyc.gov/HPD](http://www.nyc.gov/HPD).

(3) An owner may, in lieu of posting a physical notice that meets the requirements in paragraph (1) of this subdivision, install a digital sign that otherwise complies with this subdivision and with the requirements of 28 RCNY § 12-01(f), provided that, if the digital sign becomes inoperable, the owner must immediately display physical notices as described in this section until such time as the digital sign is made operable.

(4) If an owner installs a digital sign as allowed by paragraph (2) of this subdivision, such owner must also install a digital sign as described in 28 RCNY § 12-01(e) (notice regarding smoke detecting devices), 28 RCNY § 12-06(c) (notice regarding carbon monoxide alarm requirements), 28 RCNY § 25-101(f) (notice regarding owner's right of access and requirements for notification), 28 RCNY § 25-201(c) (notice regarding collection and disposal of garbage), 28 RCNY § 46-01(b) (notice regarding housing information guide), 28 RCNY § 56-03(c) (notice regarding temperature reporting device), and 28 RCNY § 59-01(c) (notice regarding bedbug infestation); and

(g) Keep the following records, on the premises or in the business office of the managing agent or owner, relating to the installation or maintenance of the natural gas detecting devices:

(1) the date notice was posted pursuant to subdivision (f) of this section;

(2) records including the manufacturer's suggested useful life of each device; and

(3) records showing that such devices meet the requirements of all applicable laws and rules. These records must be made available to the Commissioner of the Department of Housing Preservation and Development, the Department of Buildings ("DOB"), the Fire Department ("FDNY"), or the Department of Health and Mental Hygiene ("DOHMH") upon request.

#### §12-09.2 Form for Notices for Natural Gas Detecting Devices.

A sample notice as required by § 12-09.1(f) of these rules follows:

#### NOTICE

The law requires the owner of the premises to install one or more natural gas alarms in this building. The natural gas alarm must be placed within 10 feet but not closer than 3 feet of each gas burning appliance. The natural gas alarm must be installed on the ceiling or wall not further than 12 inches below the ceiling. Where the existing space does not allow for installation at least 3 feet from a fuel-gas burning appliance, or the manufacturer's instructions or NFPA 715-2023 require installation in a different location, alarm installations must be placed in accordance with the manufacturer's or the NFPA 715 location requirements. Natural gas alarms must be installed in any area, both public and private, containing a natural gas appliance. Natural gas appliances include but are not limited to, stoves, gas dryers, hot water heaters, heating plants, etc. The natural gas alarm must be periodically replaced by the owner as necessary when the suggested useful life of the alarm expires. Tenants are responsible for the maintenance and repair of the alarms installed in their residence and for replacing any or all alarms that are stolen, removed, missing, or become inoperable during the occupancy of the residence, unless an alarm becomes inoperable within one year of being installed due to a manufacturing defect. The occupant of each residence in which a natural gas alarm is provided and installed must pay the owner \$25 per alarm, or \$50 per device where combined with a smoke detecting device or a carbon monoxide detecting device, or a maximum of \$75 per device where a combined smoke, carbon monoxide, and natural gas detecting device is installed. This fee covers the cost of the work for the initial installation and each periodic replacement. The occupant has one year from the date of installation to pay the owner.

§12. Section 12-10 of chapter 12 of Title 28 of the Rules of the City of New York is amended to read as follows:

#### §12-10 Form for Notices for CO Alarms.

A sample form for providing notice to occupants pursuant to §12-06 of these rules follows:

#### NOTICE

The law requires the owner of the premises to provide a carbon monoxide alarm in each apartment in this building. The carbon monoxide alarm must be placed within 15 feet of the primary entrance to each sleeping room, must be equipped with an end of life alarm, and must be periodically replaced by the owner as necessary when the suggested useful life of the alarm expires. Tenants are responsible for the maintenance and repair of the alarms installed in the apartment and for replacing any or all alarms that are stolen, removed, missing, or become inoperable during the occupancy of the apartment, unless an alarm becomes inoperable within one year of being installed due to a manufacturing defect. The occupant of each apartment in which a carbon monoxide alarm is provided and installed must pay the owner \$25.00 per alarm, or a maximum of \$50.00 per device where a combined smoke and carbon monoxide detecting device or a combined carbon monoxide and natural gas detecting device is installed or a maximum of \$75.00 per device where a combined smoke, carbon monoxide and natural gas detecting device is installed. This fee covers the cost of the work for the initial installation and each periodic replacement. The occupant has one year from the date of installation to pay the owner.

§13. Section 12-11 of chapter 12 of Title 28 of the Rules of the City of New York is amended to read as follows:

#### §12-11 Owner Responsibilities for Notices of Suspected Gas Leak Procedures.

The owner of a tenant-occupied dwelling [shall take all of the following actions] must:

(a) Deliver or cause to be delivered to each tenant and prospective tenant of such dwelling one time, along with the first lease or first lease renewal for such tenant or prospective tenant, a notice in a form approved by the Department of Housing Preservation and Development ("HPD") describing the procedures to be followed when a gas leak is suspected;

(b) Post a notice in a form approved by HPD in a common area of the dwelling, readily visible, informing the occupants of such dwelling of the procedures to be followed when a gas leak is suspected. This notice [shall conform with the following requirements] must:

(1) [the notice shall] have letters not less than three-sixteenths of an inch in height;

(2) [the] have lettering of [the notice shall be of] bold type and [shall] be properly spaced to provide good legibility and the background [shall] must be of contrasting colors;

(3) [the notice shall] be durable and [shall] must be substantially secured to the common area where posted;

(4) [the notice shall] be of metal, plastic, or decal; and

(5) have lighting [shall be] sufficient to make the notice easily legible.

(c) The notices required by subdivisions (a) and (b) of this section [shall] must instruct tenants to leave the building and call 911 immediately after leaving when they suspect a gas leak and then call the gas service provider that is providing gas to the dwelling. The owner of the dwelling [shall] must identify who the gas service provider for the dwelling is and provide the name and current emergency phone number of the appropriate gas service provider on the notices required by subdivisions (a) and (b). A sample of an approved notice, the language of which may be used for compliance with subdivisions (a) and (b) of this section, is made part of these regulations in 28 RCNY §12-12, and may also be found on HPD's website at [www.nyc.gov/HPD](http://www.nyc.gov/HPD).

(1) When the gas service provider for the dwelling is Con Edison, the notices required by subdivisions (a) and (b) of this section [shall] must instruct tenants to call Con Edison at 1-800-752-6633, after first leaving the building and calling 911, unless 1-800-752-6633 is no longer the number used to report suspected gas leaks to Con Edison, in which case the current emergency phone number used by Con Edison shall be used instead.

(2) When the gas service provider for the dwelling is National Grid, the notices required by subdivisions (a) and (b) of this section shall instruct tenants to call National Grid at 1-718-643-4050, after first leaving the building and calling 911, unless 1-718-643-4050 is no longer the current number used to report suspected gas leaks in New York City to National Grid, in which case the current emergency phone number used by National Grid for New York City shall be used instead.

(d) For the notice required to be posted by subdivision (b) of this section, an owner may, in lieu of such otherwise required notice, [choose to] post a single notice that incorporates and complies with 28 RCNY §12-01(b) and (c), 28 RCNY §12-06(b), 28 RCNY §12-09.1(f), and 28 RCNY §12-11(b). A sample of such an approved notice is made part of these regulations in 28 RCNY §12-12.1 and may also be found on HPD's website at [www.nyc.gov/HPD](http://www.nyc.gov/HPD).

§14. Section 12-12.1 of chapter 12 of Title 28 of the Rules of the City of New York is amended to read as follows:

#### § 12-12.1 Combined Form for Notice for Smoke Detecting Devices, Notice for Carbon Monoxide Alarms, Notice for Natural Gas Detecting Devices, and Notice for Suspected Gas Leak Procedures.

(a) If an owner chooses to post a single notice that incorporates and complies with the notice requirements of 28 RCNY § 12-01(b) and (c), 28 RCNY § 12-06(b), 28 RCNY § 12-09.1(f), and 28 RCNY § 12-11(b), the sample notice below may be used in lieu of the notices otherwise required by 28 RCNY § 12-01(b) and (c), 28 RCNY § 12-06(b), 28 RCNY § 12-09.1(f), and 28 RCNY § 12-11(b) and shall be posted in a common area of the building, readily visible:

Notices for Suspected Gas Leaks, Smoke Detecting Devices, Natural Gas Detecting Devices, and Carbon Monoxide Alarms

#### NOTICE

The law requires the owner of the premises to notify tenants regarding the following:

**Suspected Gas Leak Procedure:** When a tenant suspects that a gas leak has occurred, the tenant should take the following actions:

1. Quickly open nearby doors and windows and then leave the building immediately; do not attempt to locate the leak. Do not turn on or off any electrical appliances, do not smoke or light matches or lighters, and do not use a house-phone or cell-phone within the building;
2. After leaving the building, from a safe distance away from the building, call 911 immediately to report the suspected gas leak;
3. After calling 911, call the gas service provider for this building as follows: \_\_\_\_\_

Provider \_\_\_\_\_

Number \_\_\_\_\_

**Smoke Detectors:** The law requires the owner of the premises to provide and install one or more approved and operational smoke detectors in each apartment and to periodically replace such devices upon the expiration of their useful life in accordance with Article 312 of Chapter 3 of Title 28 of the New York City Administrative Code. The tenant of each apartment is responsible for the maintenance and repair of the detectors installed in the apartment and for replacing any or all detectors which are stolen, removed, missing or become inoperable during the occupancy of the apartment with a device meeting the requirements of Article 312 of Chapter 3 of Title 28 of the Administrative Code, unless a detector becomes inoperable within one year of being installed due to a manufacturing defect. The tenant of each apartment in this building in which a battery-operated smoke detector is provided and installed shall pay the owner a maximum of [twenty-five dollars] \$25.00, or a maximum of [fifty dollars] \$50.00 where a combined smoke and carbon monoxide detecting device or a combined smoke and natural gas detecting device is installed or a maximum of \$75.00 where a combined smoke, carbon monoxide and natural gas detecting device is installed for the cost of providing and installing each detector. The tenant has one (1) year from the date of installation to make such payment to the owner.

**Carbon Monoxide Detectors:** The law requires the owner of the premises to provide a carbon monoxide alarm in each apartment in this building. The carbon monoxide alarm must be placed within 15 feet of the primary entrance to each sleeping room, must be equipped with an end of life alarm, and must be periodically replaced by the owner as necessary when the suggested useful life of the alarm expires. Tenants are responsible for the maintenance and repair of the alarms installed in the apartment and for replacing any or all alarms that are stolen, removed, missing, or become inoperable during the occupancy of the apartment, unless an alarm becomes inoperable within one year of being installed due to a manufacturing defect. The occupant of each apartment in which a carbon monoxide alarm is provided and installed must pay the owner \$25.00 per alarm, or a maximum of \$50.00 per device where a combined smoke and carbon monoxide detecting device or a combined carbon monoxide and natural gas detecting device is installed or a maximum of \$75.00 per device where a combined smoke, carbon monoxide and natural gas detecting device is installed. This fee covers the cost of the work for the initial installation and each periodic replacement. The occupant has one year from the date of installation to pay the owner.

**Natural Gas Detectors:** The law requires the owner of the premises to install one or more natural gas alarms in this building. The natural gas alarm must be placed within 10 feet but not closer than 3 feet of each gas burning appliance. The natural gas alarm must be installed on the ceiling or wall not further than 12 inches below the ceiling. Where the existing space does not allow for installation at least 3 feet from a fuel-gas burning appliance, or the manufacturer's instructions or NFPA 715-2023 require installation in a different location, alarm installations must be placed in accordance with the manufacturer's or the NFPA 715 location requirements. Natural gas alarms must be installed in any area, both public and private, containing a natural gas appliance. Natural gas appliances include but are not limited to, stoves, gas dryers, hot water heaters, heating plants, etc. The natural gas alarm must be periodically replaced by the owner as necessary.

when the suggested useful life of the alarm expires. Tenants are responsible for the maintenance and repair of the alarms installed in their residence and for replacing any or all alarms that are stolen, removed, missing, or become inoperable during the occupancy of the residence, unless an alarm becomes inoperable within one year of being installed due to a manufacturing defect. The occupant of each residence in which a natural gas alarm is provided and installed must pay the owner \$25 per alarm, or \$50 per device where combined with a smoke detecting device or a carbon monoxide detecting device, or a maximum of \$75 per device where a combined smoke, carbon monoxide, and natural gas detecting device is installed. This fee covers the cost of the work for the initial installation and each periodic replacement. The occupant has one year from the date of installation to pay the owner.

§15. Chapter 12 of Title 28 of the Rules of the City of New York is amended by adding a new section 12-13 to read as follows:

**§ 12-13 Information Provided by Owner of a Class A Multiple Dwelling or Private Dwelling.**

Pursuant to §27-2045(b)(6) of the administrative code of the city of New York, the owner of a Class A multiple dwelling or private dwelling must:

(a) Provide at least one adult occupant of each dwelling unit with a notice that contains information relating to:

(1) The risks posed by carbon monoxide poisoning and, if natural gas detecting devices are required to be installed in such dwelling unit by rules promulgated by the Commissioner of the Department of Buildings, the risks posed by natural gas leaks;

(2) The testing and maintenance of smoke detecting devices, carbon monoxide detecting devices and, if natural gas detecting devices are required to be installed in such dwelling unit by rules promulgated by the Commissioner of the Department of Buildings, natural gas detecting devices;

(3) What to do if such devices sound an alert;

(4) The useful life of any such devices;

(5) The owner's duty to replace such devices pursuant to article 312 of title 28 of the administrative code of the city of New York; and

(6) The adult occupant's duty to maintain and repair such devices that are battery-operated and within such occupant's dwelling unit and replace any or all such devices within such dwelling unit that are stolen, removed, found missing or rendered inoperable during such occupant's occupancy of such dwelling unit.

(b) The information provided in accordance with this section may include material that is distributed by the manufacturer or material prepared or approved by the Department of Buildings ("DOB").

(c) This section does not apply to smoke detecting devices in private dwellings.

§16. Chapter 12 of Title 28 of the Rules of the City of New York is amended by adding a new section 12-14, to read as follows:

**§ 12-14 Exemptions.**

(a) Except as provided in subdivision (c) of this section, the owner's duty to install a carbon monoxide detecting device in a Class A multiple dwelling, a Class B multiple dwelling, or a private dwelling, as required by § 27-2045(b)(1)(b) of the administrative code of the city of New York and by §§ 12-06, 12-07, and 12-09 of this chapter, shall not apply to buildings that do not have a fossil fuel burning device.

(b) The owner's duty to install a natural gas detecting device in a Class A multiple dwelling, a Class B multiple dwelling, or a private dwelling, as required by § 27-2045(b)(1)(c) of the administrative code of the city of New York and by § 12-09.1 of this chapter, shall not apply to buildings that do not have gas piping.

(c) In a building where there is an enclosed parking garage located on a floor, but the building does not have a fossil fuel burning device, the owner's duty to install a carbon monoxide detecting device in a Class A multiple dwelling, a Class B multiple dwelling, or a private dwelling, as required by § 27-2045(b)(1)(b) of the administrative code of the city of New York and by §§ 12-06, 12-07, and 12-09 of this chapter, shall apply only to those floors where an enclosed parking garage is located and to those floors immediately above and immediately below any floor where an enclosed parking garage is located.

(d) An owner of a building who seeks an exemption pursuant to subdivisions (a) and/or (b) of this section or a partial exemption pursuant to subdivision c of this section shall submit supporting documentation to the department through an electronic portal or a paper format, as made available by the department, that attests to such owner's qualification for either a full exemption or a partial exemption from the requirements of §§ 27-2045(b)(1)(b) and 27-2045(b)(1)(c) of the administrative code of the city of New York and §§ 12-06, 12-07, 12-09 and 12-09.1 of this chapter.

## SPECIAL MATERIALS

### CITYWIDE ADMINISTRATIVE SERVICES

#### ■ NOTICE

#### OFFICIAL FUEL PRICE (\$) SCHEDULE NO. 9720 FUEL OIL AND KEROSENE

CONTR. NO.	ITEM NO.	FUEL/OIL TYPE	DELIVERY	VENDOR	CHANGE (\$)	PRICE (\$) EFF. 12/29/2025	
4287148	1	#2DULS	CITYWIDE BY TW	GLOBAL MONTELLO	0.0357 GAL.	2.3878 GAL.	
4287148	2	#2DULS	RACK PICK-UP	GLOBAL MONTELLO	0.0357 GAL.	2.2708 GAL.	
4287148	3	#2DULS	Winterized CITYWIDE BY TW	GLOBAL MONTELLO	0.0357 GAL.	2.4260 GAL.	
4287148	4	#2DULS	Winterized RACK PICK-UP	GLOBAL MONTELLO	0.0357 GAL.	2.3090 GAL.	
4287149	5	#2DULS	CITYWIDE BY TW	SPRAGUE	0.0357 GAL.	2.6724 GAL.	
4287149	6	#2DULS	Winterized CITYWIDE BY TW	SPRAGUE	0.0357 GAL.	2.8854 GAL.	
4287149	7	B100	CITYWIDE BY TW	SPRAGUE	0.0251 GAL.	4.4638 GAL.	
4287149	8	#2DULS	RACK PICK-UP	SPRAGUE	0.0357 GAL.	2.5224 GAL.	
4287149	9	#2DULS	Winterized RACK PICK-UP	SPRAGUE	0.0357 GAL.	2.7354 GAL.	
4287149	10	B100	RACK PICK-UP	SPRAGUE	0.0252 GAL.	4.3139 GAL.	
4287149	11	#1DULS	CITYWIDE BY TW	SPRAGUE	0.0049 GAL.	3.3816 GAL.	
4287149	12	B100	CITYWIDE BY TW	SPRAGUE	0.0252 GAL.	4.4878 GAL.	
4287149	13	#1DULS	RACK PICK-UP	SPRAGUE	0.0049 GAL.	3.2316 GAL.	
4287149	14	B100	RACK PICK-UP	SPRAGUE	0.0251 GAL.	4.3378 GAL.	
4287149	15	#2DULS	BARGE DELIVERY	SPRAGUE	0.0357 GAL.	2.4218 GAL.	
4287149	16	#2DULS	Winterized BARGE DELIVERY	SPRAGUE	0.0357 GAL.	2.4878 GAL.	
4287149	17	#2DULSB50	CITYWIDE BY TW	SPRAGUE	0.0357 GAL.	3.2966 GAL.	
4287149	18	#2DULSB50	CITYWIDE BY TW	SPRAGUE	0.0252 GAL.	4.0781 GAL.	
4287149	19	#2DULSB50	RACK PICK-UP	SPRAGUE	0.0357 GAL.	3.1466 GAL.	
4287149	20	#2DULSB50	RACK PICK-UP	SPRAGUE	0.0251 GAL.	3.9280 GAL.	
4287126	1	JET	FLOYD BENNETT	SPRAGUE	0.0181 GAL.	3.2633 GAL.	
Non-Winterized							
4287149		#2DULSB5	Apr 1 - Oct 31 95% ITEM 5.0 5% ITEM 7.0	SPRAGUE	0.0352 GAL.	2.7620 GAL.	
4287149		#2DULSB10	90% ITEM 5.0 10% ITEM 7.0	SPRAGUE	0.0346 GAL.	2.8515 GAL.	
4287149		#2DULSB20	80% ITEM 5.0 20% ITEM 7.0	SPRAGUE	0.0336 GAL.	3.0307 GAL.	
4287149		#2DULSB5	95% ITEM 8.0 5% ITEM 10.0	RACK PICK-UP	SPRAGUE	0.0352 GAL.	2.6120 GAL.
4287149		#2DULSB10	90% ITEM 8.0 10% ITEM 10.0	RACK PICK-UP	SPRAGUE	0.0346 GAL.	2.7015 GAL.
4287149		#2DULSB20	80% ITEM 8.0 20% ITEM 10.0	RACK PICK-UP	SPRAGUE	0.0336 GAL.	2.8807 GAL.
4287149		#2DULSB50	50% ITEM 17.0 50% ITEM 18.0	CITYWIDE BY TW	SPRAGUE	0.0304 GAL.	3.6873 GAL.
4287149		#2DULSB50	50% ITEM 19.0 50% ITEM 20.0	RACK PICK-UP	SPRAGUE	0.0304 GAL.	3.5373 GAL.
4387376	1		HDRD100 (BARGE)	BARGE DELIVERY	SPRAGUE	0.0728 GAL.	3.4905 GAL.
Winterized							
4287149		#2DULSB5	Nov 1 - Mar 31 95% ITEM 6.0 5% ITEM 7.0	CITYWIDE BY TW	SPRAGUE	0.0352 GAL.	2.9643 GAL.
4287149		#2DULSB10	90% ITEM 6.0 10% ITEM 7.0	CITYWIDE BY TW	SPRAGUE	0.0346 GAL.	3.0432 GAL.
4287149		#2DULSB20	80% ITEM 6.0 20% ITEM 7.0	CITYWIDE BY TW	SPRAGUE	0.0336 GAL.	3.2011 GAL.
4287149		#2DULSB5	95% ITEM 9.0 5% ITEM 10.0	RACK PICK-UP	SPRAGUE	0.0352 GAL.	2.8143 GAL.
4287149		#2DULSB10	90% ITEM 9.0 10% ITEM 10.0	RACK PICK-UP	SPRAGUE	0.0346 GAL.	2.8932 GAL.
4287149		#2DULSB20	80% ITEM 9.0 20% ITEM 10.0	RACK PICK-UP	SPRAGUE	0.0336 GAL.	3.0511 GAL.
4387392		HDRD	HDRD 95%+B100 5% (TW)	CITYWIDE BY TW	APPROVED OIL CO	0.0000 GAL.	3.8857 GAL.
4387392		HDRD	HDRD 95%+B100 5% (P/U)	RACK PICK-UP	APPROVED OIL CO	0.0000 GAL.	3.7357 GAL.

Non-Winterized/  
Winterized

4287149	#1DULSB20	80% ITEM 11.0 20% ITEM 12.0	CITYWIDE BY TW	SPRAGUE	0.0089 GAL.	3.6029 GAL.
4287149	#1DULSB20	80% ITEM 13.0 20% ITEM 14.0	RACK PICK-UP	SPRAGUE	0.0089 GAL.	3.4529 GAL.
4287149	#1DULSB5	95% ITEM 11.0 5% ITEM 12.0	CITYWIDE BY TW	SPRAGUE	0.0059 GAL.	3.4369 GAL.
4287149	#1DULSB5	95% ITEM 13.0 5% ITEM 14.0	RACK PICK-UP	SPRAGUE	0.0059 GAL.	3.2869 GAL.

**OFFICIAL FUEL PRICE (\$) SCHEDULE NO. 9721  
FUEL OIL, PRIME AND START**

CONTR. NO.	ITEM NO.	FUEL/OIL TYPE	DELIVERY	VENDOR	CHANGE (\$)	PRICE (\$) EFF. 12/29/2025
4187014	11	#2B10	CITYWIDE BY TW	SPRAGUE	0.0346 GAL.	2.4825 GAL.
4187014	12	#2B20	CITYWIDE BY TW	SPRAGUE	0.0336 GAL.	2.5641 GAL.
4387491	1	#2B10	RACK PICK-UP	UNITED METRO	0.0346 GAL.	2.2732 GAL.
4387491	2	#2B20	RACK PICK-UP	UNITED METRO	0.0336 GAL.	2.3514 GAL.

**OFFICIAL FUEL PRICE (\$) SCHEDULE NO. 9722  
FUEL OIL AND REPAIRS**

CONTR. NO.	ITEM NO.	FUEL/OIL TYPE	DELIVERY	VENDOR	CHANGE (\$)	PRICE (\$) EFF. 12/29/2025
20258800919	2	#4B5	All Boroughs - Delivery	APPROVED OIL CO	0.0469 GAL	2.3509 GAL.
20258800919	3	#2B10	All Boroughs - Delivery	APPROVED OIL CO	0.0346 GAL	2.4557 GAL.
20258800919	4	#2B20	All Boroughs - Delivery	APPROVED OIL CO	0.0336 GAL	2.5339 GAL.

**OFFICIAL FUEL PRICE (\$) SCHEDULE NO. 9723  
GASOLINE**

CONTR. NO.	ITEM NO.	FUEL/OIL TYPE	DELIVERY	VENDOR	CHANGE (\$)	PRICE (\$) EFF. 12/29/2025
4387063	1.0	Reg UL	CITYWIDE BY TW	GLOBAL MONTELLO	0.0401 GAL	1.8923 GAL.
4387063	2.0	Prem UL	CITYWIDE BY TW	GLOBAL MONTELLO	0.0196 GAL	2.1128 GAL.
4387063	3.0	Reg UL	RACK PICK-UP	GLOBAL MONTELLO	0.0401 GAL	1.7901 GAL.
4387063	4.0	Prem UL	RACK PICK-UP	GLOBAL MONTELLO	0.0196 GAL	2.0156 GAL.

**NOTE:**

1. Biodiesel tax credit expired on 12/31/2024. New invoices will not reflect the credit.
2. Federal excise taxes are imposed on taxable fuels, (i.e., gasoline, kerosene, and diesel), when removed from a taxable fuel terminal. This fuel excise tax does not include Leaking Underground Storage Tank (LUST) tax. LUST tax applies to motor fuels for both diesel and gasoline invoices. Going forward, LUST Tax will appear as an additional fee at the rate of \$0.001 per gallon and will be shown as a separate line item on your invoice.
3. The National Oil Heat Research Alliance (NORA) has been extended until February 6, 2029. A related assessment of \$.002 per gallon has been added to the posted weekly fuel prices and will appear as a separate line item on invoices. This fee applies to heating oil only and since 2015 has included #4 heating oil. All other terms and conditions remain unchanged.
4. Federal Superfund Tax is included in the DCAS weekly pricing schedule, and it should not show as an additional fee.

**REMINDER FOR ALL AGENCIES:**

All entities utilizing DCAS fuel contracts are reminded to pay their invoices **on time** to avoid interruption of service. Please send inspection copy of receiving report for all gasoline (E70, UL PREM) delivered by tank wagon to OCP/Bureau of Quality Assurance (BQA), 1 Centre Street, 18th Floor, New York, NY 10007.

- Effective July 1, 2025, New York City agencies will no longer be permitted to place orders for #2B5 heating fuel. In accordance with updated state regulations, all heating oil sold in NYS must contain a minimum 10% biofuel blend (B10). Any orders for #2B5 heating fuel scheduled for delivery on or after July 1st must be converted to #2B10 and will be invoiced at the applicable rate.
- April 1<sup>st</sup> – October 31<sup>st</sup> transition to Non-Winter fuel.
- November 1<sup>st</sup> – March 31<sup>st</sup> transition to Winter fuel.
- HDRD Fuel (Barge Deliveries) contract is now registered. Refer to Contract # 4387376.

• ja2

**COMPTROLLER**

**■ NOTICE**

NOTICE OF ADVANCE PAYMENT OF AWARDS PURSUANT TO THE STATUTES IN SUCH cases made and provided, notice is hereby given that the Comptroller of the City of New York, will be ready to pay, at 1 Centre St., Room 629, New York, NY 10007 on 01/08/2026 to the person or persons legally entitled an amount as certified to the Comptroller by the Corporation Counsel on damage parcels, as follows:

Damage Parcel No.	Block	Lot
54, 54A	13689	PART OF AND ADJACENT TO 40
116A, 116B	13684	ADJACENT TO 40
211A	13681	ADJACENT TO 79

212A	13681	ADJACENT TO 84
213A	13681	ADJACENT TO 85
214A	13681	ADJACENT TO 86
215A	13681	ADJACENT TO 88
216, 216A	13681	PART OF AND ADJACENT TO 33
237, 237A	13683	PART OF AND ADJACENT TO 41
238, 238A	13683	PART OF AND ADJACENT TO 38
267, 267A	13684	PART OF AND ADJACENT TO 68
269, 269A	13671	PART OF AND ADJACENT TO 64
295, 295A	13670	PART OF AND ADJACENT TO 5

Acquired in the proceeding entitled: ROSEDALE AREA STREETS - STAGE2 subject to any liens and encumbrances of record on such property. The amount advanced shall cease to bear interest on the specified date above.

BRAD S. LANDER  
Comptroller

d23-ja7

**MAYOR'S OFFICE OF CONTRACT SERVICES****■ NOTICE****Notice of Intent to Renew or Amend Contract(s) Not Included in FY26 Annual Contracting Plan and Schedule**

**NOTICE IS HEREBY GIVEN** that the Mayor will be entering into the following renewal(s)/amendment(s) of (a) contract(s) not included in the FY 2026 Annual Contracting Plan and Schedule that is published pursuant to New York City Charter § 312(a):

Agency: NYC Department of Environmental Protection

Vendor: Safety Management Systems, LLC

Description of Services to be Provided: 1556-MV: Marine Section

Auditing and Consulting Services

Anticipated Procurement Method: Renewal

Anticipated New Start Date: 1/4/2026

Anticipated New End Date: 1/3/2028

Anticipated Modifications to Scope: N/A

Reason for Renewal/Extension: To maintain continuity.

Job Titles: None

Headcounts: 0

Headcounts: 0

Agency: Department of Environmental Protection

Description of services to be provided: STR-MD-RA-Green Street Median construction project. The scope of this capital project is to construct the Green Street Median, which will hold and manage a large amount of stormwater runoff volume on an annual basis, remove harmful pollutants, and decrease the number of combined sewer overflow (CSO) events, including those caused by severe weather flooding. This construction will enhance the overall resilience of the urban infrastructure while promoting environmental sustainability and integrating green technologies and design principles. The project will also improve local biodiversity and create a more appealing street median for the community.

Anticipated Contract Start Date: 5/18/2026

Anticipated Contract End Date: 6/19/2027

Anticipated Procurement Method: Competitive Sealed Bid

Job titles: None

Headcounts: 0

• ja2

**CHANGES IN PERSONNEL**

MAYORS OFFICE OF CONTRACT SVCS FOR PERIOD ENDING 10/24/25							
NAME	TITLE	NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY
GOMEZ	ARACELI	0527A	\$83923.0000	RESIGNED	YES	10/05/25	082
KYDYKOVA	BERMET	0527A	\$106890.0000	RESIGNED	YES	05/25/25	082
RIVERA	ERIKA	0527A	\$73561.0000	INCREASE	YES	10/14/25	082

PUBLIC ADVOCATE FOR PERIOD ENDING 10/24/25							
NAME	TITLE	NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY
MARK	JAMAL	C	\$56275.0000	APPOINTED	YES	09/23/25	101

CITY COUNCIL FOR PERIOD ENDING 10/24/25								
NAME	TITLE	NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY	
AGAG	SOPHIA	L	30184	\$45000.0000	APPOINTED	YES	10/05/25	102
ANROD	REID	A	30184	\$45000.0000	APPOINTED	YES	10/05/25	102
ASMA	CHRISTOP		30184	\$45000.0000	APPOINTED	YES	10/05/25	102
BAIN	LEVI	J	30184	\$45000.0000	APPOINTED	YES	10/05/25	102
BOYD	LINDSEY	J	30184	\$45000.0000	APPOINTED	YES	10/05/25	102
CAMPOS	DYLAN	M	30184	\$45000.0000	APPOINTED	YES	10/05/25	102
CARRAS	JOSEPHIN	I	30184	\$45000.0000	APPOINTED	YES	10/14/25	102
CORTEZ	ELIANA	L	30184	\$45000.0000	APPOINTED	YES	10/05/25	102
DAMDUL	TENZIN		30184	\$45000.0000	APPOINTED	YES	10/05/25	102
DAPONTE	SAMUEL	J	30184	\$45000.0000	APPOINTED	YES	10/05/25	102
DELANCEY	THADDEA		30184	\$45000.0000	APPOINTED	YES	10/05/25	102
FELICIANO	DANNY		30184	\$45000.0000	APPOINTED	YES	10/05/25	102
FREIRE	FERDINAN		30184	\$45000.0000	APPOINTED	YES	10/05/25	102
GERSHMAN	GILA	M	30184	\$45000.0000	APPOINTED	YES	10/05/25	102
HAMIDOU	FOUSANI	M	30184	\$45000.0000	APPOINTED	YES	10/05/25	102
HEGE CORNELL	SONE	E	30184	\$45000.0000	APPOINTED	YES	10/05/25	102
HURNER	MARY	A	30184	\$45000.0000	APPOINTED	YES	10/05/25	102
JEAN-FRANCOIS	NADIA		94451	\$113872.0000	RESIGNED	YES	10/05/25	102
JONES IRWIN	WILLA	L	30184	\$45000.0000	APPOINTED	YES	10/05/25	102
KAUFMAN-SITES	ISABELLE	K	30184	\$45000.0000	APPOINTED	YES	10/05/25	102
KNOWLES	TANEIL	G	30184	\$45000.0000	APPOINTED	YES	10/14/25	102
KURTZ	JONATHAN	J	30184	\$45000.0000	APPOINTED	YES	10/05/25	102
LAU	ELISABET	M	30184	\$45000.0000	APPOINTED	YES	10/05/25	102
LEONARD	AVA	J	30184	\$45000.0000	APPOINTED	YES	10/05/25	102
LEVITT	CONNIE		30184	\$45000.0000	APPOINTED	YES	10/05/25	102
LI	KOURTNEY		30184	\$45000.0000	APPOINTED	YES	10/05/25	102
LU	JAMES		30184	\$45000.0000	APPOINTED	YES	10/05/25	102
MAESTRE	JONATHAN	R	30184	\$45000.0000	APPOINTED	YES	10/05/25	102
MARBACH	LOIS	B	94074	\$33302.0000	RESIGNED	YES	10/08/25	102
MARRYSHOW	ELISABET		30184	\$45000.0000	APPOINTED	YES	10/05/25	102
MCCLEAN	MICHELLE		30184	\$45000.0000	APPOINTED	YES	10/05/25	102
MCMAHON	KATHERIN		30184	\$45000.0000	APPOINTED	YES	10/05/25	102
MENDIS	NISSANGA	S	30184	\$45000.0000	APPOINTED	YES	10/05/25	102
MORAN MORA	WINY		30184	\$45000.0000	APPOINTED	YES	10/05/25	102
MOREHEAD	MADELINE	I	30184	\$45000.0000	APPOINTED	YES	10/05/25	102
OCHS	ABBY		30184	\$45000.0000	APPOINTED	YES	10/05/25	102
ROJAS	NAELY	M	30184	\$45000.0000	RESIGNED	YES	10/10/25	102
SALEEM	TEHREEM		30184	\$45000.0000	APPOINTED	YES	10/05/25	102
SCHLOSSBERG	DOMINIC		30184	\$45000.0000	APPOINTED	YES	10/05/25	102
STOKUCA	NIKOLA		30184	\$45000.0000	APPOINTED	YES	10/05/25	102

CITY COUNCIL FOR PERIOD ENDING 10/24/25								
NAME	TITLE	NUM	SALARY	ACTION	PROV	EFF DATE	AGENCY	
TIRUMALA	HARINI		30184	\$45000.0000	APPOINTED	YES	10/05/25	102
TOPETE	TERESA		30184	\$45000.0000	APPOINTED	YES	10/05/25	102
UPPAL-SULLIVAN	ANISHA	U	30184	\$45000.0000	APPOINTED	YES	10/05/25	102
WASHINGTON	EMILE		30184	\$45000.0000	APPOINTED	YES	10/05/25	102
WONG	RICHARD	Y	30184	\$45000.0000	APPOINTED	YES	10/05/25	102
YEUNG	LILY		30184	\$45000.0000	APPOINTED	YES	10/05/25	102

Agency: Department of Environmental Protection  
Description of services to be provided: STR-MD-BA -Green Street Median construction project. The scope of this capital project is to construct the Green Street Median, which will hold and manage a large amount of stormwater runoff volume on an annual basis, remove harmful pollutants, and decrease the number of combined sewer overflow (CSO) events, including those caused by severe weather flooding. This construction will enhance the overall resilience of the urban infrastructure while promoting environmental sustainability and integrating green technologies and design principles. The project will also improve local biodiversity and create a more appealing street median for the community.

Anticipated Contract Start Date: 5/18/2026

Anticipated Contract End Date: 6/19/2027

Anticipated Procurement Method: Competitive Sealed Bid

Job titles: None

DEPARTMENT FOR THE AGING FOR PERIOD ENDING 10/24/25								
TITLE								
NAME	NUM	SALARY	ACTION	PROV	EFF	DATE	AGENCY	
ARVELO	INGRID C	56058	\$62868.0000	RESIGNED	YES	10/05/25	125	
DIAZ RAMOS	IDENNIES M	95003	\$86000.0000	APPOINTED	YES	10/05/25	125	
DRING	DAVID L	10084	\$168000.0000	INCREASE	YES	10/05/25	125	
ENGELBERG	BRIANA F	10084	\$108447.0000	INCREASE	YES	10/05/25	125	
HENRIQUEZ	INGRID	40502	\$74855.0000	RESIGNED	NO	10/05/25	125	
LAJJEE	JONATHAN J	51454	\$66059.0000	APPOINTED	YES	10/05/25	125	
MULLARKEY	EILEEN	10026	\$205000.0000	INCREASE	NO	10/05/25	125	
PATEL	KAMLESH S	10050	\$235000.0000	INCREASE	NO	10/05/25	125	

FINANCIAL INFO SVCS AGENCY  
FOR PERIOD ENDING 10/24/25

TITLE								
NAME	NUM	SALARY	ACTION	PROV	EFF	DATE	AGENCY	
GOTANCO	GIL B	95711	\$120492.0000	RESIGNED	YES	10/05/25	127	
HOHL	CHARLES	95713	\$80000.0000	APPOINTED	YES	10/05/25	127	
RIVAS	CAROLINA	95622	\$140000.0000	APPOINTED	YES	10/14/25	127	
WANG	YIWEN	95714	\$143561.0000	RESIGNED	YES	10/16/25	127	

OFFICE OF CRIMINAL JUSTICE  
FOR PERIOD ENDING 10/24/25

TITLE								
NAME	NUM	SALARY	ACTION	PROV	EFF	DATE	AGENCY	
ABAYEV	INESSA	95005	\$135516.0000	INCREASE	YES	10/05/25	128	
CUNNINGHAM	ERIN R	56058	\$69154.0000	INCREASE	YES	10/05/25	128	

INDEPENDENT BUDGET OFFICE  
FOR PERIOD ENDING 10/24/25

TITLE								
NAME	NUM	SALARY	ACTION	PROV	EFF	DATE	AGENCY	
CLARKE	ZOE-BRIA R	1020B	\$26.2200	APPOINTED	YES	10/05/25	132	

LANDMARKS PRESERVATION COMM  
FOR PERIOD ENDING 10/24/25

TITLE								
NAME	NUM	SALARY	ACTION	PROV	EFF	DATE	AGENCY	
BLAZAK	BRIAN J	92237	\$75579.0000	INCREASE	NO	06/14/22	136	
RUSSIELLO	JAMES	92237	\$77846.0000	INCREASE	NO	05/26/23	136	

TAXI & LIMOUSINE COMMISSION  
FOR PERIOD ENDING 10/24/25

TITLE								
NAME	NUM	SALARY	ACTION	PROV	EFF	DATE	AGENCY	
BLAZAK	BRIAN J	92237	\$75579.0000	INCREASE	NO	06/14/22	136	
RUSSIELLO	JAMES	92237	\$77846.0000	INCREASE	NO	05/26/23	136	

OFFICE OF LABOR RELATIONS  
FOR PERIOD ENDING 10/24/25

TITLE								
NAME	NUM	SALARY	ACTION	PROV	EFF	DATE	AGENCY	
GULLEN	KATHERIN J	10209	\$18.0000	APPOINTED	YES	07/09/25	210	
JONES JR	AARON J	10209	\$18.0000	APPOINTED	YES	09/25/25	210	

TITLE								
NAME	NUM	SALARY	ACTION	PROV	EFF	DATE	AGENCY	
MULLER	JADA C	10209	\$18.3000	APPOINTED	YES	09/03/25	210	
WEDDINGTON	ANASTACI J	10209	\$18.0000	APPOINTED	YES	09/03/25	210	

OFFICE OF LABOR RELATIONS  
FOR PERIOD ENDING 10/24/25

TITLE								
NAME	NUM	SALARY	ACTION	PROV	EFF	DATE	AGENCY	
FAN	HELEN H	13652	\$112804.0000	RETIRED	NO	10/07/25	214	
HARTE	SING YEE	56057	\$35683.0000	RESIGNED	YES	11/01/18	214	

COMMISSION ON RACIAL EQUITY  
FOR PERIOD ENDING 10/24/25

TITLE								
NAME	NUM	SALARY	ACTION	PROV	EFF	DATE	AGENCY	
EDELSON	LEANDRA	10232	\$21.0000	RESIGNED	YES	09/20/25	215	

DEPT OF YOUTH & COMM DEV SRVS  
FOR PERIOD ENDING 10/24/25

TITLE								
NAME	NUM	SALARY	ACTION	PROV	EFF	DATE	AGENCY	
ROBERSON	AMARII J	06843	\$16.5000	APPOINTED	YES	10/15/25	261	

DEPT OF YOUTH & COMM DEV SRVS  
FOR PERIOD ENDING 10/24/25

TITLE								
NAME	NUM	SALARY	ACTION	PROV	EFF	DATE	AGENCY	
TAM-WONG	MELISSA Y	21744	\$114000.0000	APPOINTED	YES	10/05/25	261	

BOARD OF ELECTION POLL WORKERS  
FOR PERIOD ENDING 10/24/25

TITLE								
NAME	NUM	SALARY	ACTION	PROV	EFF	DATE	AGENCY	
ABID	ALEENA	9POLL	\$1.0000	APPOINTED	YES	10/01/25	300	
ABRAMS	JENAY	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300	
ABRAMS	H	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300	
ACEVEDO	RAMON A	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300	
ACKERMAN	STACEY J	9POLL	\$1.0000	APPOINTED	YES	10/01/25	300	
ACOSTA	ASHLEY	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300	
ACOSTA	JEREMY	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300	
ADDISON	TASHI	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300	
ADEBAYO	MADNIAT	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300	
ADNAN	HIBA	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300	
AFOZ	SANJIDA	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300	
AGUILAR-SANCHEZ	ANDY	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300	
AGUIRRE	GABRIELA A	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300	
AGZER	MOHAMMED A	9POLL	\$1.0000	APPOINTED	YES	10/01/25	300	
AHMAD	GHAFRAN	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300	
AHMAD	SARAH	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300	
AHMED	JIDAN	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300	
AHMED	MDSLUTAN	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300	
AHMED	RIDOWAN	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300	
AHMED	SAMIEN	9POLL	\$1.0000	APPOINTED	YES	10/01/25	300	
AHMED	SYEDA M	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300	
AHMED	WAJHHA	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300	
AHMED	SHAMIMA	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300	
AJAYI	VALERIE J	9POLL	\$1.0000	APPOINTED	YES	10/01/25	300	
AKHTER	FATEMA	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300	
AKTAR	SHEULY	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300	
AKTER	FATEMA	9POLL	\$1.0000	APPOINTED	YES	10/01/25	300	
AKTER	SHIREEN	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300	
AKTER	SYEDA	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300	
AKTHER	FAHIMA	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300	
AKTHER	SAMEEA	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300	
AL RASHEED	JASMINE	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300	
ALAM	NOKIBUL	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300	
ALAMEDA	ERIC	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300	
ALAMGIR	MD SAMIU	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300	
ALBA	FERNANDO	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300	
ALCAIDE	TIFFANY L	9POLL	\$1.0000	APPOINTED	YES	01/01/25	300	