



# THE CITY RECORD

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## TABLE OF CONTENTS

### PUBLIC HEARINGS & MEETINGS

Manhattan Borough President	2293
City Council	2293
City Planning Commission	2298
Community Boards	2305
Consumer Affairs	2305
Design and Construction	2305
Employees' Retirement System	2305
Landmarks Preservation Commission	2305

Small Business Services	2306
Transportation	2306

### PROPERTY DISPOSITION

Citywide Administrative Services	2307
Police	2307
Auction	2307
Administration for Children's Services	2307
Aging	2307
Citywide Administrative Services	2307

### PROCUREMENT

Division of Municipal Supply Services	2307
Vendor List	2307
Employees' Retirement System	2308
Environmental Protection	2308
Bureau of Wastewater Treatment	2308
Health and Hospitals Corporation	2308
Health and Mental Hygiene	2308
Agency Chief Contracting Officer	2308
Homeless Services	2308
Office of Contracts and Procurement	2308
Information Technology and Telecomm.	2309

Juvenile Justice	2309
Parks and Recreation	2309
Revenue and Concessions	2309

### SPECIAL MATERIALS

Mayor's Office of Environmental Coordination	2309
Youth and Community Development	2310
Changes in Personnel	2310

### READER'S GUIDE

### LATE NOTICE

Small Business Services	2311
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## THE CITY RECORD

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## PUBLIC HEARINGS AND MEETINGS

See Also: Procurement; Agency Rules

### MANHATTAN BOROUGH PRESIDENT

#### MEETING

PUBLIC NOTICE IS HEREBY GIVEN THAT THE MANHATTAN BOROUGH BOARD MEETING is scheduled for July 17, 2008 from 8:30 A.M. to 10:00 A.M., at the Office of the Manhattan Borough President located at 1 Centre Street, 19th Floor South (Large Conference Room).

PLEASE NOTE: Individuals requesting sign-language interpreters or other reasonable accommodations for disabilities should contact the Office of the Manhattan Borough President, located at 1 Centre Street, 19th Floor South, New York, NY 10007 at (212) 669-8300. NO LATER THAN THREE (3) BUSINESS DAYS PRIOR TO THE PUBLIC HEARING/MEETING.

jy8-16

### CITY COUNCIL

#### PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN THAT the Council has scheduled the following public hearings on the matters indicated below:

The Subcommittee on Landmarks, Public Siting and Maritime Uses will hold a public hearing on the following matters in the Council Committee Room, City Hall, New York City, New York 10007, commencing at 11:00 A.M. on Monday, July 21, 2008:

#### PIER A LEASE

**MANHATTAN CB-1** **20095017 PNM**  
Application pursuant to Section 1301(2)(f) of the New York City Charter concerning the proposed maritime lease at Pier A in Manhattan between the Department of Small Business Services and Battery Park City Authority.

jy11-21

NOTICE IS HEREBY GIVEN THAT the Council has scheduled the following public hearings on the matters indicated below:

The Subcommittee on Zoning and Franchises will hold a public hearing on the following matters in the Council Committee Room, City Hall, New York City, New York 10007, commencing at 9:30 A.M. on Monday, July 21, 2008:

#### ST. ANN'S AVENUE DEVELOPMENT

**BRONX CB - 1** **C 050018 ZMX**  
Application submitted by Ebling Partners LLC pursuant to

Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 6c:

- changing from an M1-1 District to an R7X District property bounded by East 159th Street, Eagle Avenue, East 156th Street, and St. Ann's Avenue; and
- establishing within the proposed R7X District a C2-3 District bounded by East 159 Street, a line 100 feet southeasterly of St. Ann's Avenue, East 156th Street, and St. Ann's Avenue,

as shown on a diagram (for illustrative purposes only) dated March 24, 2008.

#### LEADER HOUSE

#### MANHATTAN CB - 7 N 050402 ZRM

Application submitted by Leader House Associates, pursuant to Section 201 of the New York City Charter for an amendment of the Zoning Resolution of the City of New York concerning Article VII, Chapter 8 (Special Regulations Applying to Large-Scale Residential Developments), relating to ownership provisions within the former West Side Urban Renewal Area.

Matter underlined is new, to be added;  
Matter within # # is defined in Section 12-10;  
Matter in ~~strikeout~~ is text to be deleted;  
\*\*\* indicates where unchanged text appears in the zoning resolution

#### ARTICLE VII ADMINISTRATION

Chapter 8:  
Special Regulations Applying to Large-Scale Residential Developments

\*\*\*

#### 78-06 Ownership

- (a) Except as otherwise provided in this Section, any #large-scale residential development# for which application is made for an authorization or special permit or modification thereto in accordance with the provisions of this Chapter shall be on a tract of land that at the time of application is all under the control of the applicant(s) as the owner(s) or holder(s) of a written option to purchase. Except as otherwise provided in this Section, no authorization or special permit or modification thereto, shall be granted for such #development# unless the applicant(s) acquired actual ownership (single fee ownership or alternate ownership arrangements according to the #zoning lot# definition in Section 12-10 (DEFINITIONS) for all #zoning lots# comprising the #development#) of, or executed a binding sales contract for, all of the property comprising such tract.

- (b) ~~Except as otherwise provided in paragraph (c) of this Section with respect to a #large-scale residential development# within an urban renewal area or former urban renewal area, for any #large-scale residential development# located in the Community District(s) listed in this paragraph, the owner(s) of a vacant parcel(s) may make application for and be granted modifications of authorizations~~

~~or special permits previously granted under the provisions of this Chapter with respect to such parcel(s), provided that such modification does not~~

- (1) ~~result in the distribution of #floor area# from any #zoning lot# not coextensive with or included within such parcel(s); or~~

- (2) ~~increase the total allowable #floor area# on any #zoning lot# included within such parcel(s) beyond that amount permitted by the applicable district regulations.~~

~~Such modifications may include the withdrawal of such parcel(s) from the boundaries of the #large-scale residential development#, provided that such modification would not create a non-compliance within the #large-scale residential development#.~~

Community District	Borough
CD 7	Queens

- (b) Notwithstanding the provisions of paragraph (a) of this Section, the following actions shall be permitted:

- (c) (1) When a #development# is part or all of a designated urban renewal project, the City's urban renewal agency, or a person authorized by such agency, may make application for and may be granted authorizations or special permits under the provisions of this Chapter, even though such #large-scale residential development# does not meet the ownership requirements set forth elsewhere in paragraph (a) of this Section. All parcels comprising such #large-scale residential development# shall be within the designated urban renewal area and subject to the urban renewal controls set forth in the approved urban renewal plan.

- (2) In the event that the urban renewal plan has expired, the owner(s) of a vacant parcel(s) within such #large-scale residential development#, if located in a former urban renewal area listed in this paragraph, (c) (b)(2), may make application for and may be granted modifications of authorizations or special permits previously granted under the provisions of this Chapter with respect to such parcel(s), pursuant to and subject to the ~~limitations—conditions~~ of paragraph (b)(5) of this Section.

Former Urban Renewal Area	Community Board
West Side Urban Renewal Area	CD7, Manhattan

Borough	Community District	Former Urban Renewal Area
Manhattan	Community District 7	West Side Urban Renewal Area

- (3) The owner(s) of a developed parcel(s) within a #large-scale residential development# located in a former urban renewal area listed in paragraph (b)(2), where at least 50 percent of such parcel(s) is located within a C1-9 or C2-8 District, may make application for, and may be granted, modifications of authorizations or special permits previously granted under the provisions of this Chapter, in order to utilize available #floor area# for #commercial# or #community facility uses#, subject to the conditions of paragraph (b)(5) of this Section and provided further that:

- (i) no #residential use# existing prior to (date of enactment) located above the level of the ground floor may be changed to a non-#residential use#;
- (ii) the #enlarged# portion of the #building# shall be restricted to #community facility uses# and #commercial uses# listed in

Use Groups 6A, 6C and 6F, provided that any ground floor #community facility use#, and any bank or loan office shall occupy not more than 25 feet of the #wide street# frontage, measured to a depth of 30 feet from the #wide street line#, and no #community facility use# shall be permitted above the level of the second #story# ceiling;

- (iii) any #enlargement# fronting upon Columbus or Amsterdam Avenue shall contain a number of establishments, such that the entire #block# front on Columbus or Amsterdam Avenue shall contain no fewer than three establishments, each with a separate entrance on Columbus or Amsterdam Avenue. The Columbus or Amsterdam Avenue frontage of any one such establishment shall not exceed 100 feet;
(iv) the ground floor street wall of an #enlargement# located within C1-9 or C2-8 Districts shall be glazed with transparent materials which may include show windows, glazed transoms or glazed portions of doors. Such glazed area shall occupy at least 70 percent of the area of each such ground floor street wall, measured to a height of 12 feet above the level of the adjoining sidewalk or public access area;
(v) required #open space# with appropriate circulation, seating, lighting and plantings shall be accessible and usable by all residents of the #development#;
(vi) a plan, including elevations, shall be submitted showing the proposed #building(s)# and modification, and #open space#; and
(vii) the #enlargement# enhances the streetscape and the design promotes a harmonious relationship with the existing #development# and contiguous blocks within the #large-scale residential development#.

In addition, any significant adverse impacts resulting from a #development# or #enlargement# pursuant to such modifications, considered in combination with #developments# or #enlargements# within the same former urban renewal area listed in paragraph (b)(2), previously the subject of modifications under this paragraph, (b)(3), shall have been avoided or minimized to the maximum extent practicable by incorporating as conditions to the modification those mitigative measures that have been identified as practicable.

The provisions of paragraphs (b)(3)(ii) and (b)(3)(iii) shall not apply to #enlargements# of #community facility uses# and bank or loan offices existing prior to (date of enactment), provided that such #enlargement# does not increase existing street frontage on Columbus or Amsterdam Avenues by more than ten feet.

An application filed pursuant to this paragraph, (b)(3), shall be referred to the affected Community Board, and the Commission shall not grant any modification of an authorization or special permit pursuant thereto prior to 45 days after such referral.

- (4) For any #large scale residential development# located in the Community District(s) listed in this paragraph, (b)(4), the owner(s) of a vacant parcel(s) may make application for and may be granted modifications of authorizations or special permits previously granted under the provisions of this Chapter with respect to such parcel(s), subject to the conditions of paragraph (b)(5).

Table with 2 columns: Borough, Community District. Row: Queens, Community District #7

- (5) Modifications of authorizations or special permits previously granted under the provisions of this Chapter, as permitted in paragraphs (b)(2), (b)(3) and (b)(4) of this Section, shall not:

- (i) result in the distribution of #floor area# from any #zoning lot# not coextensive with or included within such parcel(s); or
(ii) increase the total allowable #floor area# on any #zoning lot# included within such parcel(s) beyond that amount permitted by the applicable district regulations.

Such modifications may include the withdrawal of such parcel(s) from the boundaries of the #large scale residential development#, provided that such modification would not create a #non-compliance# within the #large-scale residential development#.

- (6) When a #residential large-scale residential development# is to be #developed# or #enlarged# through assemblage by any other governmental agency, other than the City's urban renewal agency, or its agent, having the power of condemnation, authorizations or special permits may be applied for and may be granted under the provisions of this Chapter, even though such #large scale residential development# does not meet the ownership requirements set forth elsewhere in this Section.

CARROLL GARDENS

pursuant to Section 201 of the New York City Charter for an amendment of the Zoning Resolution of the City of New York, concerning the modification of bulk regulations in Articles II and III, relating to certain narrow streets in Community District 6.

Matter Underlined is new, to be added;
Matter in Strikeout is old, to be deleted;
Matter within # # is defined in Section 12-10;
\* \* \* indicate where unchanged text appears in the Zoning Resolution

23-10 OPEN SPACE AND FLOOR AREA REGULATIONS

23-145 For residential buildings developed or enlarged pursuant to the Quality Housing Program

R6 R7 R8 R9 R10
In the districts indicated, the maximum #lot coverage# and the maximum #floor area ratio# for any #residential building# on a #zoning lot developed# or #enlarged# pursuant to the Quality Housing Program shall be as set forth in the following table and the maximums for #developments#, or #enlargements# where permitted, located within 100 feet of a #wide street# in R6, R7 or R8 Districts without a letter suffix outside the #Manhattan Core#, shall be as designated by the same district with an asterisk. In an R6 District inside the #Manhattan Core# located within 100 feet of a #wide street#, the maximums shall be indicated by the same district with a double asterisk.

MAXIMUM LOT COVERAGE AND FLOOR AREA RATIO FOR QUALITY HOUSING BUILDINGS (in percent)
Maximum #Lot Coverage#

Table with 4 columns: District, #Corner Lot#, #Interior Lot# or #Through Lot#, Maximum #Floor Area Ratio#. Rows include R6, R6\*\*, R6\* R6A R7B, R6B, R7, R7\* R7A R7D, R7X, R8 R8A R8X, R8\*, R8B, R9 R9A, R9X, R10.

In Community District 6 in the Borough of Brooklyn, the following #streets# shall be considered #narrow streets# for the purposes of applying #floor area# and open space regulations: Second, Carroll and President Streets, between Smith and Hoyt Streets; First Place, Second Place, Third Place and Fourth Place.

23-20 DENSITY REGULATIONS

23-22 Maximum Number of Dwelling Units or Rooming Units

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

In all districts, as indicated, the maximum number of #dwelling units# or #rooming units# shall equal the maximum #residential floor area# permitted on the #zoning lot# divided by the applicable factor in the following table. In R1 through R5 Districts, no #rooming units# shall be permitted and any #dwelling unit# shall be occupied by only one #family#. Fractions equal to or greater than three-quarters resulting from this calculation shall be considered to be one #dwelling unit# or #rooming unit#.

For the purposes of this Section, where a #floor area ratio# is determined pursuant to Sections 23-142 or 23-143, notwithstanding the #height factor# of the #building#, the maximum #residential floor area ratio# shall be 2.43 in an R6 District within 100 feet of a #wide street#, 3.44 in an R7 District, and 6.02 in an R8 District. In an R6 District beyond 100 feet of a #wide street#, the maximum #residential floor area ratio# shall be as specified in Sections 23-142 or 23-143, or 2.2, whichever is greater.

In Community District 6 in the Borough of Brooklyn, the following #streets# shall be considered #narrow streets# for the purposes of applying density regulations: Second, Carroll and President Streets, between Smith and Hoyt Streets; First Place, Second Place, Third Place and Fourth Place.

FACTOR FOR DETERMINING MAXIMUM NUMBER OF DWELLING UNITS OR ROOMING UNITS

Table with 3 columns: District, Factor for #Dwelling Units#, Factor for #Rooming Units#. Rows include R1-1, R1-2, R2, R2A, R2X, R3-1 R3-2\*.

Table with 4 columns: District, #Single-Family Detached, #Two-Family Detached, #Semi-Detached Residences#. Rows include R3A, R3-2 R4 R4-1 R4B, R3X, R4A, R4\*\* R5\*\* R5B, R5, R5D, R5A, R5B\*\*\*, R6 R7 R8B, R8 R8A R8X R9 R9A, R9-1 R9X R10.

23-60 HEIGHT AND SETBACK REGULATIONS

23-67 Special Provisions Relating to Specified Streets

23-67.1 Special Provisions for Zoning Lots Directly Adjoining Public Parks

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10
In all districts, as indicated, a #public park# with an area of between one and fifteen acres shall be considered a #wide street# for the purpose of applying the regulations set forth in Section 23-63 (Maximum Height of Front Wall and Required Front Setbacks) to any #building or other structure# on a #zoning lot# adjoining such #public park#. However, the provisions of this Section shall not apply to a #public park# more than 75 percent of which is paved.

23-67.2 Special provisions for certain streets in Community District 6 in the Borough of Brooklyn

In Community District 6 in the Borough of Brooklyn, the following #streets# shall be considered #narrow streets# for the purposes of applying height and setback regulations: Second, Carroll and President Streets, between Smith and Hoyt Streets; First Place, Second Place, Third Place and Fourth Place.

24-57 Modifications of Height and Setback Regulations

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10
In all districts, as indicated, for certain #community facility uses# in specified situations, the Board of Standards and Appeals may modify the regulations set forth in Sections 24-51 to 24-55, inclusive, relating to Height and Setback Regulations, in accordance with the provisions of Section 73-64 (Modifications for Community Facility Uses).

In Community District 6 in the Borough of Brooklyn, the following #streets# shall be considered #narrow streets# for the purposes of applying height and setback regulations: Second, Carroll and President Streets, between Smith and Hoyt Streets; First Place, Second Place, Third Place and Fourth Place.

35-24 Special Street Wall Location and Height and Setback Regulations in Certain Districts

TABLE B
HEIGHT AND SETBACK FOR BUILDINGS IN NON-CONTEXTUAL DISTRICTS

Table with 4 columns: District, Minimum Base Height, Maximum Base Height, Maximum Building Height. Rows include C1 or C2 mapped in R6\*\*, C4-2\*\* C4-3\*\*, C1 or C2 mapped in R6\* inside Core\*\*\*, C4-2\* inside Core\*\*\*, C4-3\* inside Core\*\*\*, C1 or C2 mapped in R6\* outside Core\*\*\*, C4-2\* outside Core\*\*\*, C4-3\* outside Core\*\*\*.

- \* Refers to that portion of a district which is within 100 feet of a #wide street#
\*\* Refers to that portion of a district on a #narrow street#, except within a distance of 100 feet from its intersection with a #wide street#
\*\*\* Core refers to #Manhattan Core#.

Note: In Community District 6 in the Borough of Brooklyn, the following #streets# shall be considered #narrow streets# for the purposes of applying height and setback regulations: Second, Carroll and President Streets, between Smith and Hoyt Streets; First Place, Second Place, Third Place and Fourth Place.

EAST RIVER WATERFRONT

MANHATTAN CBs - 1 and 3 N 080358 ZRM Application submitted by the Department of Small Business Services pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York concerning Section 62-416 (Special regulations for zoning lots that include parks) relating to the East River Waterfront Esplanade and Piers Project in Community Districts 1 and 3, in the Borough of Manhattan.

Matter in underline is new, to be added; Matter in strikeout is to be deleted; Matter with # # is defined in Section 12-10; \* \* \* indicates where unchanged text appears in the Zoning Resolution

ARTICLE VI SPECIAL REGULATIONS APPLICABLE TO CERTAIN AREAS

Chapter 2 Special Regulations Applying in the Waterfront Area

62-40 REQUIREMENTS FOR WATERFRONT PUBLIC ACCESS AND VISUAL CORRIDORS

62-416 Special regulations for zoning lots that include parks

(a) In M2 and M3 Districts as permitted in Section 62-27 (Special Use Regulations for Public Parks, Playgrounds or Private Parks), where a #zoning lot# or adjoining #zoning lots# are #predominantly developed# as a park, the requirements of Section 62-41, inclusive, and Section 62-60 shall be deemed satisfied for that portion of the #zoning lots# occupied by such park #use#, provided that:

(a)(1) such park is comprised of a minimum of nine acres of land above water and the #water coverage# of #piers# or #platforms#, located on the #zoning lot# or the #zoning lot# and adjoining #zoning lots#, having at least 600 feet of #shoreline#;

(b)(2) such park provides a continuous paved walkway along the entire portion of the #zoning lots# occupied by such #use# with a minimum clear width of no less than 12 feet, within 40 feet of the #shoreline# for at least 75 percent of those portions of the park that abut the #shoreline#;

(c)(3) such walkway connects with all other #shore public walkways# on the #zoning lot# and adjoining #zoning lots# and any adjoining public sidewalks or other pedestrian areas within #pier# public access areas, a public #street#, #public park#, other public place or park;

(d)(4) such walkway shall be open and accessible from #pier# public access areas, a public #street#, park or other public place at intervals over the length of the park, not exceeding 1,000 feet with an average of 600 feet, by a continuous paved walkway with a minimum clear width of not less than 10 feet;

(e)(5) such park is open and accessible to the public from dawn to dusk, except when hazardous conditions are present that would affect public safety;

(f)(6) a maintenance and operation agreement providing for the maintenance and operation of the park in good condition is entered into with the Department of Parks and Recreation (DPR), except that no such maintenance and operation agreement shall be required for a park developed and maintained by the State or the City of New York, any subdivision or agency of the State or the City, or any public authority or other entity created pursuant to State or local statute for the purpose of operating such a park; and

(g)(7) #visual corridors# shall be provided in accordance with Section 62-42 (Requirements for Visual Corridors).

Any maintenance and operation agreement required pursuant to paragraph (a)(6) of this Section shall include a requirement that prior to obtaining any building permit or opening any portion of the park to the public, the property owner or operator of the park shall post with DPR security in the form of a maintenance bond, letter of credit or other security acceptable to DPR, in an amount certified by a registered architect or landscape architect to be sufficient to cover 125 percent of the cost of maintaining the park for a 12 month period following its final completion, and that such security shall be replaced every five years with new security in an amount sufficient to cover 125 percent of the then current annual cost of maintaining the park, as certified by a registered architect or landscape architect, for the life of the park. Any maintenance and operation agreement shall be attached to or included within a duly recorded, signed declaration of restrictions, indexed against the #zoning lot#, binding the owners and any lessees, tenants, successors and assigns to maintain and operate the park in conformance with this Section and with the maintenance and operation agreement for the life of the park. The filing of such declaration, where required, shall be a precondition to certification pursuant to paragraph (e) of Section 62-711.

Any portion of a #zoning lot# that is not #developed# for a park #use# shall be subject to all of the requirements of Sections 62-40 and 62-60. For purposes of determining obligations pursuant to this Section, such portions of a #zoning lot# not used for park purposes shall be treated as a separate #zoning lot# or separate #zoning lots#, except that the entire #zoning lot#, including the portion used for park purposes, shall be considered in determining #lot area# for purposes of Section 62-411 (Requirements for shore public walkways).

(b) In order to implement the East River Waterfront Esplanade and Piers Project described in the Final

Environmental Impact Statement (FEIS) dated May 18 2007, of the Lower Manhattan Development Corporation and the record of decision (ROD) adopted by such corporation on November 7, 2007 (the ERW Project), in C2-8, C4-6, C6-4 and M1-4 Districts located in Manhattan Community Districts 1 and 3, for #zoning lots predominantly developed# as publicly accessible open space under the ERW Project, the Chairperson shall allow for the phased implementation of such publicly accessible open space, and the requirements of Section 62-40 (REQUIREMENTS FOR WATERFRONT PUBLIC ACCESS AND VISUAL CORRIDORS), inclusive, and 62-60 (DESIGN STANDARDS FOR THE WATERFRONT AREA), inclusive, shall be deemed satisfied, provided that:

(1) the application for certification pursuant to Section 62-711 for any such phase(s) includes a report demonstrating that:

(i) a site plan of the design of the publicly accessible open space in such phase(s) has been shown by the applicant to the affected Community Boards and Council Member(s) and such Community Boards and Council Member(s) have had at least 45 days to review such plan;

(ii) any comments and recommendations of the affected Community Boards and Council Member(s) have been considered by the applicant, and such report includes a response to such comments or recommendations. Where design modifications have been made in response to such recommendations, the report shall address how the design has been modified;

(iii) the publicly accessible open space in such phase(s) will be open and accessible to the public at a minimum from dawn to dusk, except when hazardous conditions are present that would affect public safety; and

(iv) a maintenance and operation agreement providing for the maintenance and operation of the publicly accessible open space in such phase(s) in good condition is entered into with the DPR, except that no such maintenance and operation agreement shall be required for a publicly accessible open space developed and maintained by the State or the City of New York, any subdivision or agency of the State or the City, or any public authority or other entity created pursuant to State or local statute for the purpose of operating such publicly accessible open space; and

(2) the site plan of the design for the publicly accessible open space phase(s) in such application is determined by the Chair to be in substantial compliance with the ERW Project as described in the FEIS and ROD.

No excavation or building permit shall be issued for #development# under any phase for publicly accessible open space under the ERW Project certified pursuant to Section 62-711 in accordance with this paragraph until all applicable federal, state and local permits and approvals have been received with respect to such phase, including, without limitation, permits and approvals of the New York State Department of Environmental Conservation.

The Subcommittee on Landmarks, Public Siting and Maritime Uses will hold a public hearing in the Council Committee Room, City Hall, New York City, New York 10007, commencing at 11:00 A.M. on Monday, July 21, 2008:

The Subcommittee on Planning, Dispositions and Concessions will hold a public hearing on the following matters in the Council Committee Room, City Hall, New York City, New York 10007, commencing at 1:00 P.M. on Monday, July 21, 2008:

HERITAGE HOUSE

MANHATTAN CB - 11 C 080195 HAM Application submitted by the Department of Housing Preservation and Development (HPD):

- 1) pursuant to Article 16 of the General Municipal Law of New York State for: a. the designation of property located at 50, 52, 54, 56, 58 and 60 East 131st Street (Block 1755, Lots 45-49 and 146), as an Urban Development Action Area; and b. an Urban Development Action Area Project for such area; and

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

to facilitate development of a six-story building, tentatively known as Heritage House, with approximately 40 residential units, to be developed under the Department of Housing Preservation and Development's Cornerstone Program.

BROOKLYN CB - 4 20095009 HAK Application submitted by the New York City Department of Housing Preservation and Development for Council approval, pursuant to Article 11 of the Private Housing Finance Law, for a modification to a previously approved Urban Development Action Area Project and related tax exemption located at 295 Jefferson Street (Block 3166/Lot 52), Council District No. 4, Borough of Brooklyn.

Proposals subject to Council review and action pursuant to the Urban Development Action Area Act, Article 16 of the New York General Municipal Law, at the request of the Department of Housing Preservation and Development ("HPD"), which requests that the Council:

- 1. Find that the present status of the listed area tends to impair or arrest the sound growth and development of the municipality and that the proposed Urban Development Action Area Project is consistent with the policy and purposes of Section 691 of the General Municipal Law; 2. Waive the area designation requirement of Section

693 of the General Municipal Law pursuant to said Section;

3. Waive the requirements of Sections 197-c and 197-d of the New York City Charter pursuant to Section 694 of the General Municipal Law; and

4. Approve the project as an Urban Development Action Area Project pursuant to Section 694 of the General Municipal Law.

Table with columns: NON-ULURP NO., ADDRESS, LOT, BORO, COMMUNITY PROGRAM, BOARD. Lists various zoning lots and their details.

jy15-21

NOTICE IS HEREBY GIVEN THAT the Council has scheduled the following public hearings on the matters indicated below:

The Subcommittee on Zoning and Franchises will hold a public hearing on the following matters in the Council Committee Room, City Hall, New York City, New York 10007, commencing at 9:30 A.M. on Monday, July 21, 2008:

HUDSON YARDS

MANHATTAN CB - 4 N 080184 (A) ZRM A revised application submitted by the Department of City Planning pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, concerning Article IX, Chapter 3 (Special Hudson Yards District), concerning Article IX, Chapter 6 (Special Clinton District), and concerning Article VIII, Chapter 1 (Special Midtown District).

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

Article VIII - Special Purpose Districts

Chapter 1 Special Midtown District

81-741 General provisions

(d) Additional floor area bonuses

All #developments# located on the west side of Eighth Avenue between 42nd and 45th Streets within the Theater Subdistrict may receive an increase in #floor area# pursuant to Section 96-21 (Floor Area Increase) 96-22 (Special Regulations for Eighth Avenue Perimeter Area) for those #developments# complying with the provisions of Section 23-90 (INCLUSIONARY HOUSING).

Article IX - Special Purpose Districts

Chapter 3 Special Hudson Yards District

93-05 Applicability of District Regulations

93-054 Applicability of Chapter 4 of Article VII

93-055 Modification of use and bulk regulations for zoning lots bounding Hudson Boulevard Park

Where the #lot line# of a #zoning lot# coincides with the boundary of the #public parks# located between West 35th Street, Hudson Boulevard East, West 33rd Street and Eleventh Avenue, such #lot line# shall be considered to be the #street line# of Hudson Boulevard West for the purposes of applying all #use# and #bulk# regulations of this Resolution.

Where the #lot line# of a #zoning lot# coincides with the boundary of the #public park# located between West 39th Street, Tenth Avenue, West 38th Street and Eleventh Avenue, such #lot line# shall be considered to be the #street line# of Hudson Boulevard East and West, as applicable, for the purposes of applying all #use# and #bulk# regulations of this Resolution.

93-14 Retail Continuity and Glazing Requirements Along Designated Streets

Map 2 (Mandatory Ground Floor Retail and Glazing) in Appendix A of this Chapter specifies locations where the special ground floor #use# and transparency requirements of this Section apply. Such regulations shall apply along either 100 percent or 50 percent of the building's #street# frontage, as indicated on Map 2.

#Uses# located on the ground floor level or within five feet of #curb level#, and within 50 feet of the #street line# shall be limited to #commercial uses# permitted by the underlying zoning district, but not including #uses# listed in Use Groups 6B, 6E, 7C, 7D, 8C, 8D, 9B, 10B, 11 or 12D. A building's

#street# frontage shall be allocated exclusively to such #uses#, except for lobby space, entryways or entrances to subway stations. In no event shall the length of #street# frontage occupied by lobby space or entryways exceed, in total, 40 feet or 25 percent of the building's total #street# frontage, whichever is less, except that the width of a lobby need not be less than 20 feet.

For any new #development# or #enlargement# on such designated #streets#, each ground floor #street wall# shall be glazed with materials which may include show windows, glazed transoms or glazed portions of doors. Such glazed area shall occupy at least 70 percent of the area of each such ground floor #street wall#, measured to a height of 10 feet above the level of the adjoining sidewalk or public access area. Not less than 50 percent of such area shall be glazed with transparent materials and up to 20 percent of such area may be glazed with translucent materials. For #developments# or #enlargements# fronting upon Hudson Boulevard that are adjacent to existing #buildings# located within the Hudson Boulevard #street# bed or #public park#, the Hudson Boulevard #street wall# of such new #development# or #enlargement# shall be designed in a manner that will enable the glazing requirements of this section to be met upon demolition of the #buildings# within such #street# bed or #public park#, and, within six months of such demolition, such glazing requirements shall be complied with.

The provisions of this Section shall not apply along the northern #street# frontage of West 35th through West 39th Streets within 100 feet of Eleventh Avenue, as shown on Map 2. However, any #zoning lot# fronting on such #streets# and partially within 100 feet of Eleventh Avenue may, as an alternative, apply the provisions of this Section to the entire West 35th, West 36th, West 37th, West 38th or West 39th Street frontage of the #zoning lot#.

\* \* \*

93-20 FLOOR AREA REGULATIONS

\* \* \*

93-223 Maximum floor area ratio in Hell's Kitchen Subdistrict D

- (a) Subareas D1 and D2

In Subareas D1 and D2 of Hell's Kitchen Subdistrict D, the basic maximum #floor area ratios# of non-#residential buildings# are set forth in Row A in the table in Section 93-22 and may be increased to the amount specified in Row C pursuant to Section 93-31 (District Improvement Fund Bonus) or through the transfer of #floor area# from the #Phase 2 Hudson Boulevard and Park# as set forth in Section 93-32. The basic maximum #floor area ratios# of any #building# containing #residences# are set forth in Row B.

The #floor area ratio# of any #building# containing #residences# may be increased from 6.5 pursuant to Section 93-31 (District Improvement Fund Bonus) or through the transfer of #floor area# from the #Phase 2 Hudson Boulevard and Park# as set forth in Section 93-32, and pursuant to Section 23-90 (INCLUSIONARY HOUSING), as modified by Section 93-23, as follows:

- (1) The #residential floor area ratio# may be increased from 6.5 to a maximum of 12.0 only if for every five square feet of #floor area# increase pursuant to Sections 93-31 or 93-32 there is a #floor area# increase of six square feet, pursuant to Section 23-90, as modified by Section 93-23.
(2) Any #floor area# increase above a #floor area ratio# of 12.0 shall be only pursuant to Section 93-31 or 93-32.

Furthermore, in Subarea D1, the #floor area ratio# on a #zoning lot# may exceed 13.0 only where the community facility #floor area ratio# is not less than the excess of such #floor area ratio# above 13.0.

\* \* \*

93-30 SPECIAL FLOOR AREA REGULATIONS

93-31 District Improvement Fund Bonus

In the #Special Hudson Yards District# and Area P-2 of the #Special Garment Center District#, the Chairperson of the City Planning Commission shall allow, by certification, the applicable basic maximum #floor area ratio# to be increased up to the maximum amount specified in Sections 93-21, 93-22 or 121-31, as applicable, provided that instruments in a form acceptable to the City are executed and recorded ensuring and that, thereafter, a contribution has been deposited in the #Hudson Yards District Improvement Fund#. The execution and recording of such instruments and the payment of such non-refundable contribution shall be a precondition to the filing for or issuing of any building permit allowing more than the basic maximum #floor area# for such #development# or #enlargement#.

The Commissioner of Buildings shall not authorize the construction of any #development# or #enlargement# utilizing #floor area# bonused pursuant to this Section, including foundations with respect thereto, nor shall the construction of any bonused portion thereof be authorized, until the Chairperson has certified that the requirements of this Section have been met. Nothing herein shall limit the ability of the Commissioner of Buildings to issue a permit for the construction of a #development# or #enlargement# which does not utilize such bonused floor area.

Such The contribution amount shall be \$100 per square foot of #floor area# as of January 19, 2005, and shall be adjusted by the Chairperson annually on July 1 of the following year and each year thereafter. Such adjustment shall occur on August 1 of each calendar year based on the percentage change in the Consumer Price Index for all urban consumers as defined by the U.S. Bureau of Labor Statistics for the

twelve months ended on June 30 of that year. The contribution amount shall be determined based upon the rate which is in effect at the time the contribution is received, and contributions may be made only on days when the Hudson Yards Infrastructure Corporation (the "Corporation") is open for business and during business hours as specified by the Corporation.

The Commission may promulgate rules regarding the administration of this Section, and the Commission may also, by rule, adjust the contribution amount specified in the preceding paragraph to reflect changes in market conditions within the #Hudson Yards Redevelopment Area# if, in its judgment, the adjusted amount will facilitate the district-wide improvements that are consistent with the purposes of this Chapter and the purposes of the #Special Garment Center District#. The Commission may make such an adjustment by rule, not more than once a year.

For any such adjustment by rule decreasing the contribution amount, or increasing the contribution amount by more than the percentage change in the Consumer Price Index for all urban consumers, the following shall apply:

- (a) Such rule shall be effective for not more than two years; and
(b) The Commission shall not publish the proposed rule pursuant to the City Administrative Procedure Act unless the City Council Land Use Committee and the Department of City Planning have jointly filed an application for a zoning text amendment under Section 201 of the New York City Charter, which would make such adjustment of the contribution amount permanently effective. The contribution amount established under such rule as finally adopted shall continue in effect with further adjustments based upon the Consumer Price Index for all urban consumers, until the next adjustment of the contribution amount pursuant to this Section.

Such contribution amount shall be payable or secured at the time foundation work has been completed and the Commissioner of Buildings shall not authorize any additional construction until the Chairperson has certified that payment has been made or adequate security therefore has been provided.

\* \* \*

93-34 Distribution of Floor Area in the Large-Scale Plan Subdistrict A

\* \* \*

- (b) Requirements for application

An application filed with the Chairperson of the Commission for the distribution of #floor area# by certification pursuant to paragraph (a) of this Section shall be made jointly by the owner of the #development# rights of the Eastern Rail Yards Subarea A1 and the receiving site and shall include:

- (1) a site plan and #floor area# zoning calculations for the receiving site; and
(2) a copy of the distribution instrument legally sufficient in both form and content to effect such a distribution, together with a notice of the restrictions limiting further development of the Eastern Rail Yards Subarea A1.

Such notice of restrictions shall be filed by the owners of the respective sites in the Borough Office of the Register of the City of New York, indexed against the Eastern Rail Yards Subarea A1 and the receiving site, a certified copy of which shall be submitted to the Chairperson of the Commission. Receipt of certified copies thereof shall be a pre-condition to issuance of any building permit for any #development# or #enlargement# utilizing #floor area# distributed pursuant to this Section, including foundations with respect thereto, including any foundation or alteration permit, for any #development# or #enlargement# on the receiving site. Nothing herein shall limit the ability of the Commissioner of Buildings to issue a permit for the construction of a #development# or #enlargement# which does not utilize such distributed #floor area#.

\* \* \*

93-50 SPECIAL HEIGHT AND SETBACK REGULATIONS IN SUBDISTRICTS A THROUGH E

In Subdistricts A through E, the height and setback regulations set forth in Section 93-42 shall apply, except that such regulations are modified in certain locations as set forth in this Section. Such modifications include the establishment of #street wall# location regulations, minimum base heights, and maximum length of building walls for towers, and modifications of maximum base heights, depths of required setbacks, and tower #lot coverage#. Special provisions for recesses and sidewalk widenings are as follows:

- (a) Recesses

Where #street walls# are required to be located on #street lines# or sidewalk widening lines, ground floor recesses up to three feet deep shall be permitted for access to building entrances, and deeper recesses shall be permitted only where necessary to comply with the pedestrian circulation space provisions of Section 93-63. Above the level of the second #story# or a height of 30 feet, whichever is greater, and up to any specified minimum base height, recesses are permitted provided that the aggregate length of such recesses does not exceed 30 percent of the length of the required #street wall# at any level, and the depth of such recesses does not exceed five feet. No limitations on recesses shall apply above any specified minimum base height or to any portion of a #zoning lot# where #street walls# are not required.

Where #street walls# are required to extend along

the entire #street# frontage of a #zoning lot#, no recesses shall be permitted within 20 feet of an adjacent #building#, or within 30 feet of the intersection of two #street lines# except where corner articulation rules apply.

- (b) Sidewalk Widenings

Where a #street wall# is required to extend along the entire #street# frontage of a #zoning lot#, and such #street# is intersected by a #street# with a mandatory sidewalk widening, no #street wall# shall be required within such sidewalk widening. Where corner articulation rules apply, the inner boundary of any required sidewalk widening may be considered to be the #street line#. The mandatory #street wall# requirements are illustrated on Map 3 in Appendix A of this Chapter. Where sidewalk widening lines are specified, such lines shall be parallel to and five or ten feet from the #street line#, as required pursuant to Section 93-61 and illustrated on Map 4 (Mandatory Sidewalk Widenings) in Appendix A.

\* \* \*

93-512 Subareas A3, A4 and A5 of the Large-Scale Plan Subdistrict A

- (a) Hudson Boulevard

For the purposes of this paragraph, (a), Hudson Boulevard shall be considered to be a #wide street#. The #street wall# of the #development# or #enlargement# shall be located on the Hudson Boulevard sidewalk widening line and extend along at least 70 percent of the length of the Hudson Boulevard frontage of the #zoning lot#, and shall rise without setback to a minimum base height of 90 feet and a maximum base height of 120 feet. On #corner lots#, the maximum base height may apply along intersecting #narrow street lines# for a distance of 100 feet from its intersection with Hudson Boulevard. Above a height of 120 feet, a setback at least 25 feet in depth is required from the Hudson Boulevard #street line#, and setbacks from intersecting #narrow streets# shall comply with the provisions of paragraph (b) of Section 93-42 (Height and Setback in Subdistricts A through E).

Alternatively, for #zoning lots# that occupy the entire Hudson Boulevard #block# front, the Hudson Boulevard #street wall# may rise above a height of 120 feet without setback at the Hudson Boulevard sidewalk widening line, provided that:

- (1) the aggregate width of such #street wall# facing Hudson Boulevard does not exceed 100 feet;
(2) all other portions of the #building# that exceed a height of 120 feet are set back at least 25 feet from the Hudson Boulevard #street line# at a height not lower than 90 feet; and
(3) all portions of the #building# that exceed a height of 120 feet are set back from a #narrow street# in compliance with the provisions of paragraph (b) of Section 93-42.

For the purposes of applying the #street wall# location and setback provisions of this paragraph to #developments# and #enlargements# fronting on the #public park# between West 38th and West 39th Streets, the #street lines# and sidewalk widening lines of Hudson Boulevard shall be prolonged northward to West 39th Street.

\* \* \*

93-513 Four Corners Subarea A2

- (a) Hudson Boulevard

The provisions of paragraph (a) of Section 93-512 (Subareas A3, A4 and A5 of the Large-Scale Plan Subdistrict A) shall apply, except that the maximum base height shall be 150 feet, and for the purposes of applying such #street wall# location and setback provisions to #developments# and #enlargements# fronting upon the #public park# between West 32nd and West 35th Streets, the westerly #street line# and sidewalk widening lines of Hudson Boulevard West shall be prolonged southward to West 33rd Street.

\* \* \*

93-54 Special Height and Setback Regulations in Hell's Kitchen Subdistrict D

93-541 Height and setback in Subareas D1 and D2

- (a) Tenth Avenue

- (1) For #zoning lots# that do not occupy the entire Tenth Avenue #block# front, and for #zoning lots# that occupy the entire Tenth Avenue #block# front where existing #residential buildings# will remain, the #street wall# of any #development# or #enlargement# shall be located on and extend along the entire Tenth Avenue #street line#, except that to allow for corner articulation, the #street wall# may be located anywhere within an area bounded by intersecting #street lines# and lines 15 feet from and parallel to such lines. Such #street wall# shall rise without setback to a minimum base height of 90 feet and a maximum base height of 150 feet, except that such

minimum base height requirement shall not apply to any existing residential buildings to remain.

(2) For zoning lots that occupy the entire Tenth Avenue block front, and where no existing buildings fronting upon Tenth Avenue will remain...

Above a height of 150 feet, the setback provisions of paragraph (b) of Section 93-42 shall apply.

(i) the aggregate width of such street wall does not exceed 100 feet;

(ii) all other portions of the building that exceed a height of 150 feet are set back at least 10 feet from the Tenth Avenue street wall...

(iii) all portions of the building that exceed a height of 150 feet are set back from a narrow street in compliance with the provisions of paragraph (b) of Section 93-42, and

(iv) all portions of the Tenth Avenue street wall that do not exceed a height of 90 feet are located ten feet from the Tenth Avenue street line, except that recesses may be provided in accordance with the recess provisions of paragraph (a) of Section 93-50.

(b) Hudson Boulevard

The regulations set forth in paragraph (a) of Section 93-512 (Subareas A3, A4 and A5 of the Large-Scale Plan Subdistrict A) shall apply, except that wherever a setback from the Hudson Boulevard street line is required to be at least 25 feet deep, such setback depth may be reduced to 15 feet.

(c) Midblocks between Tenth Avenue and Hudson Boulevard

The regulations set forth in paragraph (c) of Section 93-512 shall apply.

(d) Length of building wall

The maximum length of any story located above a height of 150 feet that faces north or south shall not exceed 100 feet.

(e) Tower lot coverage

Where more than one tower on a zoning lot contains residences, the minimum lot area requirement of paragraph (c)(1) of Section 93-42 shall not apply to the highest 80 feet of at least half of the number of such towers.

93-542 Height and setback in Subareas D4 and D5

In Subareas D4 and D5 of Hell's Kitchen Subdistrict D, the underlying height and setback regulations shall apply, except that:

(a) the rooftop regulations set forth in Section 93-41 shall apply to all developments or enlargements; and

(b) within the C2-5 District of Subarea D4, commercial uses shall be limited to two stories or a height of 30 feet, whichever is less.

(c) within the C1-7A District of Subarea D5, recesses in the street wall of any building facing Ninth Avenue shall not be permitted within 20 feet of an adjacent building or within 30 feet of the intersection of two street lines, except as provided for permitted corner articulation.

\* \* \*

93-55 Special Height and Setback Regulations in the South of Port Authority Subdistrict E

In the South of Port Authority Subdistrict E, for any development or enlargement on a zoning lot fronting on Eighth Avenue, the street wall of such development or enlargement shall be located on the Eighth Avenue sidewalk widening line and extend along the entire street frontage of the zoning lot.

(a) any portion of the building or other structure developed or enlarged pursuant to the tower regulations of Sections 33-45 or 35-63, as applicable, may penetrate the sky exposure plane.

(b) permitted obstructions, as listed in paragraph (a) of Section 93-41, may penetrate the sky exposure plane. In addition, a dormer, as listed in paragraph (c) of Section 23-62, may penetrate the sky exposure plane.

\* \* \*

93-55 93-56 Special Permit for Modification of Height and Setback Regulations

\* \* \*

93-65 Transit Easements

Any development or enlargement on a zoning lot that includes the locations listed below shall provide an easement for subway-related use and public access to the subway mezzanine or station:

(a) The area bounded by Tenth Avenue, West 41st Street, a line 190 feet east of and parallel to Tenth Avenue, and a line 55 feet south of and parallel to West 41st Street.

(b) The area bounded by the western boundary of the public park between West 34th and West 35th Streets, West 34th Street, a line 40 feet west of and parallel to the western boundary of the public park between West 24th and West 25th Streets, and a line 75 feet north of and parallel to West 34th Street.

(c) The area bounded by Eleventh Avenue, West 36th Street, a line 90 feet east of and parallel to Eleventh Avenue, a line 50 feet south of and parallel to West 36th Street, a line 50 feet east of and parallel to 11th Avenue, and West 34th Street.

(d) For any development or enlargement on a zoning lot that includes the southwest corner of West 40th Street and Eighth Avenue, the transit easement shall accommodate a relocated subway entrance from the adjoining sidewalk to a location within the development or enlargement.

\* \* \*

Article IX - Special Purpose Districts

Chapter 6 Special Clinton District

\* \* \*

96-20 PERIMETER AREA

Developments within the Perimeter Area shall be eligible for increased floor area only pursuant to Sections 96-21 (Special Regulations for 42nd Street Perimeter Area) or 96-22 (Special Regulations for Eighth Avenue Perimeter Area).

\* \* \*

96-21 Special Regulations for 42nd Street Perimeter Area

The provisions of this Section shall apply to developments or enlargements located in all Commercial Districts within the area bounded by the following:

\* \* \*

(b) Floor area regulations

\* \* \*

(2) Floor area regulations in Subarea 2

In Subarea 2 of the 42nd Street Perimeter Area as shown in Appendix B, the basic floor area ratio of any development or enlargement shall be 10.0. However, the floor area ratio of any development or enlargement containing residential use may exceed 10.0 to a maximum of 12.0 only in accordance with the provisions of Section 23-90 (INCLUSIONARY HOUSING), except that any units for which a floor area increase has been earned pursuant to Section 23-90 shall be within the Special Clinton District.

Where a transit easement volume is required on a zoning lot in Subarea 2, such easement volume may be temporarily used by the owner of the zoning lot for any permitted uses until such time as required by the Transit Authority or by its designee for subway purposes.

floor spaces occupied by such transit easement volume shall not count as floor area. Improvements or construction of a temporary nature within the easement volume for such temporary uses shall be removed by the owner of the zoning lot prior to the time at which public use of the easement area is required.

\* \* \*

Special Hudson Yards District

Zoning Resolution Section: 93-A (ARTICLE IX; CHAPTER 3) APPENDIX A (1/19/05) Map 1: Special Hudson Yards District, Subdistricts and Subareas

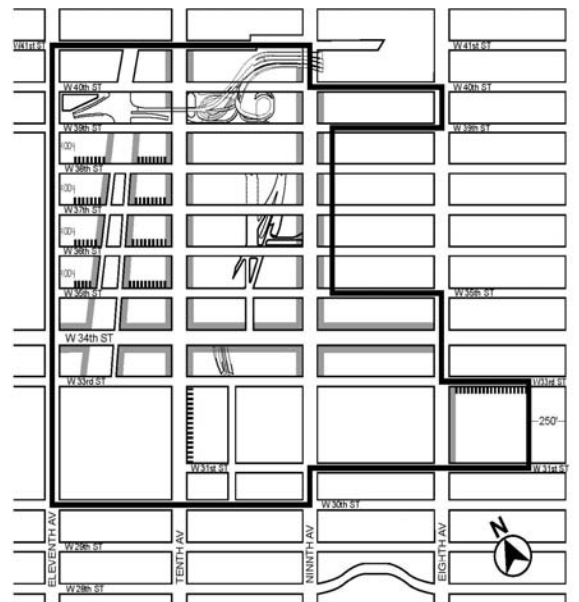


- Special Hudson Yards District
Subdistricts
Subareas within subdistricts
Phase 1 Hudson Boulevard and Park
Phase 2 Hudson Boulevard and Park
Large-Scale Plan Subdistrict A
Eastern Rail Yard Subarea A1
Four Corners Subarea A2
Subareas A3 through A5
Farley Corridor Subdistrict B
Western Blocks Subarea B1
Central Blocks Subarea B2
Farley Post Office Subarea B3
Pennsylvania Station Subarea B4
34th Street Corridor Subdistrict C
Hell's Kitchen Subdistrict D
Subareas D1 through D5
South of Port Authority Subdistrict E

EXISTING

Special Hudson Yards District

Zoning Resolution Section: 93-A (ARTICLE IX; CHAPTER 3) APPENDIX A (1/19/05) Map 2: Mandatory Ground Floor Retail

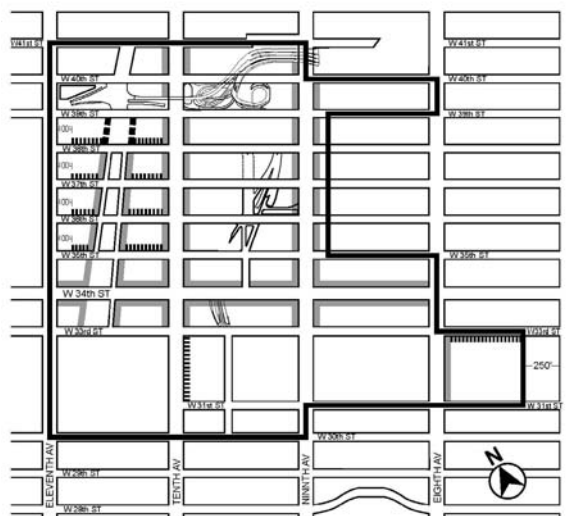


- Special Hudson Yards District
100% Retail Requirement
50% Retail Requirement

EXISTING

Special Hudson Yards District

Zoning Resolution Section: 93-A (ARTICLE IX; CHAPTER 3) APPENDIX A (1/19/05) Map 2: Mandatory Ground Floor Retail and Glazing Requirements

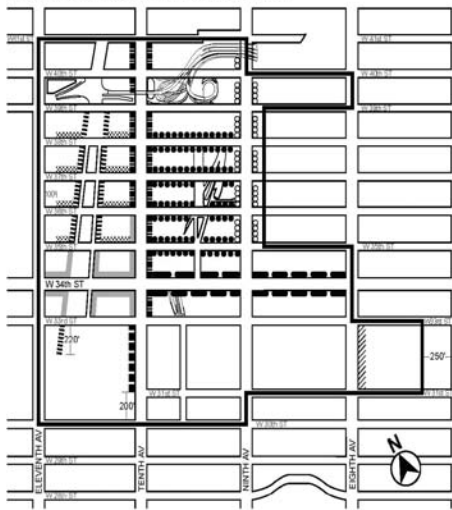


- Special Hudson Yards District
100% Retail and Glazing Requirement
50% Retail and Glazing Requirement
Glazing Requirement Only

PROPOSED

**Special Hudson Yards District**

Zoning Resolution Section: 93-A (ARTICLE IX; CHAPTER 3) APPENDIX A (1/19/05)  
Map 3: Mandatory Street Wall Requirements



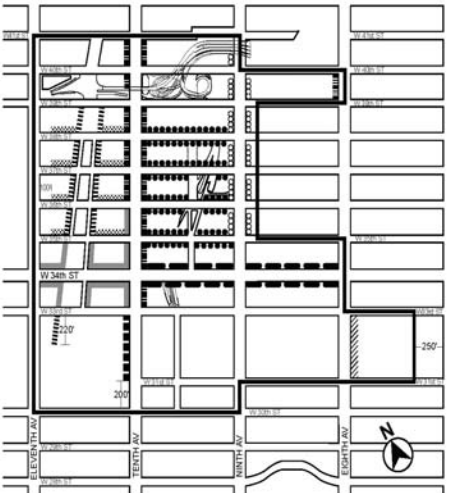
**Special Hudson Yards District**

	Minimum Base Height	Maximum Base Height	Percentage of zoning lot street frontage that must be occupied by a street wall
-----	60'	85'	100%
.....	60'	85'	None
-----	60'	120'	50%
-----	90'	120'	70%
-----	60'	150'	70%
-----	90'	150'	100%
-----	90'	150'	70%
-----	90'	150'	35%
-----	120'	150'	100%

**EXISTING**

**Special Hudson Yards District**

Zoning Resolution Section: 93-A (ARTICLE IX; CHAPTER 3) APPENDIX A (1/19/05)  
Map 3: Mandatory Street Wall Requirements



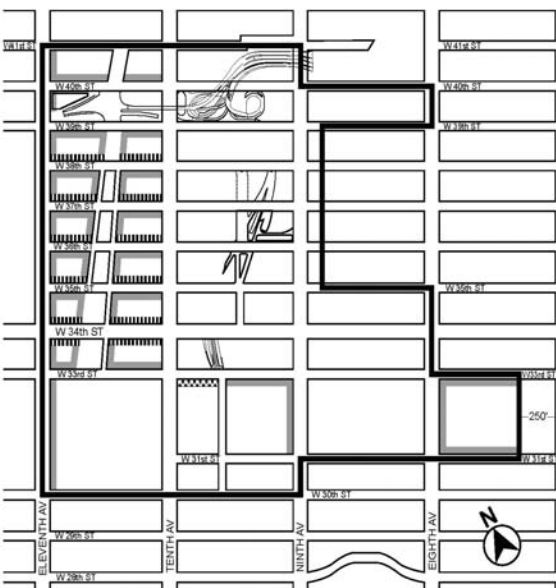
**Special Hudson Yards District**

	Minimum Base Height	Maximum Base Height	Percentage of zoning lot street frontage that must be occupied by a street wall
-----	60'	85'	100%
.....	60'	85'	None
-----	60'	120'	50%
-----	90'	120'	70%
-----	60'	150'	70%
-----	90'	120'	100%
-----	90'	150'	100%
-----	90'	150'	70%
-----	90'	150'	35%
-----	120'	150'	100%

**PROPOSED**

**Special Hudson Yards District**

Zoning Resolution Section: 93-A (ARTICLE IX; CHAPTER 3) APPENDIX A (1/19/05)  
Map 4: Mandatory Sidewalk Widening



**Special Hudson Yards District**

-----	10' Sidewalk widening
-----	5' Sidewalk widening
-----	5' Sidewalk widening required if more than 75% of the total floor area existing on the zoning lot on January 19, 2005 is demolished

**EXISTING**

**Special Hudson Yards District**

Zoning Resolution Section: 93-A (ARTICLE IX; CHAPTER 3) APPENDIX A (1/19/05)  
Map 4: Mandatory Sidewalk Widening



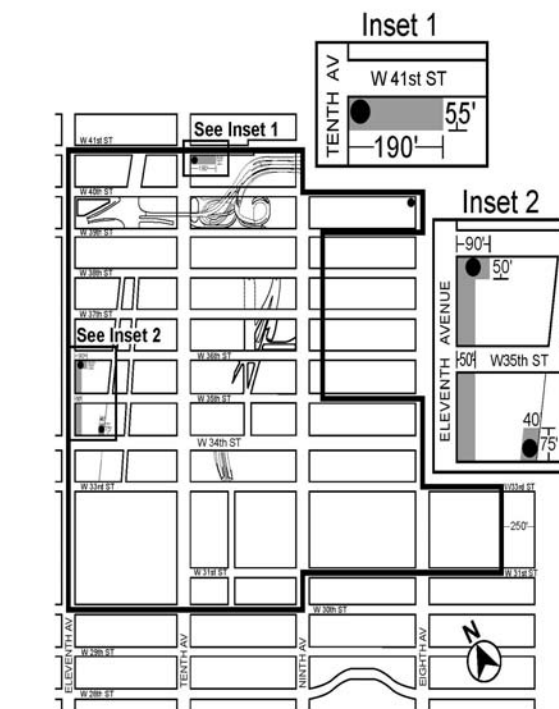
**Special Hudson Yards District**

-----	10' Sidewalk widening
-----	5' Sidewalk widening
-----	5' Sidewalk widening required if more than 75% of the total floor area existing on the zoning lot on January 19, 2005 is demolished

**PROPOSED**

**Special Hudson Yards District**

Zoning Resolution Section: 93-A (ARTICLE IX; CHAPTER 3) APPENDIX A (1/19/05)  
Map 5: Transit Easements and Subway Entrances



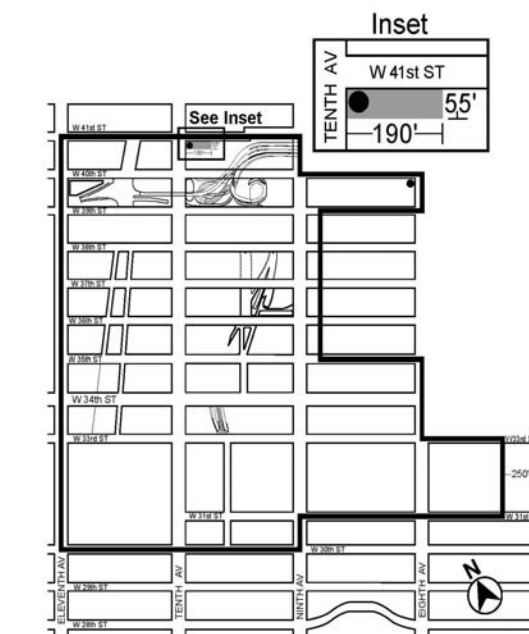
**Special Hudson Yards District**

-----	Special Hudson Yards District
-----	Transit Easement
●	Subway Entrance

**EXISTING**

**Special Hudson Yards District**

Zoning Resolution Section: 93-A (ARTICLE IX; CHAPTER 3) APPENDIX A (1/19/05)  
Map 5: Transit Easement and Subway Entrance



**Special Hudson Yards District**

-----	Special Hudson Yards District
-----	Transit Easement
●	Subway Entrance

**PROPOSED**

**CITY PLANNING COMMISSION**

**PUBLIC HEARINGS**

NOTICE IS HEREBY GIVEN THAT RESOLUTIONS Have been adopted by the City Planning Commission scheduling public hearings on the following matters to be held at Spector Hall, 22 Reade Street New York, New York, on Wednesday, July 23, 2008, commencing at 10:00 A.M.

**BOROUGH OF BROOKLYN  
No. 1  
FULTON STREET BID**

**CD 2 N 080456 BDK**  
**IN THE MATTER OF** an application submitted by the Department of Small Business Services on behalf of the Fulton Street Business Improvement District pursuant to Section 25-405 of the Administrative Code of the City of New York, as amended, concerning the formation of the Fulton Street Business Improvement District.

**BOROUGH OF MANHATTAN  
Nos. 2, 3 & 4  
EAST 125TH STREET DEVELOPMENT  
No. 2**

**CD 11 C 080331 HAM**  
**IN THE MATTER OF** an application submitted by the Department of Housing Preservation and Development (HPD):

- pursuant to Article 16 of the General Municipal Law of New York State for:
  - the designation of property located at 2293 Third Avenue (Block 1789, Lot 46); East 125th Street to East 126th Street, from 2nd Avenue to 3rd Avenue (Block 1790, Lots 1, 3, 5, 6, 8, 12, 13, 20, 24, 25, 26-31, 40, 41, 44-46, 49, and 101); 2321 3rd Avenue (Block 1791, Lot 1); 2469 2nd Avenue (Block 1791, Lot 25); and 230 East 127th Street (Block 1791, Lot 34), Sites 13A, 12, 8A, and 9 of the Harlem-East Harlem Urban Renewal Area, as an Urban Development Action Area; and
  - an Urban Development Action Area Project for such area; and
- pursuant to Section 197-c of the New York City Charter for the disposition of such property to a developer selected by HPD;

to facilitate development of a mixed use project, tentatively known as the East 125th Street Development, with residential, retail and publicly accessible open space.

**No. 3**

**CD 11 C 080332 HUM**  
**IN THE MATTER OF** an application submitted by the Department of Housing Preservation and Development (HPD) pursuant to Section 505 of Article 15 of the General Municipal (Urban Renewal) Law of New York State and Section 197-c of the New York City Charter for the 15th amendment to the Harlem East Harlem Urban Renewal Plan for the Harlem East Harlem Urban Renewal Area, Community District 11, Borough of Manhattan.

The proposed Plan changes the designated land uses of Sites 8A, 9, 12, and 13A; removes a density restriction; updates the timetable for the implementation of the plan; extends the expiration date; and adds Block 1790, Lots 8 and 46, and Block 1791, Lots 25 and 34 as properties to be acquired. These changes will facilitate the development of the East 125th Street Development Project.

**No. 4**

**CD 11 C 080333 ZMM**  
**IN THE MATTER OF** an application submitted by the Department of Housing Preservation and Development pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 6a & 6b:

- changing from an R7-2 District to a C6-3 District property bounded by East 127th Street, a line 250 feet westerly of Second Avenue, a line midway between East 126th Street and East 127th Street, Second Avenue, East 126th Street, and Third Avenue;
- changing from a C4-4 to District to a C6-3 District property bounded by a line midway between East 125th Street/Dr. Martin Luther King Jr. Boulevard and East 126th Street, a line 100 feet easterly of Third Avenue, East 125th Street/Dr. Martin Luther King Jr. Boulevard, a line 130 feet easterly of Third Avenue, a line 75 feet southerly of East 125th Street/Dr. Martin Luther King Jr. Boulevard, and Third Avenue; and
- changing from an M1-2 District to a C6-3 District property bounded by:
  - East 127th Street, Second Avenue, a line midway between East 126th Street and East 127th Street, and a line 250 feet westerly of Second Avenue; and
  - East 126th Street, Second Avenue, East 125th Street/Dr. Martin Luther King Jr. Boulevard, a line 100 feet easterly of Third Avenue, a line midway between East 125th Street/Dr. Martin Luther King Jr. Boulevard and East 126th Street, and Third Avenue; and

as shown on a diagram (for illustrative purposes only) dated March 24, 2008.

NOTICE

On Wednesday, July 23, 2008, at 10:00 A.M., in Spector Hall, at the Department of City Planning, 22 Reade Street, in Lower Manhattan, a public hearing is being held by the Office of the Deputy Mayor for Economic Development and Rebuilding in conjunction with the above ULURP hearing to receive comments related to a Draft Environmental Impact Statement (DEIS) concerning modifications and amendments to the Harlem-East Harlem Urban Renewal Plan, including a UDAAP and land disposition; amendments to the zoning map to change C4-4, R7-2, M1-2 to C6-3 districts; and a certification regarding a transit easement volume; to facilitate the development of a hotel, affordable housing and parking within the area generally bounded by East 125th Street, 2nd Avenue, East 127th Street, and 3rd Avenue.

This hearing is being held pursuant to the State Environmental Quality Review Act (SEQRA) and City Environmental Quality Review (CEQR), CEQR No. 07DME025M.

No. 5  
DELURY SQUARE PARK

CD 1 C 080336 MMM  
IN THE MATTER OF an application, submitted by the Department of Parks and Recreation, pursuant to Sections 197-c and 199 of the New York City Charter and Section 5-430 et. seq. of the New York City Administrative Code, for an amendment to the City Map involving:

- the elimination, discontinuance and closing of a portion of Fulton Street, and John DeLury Sr. Plaza;
- the establishment of DeLury Square Park;
- the adjustment of grades necessitated thereby; and
- any acquisition or disposition of real properties related thereto,

in accordance with Map No. 30224 dated May 1, 2008, and signed by the Borough President.

BOROUGH OF QUEENS  
Nos. 6 & 7  
BUDGET RENT-A-CAR  
No. 6

CD 3 C 060466 MMQ  
IN THE MATTER OF an application, pursuant to Sections 197-c and 199 of the New York City Charter and Section 5-430 et. seq. of the New York City Administrative Code by GTJ Co., Inc., for an amendment to the City Map involving

- the elimination, discontinuance and closing of 88th Street between 23rd Avenue and 24th Avenue and portions of 24th Avenue between 88th Street and 90th Place;
- the delineation of a Permanent Sewer Easement;
- the adjustment of grades necessitated thereby; and
- any acquisition or disposition of real properties related thereto,

in accordance with Map No. 4994 dated May 2, 2007, and signed by the Borough President.

No. 7

CD 3 C 060467 ZMQ  
IN THE MATTER OF an application submitted by GTJ Co., Inc. pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 9c:

1. changing from an R3-2 District to a C4-1 District property bounded by a line 320 feet northerly of the former centerline of 24th Avenue\*, 89th Street, the centerline of former 24th Avenue\*, and a line 140 feet westerly of 89th Street; and
2. changing from a C4-2 District to a C4-1 District property bounded by a line 320 feet northerly of the former centerline of 24th Avenue\*, a line 140 feet westerly of 89th Street, the centerline of former 24th Avenue\*, and a line 100 feet easterly of the former 88th Street\*.

as shown on a diagram (for illustrative purposes) dated March 24, 2008.

\* Note: 24th Avenue and 88th Street are proposed to be de-mapped under a concurrent related application C 060466 MMQ for a change in the City Map.

No. 8  
WALDHEIM REZONING

CD 7 C 080457 ZMQ  
IN THE MATTER OF an application submitted by the Department of City Planning pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 10b, 10c and 10d:

1. eliminating from within an existing R3-2 District a C1-2 District bounded by Franklin Avenue, a line 150 feet northeasterly of Bowne Street, Ash Avenue, and Bowne Street;
2. eliminating from within an existing R3-2 District a C2-2 District bounded by a line 150 feet northwesterly of 45th Avenue, a line midway between Smart Street and Bowne Street, 45th Avenue, and a line midway between Bowne Street and Robinson Street;
3. eliminating from within an existing R7-1 District a C1-2 District bounded by Franklin Avenue, Bowne Street, Ash Avenue, and a line 150 feet southwesterly of Bowne Street;
4. changing from an R3-2 District to an R3X District property bounded by a line midway between Sanford Avenue and Franklin Avenue, Parsons Boulevard, Franklin Avenue, a line 80 feet southwesterly of Parsons Boulevard, Beech Avenue, Parsons Boulevard, a line midway between Cherry Avenue and Delaware Avenue, a line 100 feet

northeasterly of Parsons Boulevard, Beech Avenue, a line 460 feet southwesterly of 147th Street, the southeasterly street line of Ash Avenue, 147th Street, a line 125 feet southeasterly of Sanford Avenue, 149th Street, Beech Avenue, a line midway between 149th Street and 149th Place, a line 125 feet southeasterly of Sanford Avenue, a line 115 feet southwesterly of Murray Street, Sanford Avenue, a line midway between 155th Street and 156th Street, Beech Avenue, 156th Street, 45th Avenue, a line perpendicular to the southeasterly street line of 45th Avenue distance 150 feet northeasterly (as measured along the street line) from the point of intersection of the southeasterly street line of 45th Avenue and the northeasterly street line of Parsons Boulevard, Parsons Boulevard, a line midway between 45th Avenue and Georgia Road, a line 320 feet northeasterly of Burling Street, 45th Avenue, Parsons Boulevard, Delaware Avenue, Burling Street, a line 380 feet southeasterly of Cherry Avenue, a line midway between Smart Street and Bowne Street, Cherry Avenue, and Bowne Street;

5. changing from an R3-2 District to an R4 District property bounded by Franklin Avenue, Parsons Boulevard, a line 125 feet northwesterly of Beech Avenue, a line 460 feet southwesterly of 147th Street, Beech Avenue, a line 100 feet northeasterly of Parsons Boulevard, a line midway between Cherry Avenue and Delaware Avenue, Parsons Boulevard, Beech Avenue, and a line 80 feet southwesterly of Parsons Boulevard;
6. changing from an R3-2 District to an R4A District property bounded by Sanford Avenue, 156th Street, Beech Avenue, and a line midway between 155th Street and 156th Street;
7. changing from an R3-2 District to an R4-1 District property bounded by:
  - a. Sanford Avenue, a line 115 feet southwesterly of Murray Street, a line 125 feet southeasterly of Sanford Avenue, a line midway between 149th Street and 149th Place, Beech Avenue, 149th Street, a line 125 feet southeasterly of Sanford Avenue, and 147th Street; and
  - b. Cherry Avenue, a line midway between Smart Street and Bowne Street, a line 380 feet southeasterly of Cherry Avenue, Burling Street, 45th Avenue, and Robinson Street;
8. changing from an R3-2 District to an R6A District property bounded by Ash Avenue, 147th Street, the southeasterly street line of Ash Avenue, a line 460 feet southwesterly of 147th Street, a line 125 feet northwesterly of Beech Avenue, and Parsons Boulevard;
9. changing from an R6 District to an R6A District property bounded by Sanford Avenue, 147th Street, Ash Avenue, Parsons Boulevard, a line midway between Sanford Avenue and Franklin Avenue, and Bowne Street;
10. changing from an R6 District to an R7-1 District property bounded by Elder Avenue, Kissena Boulevard, 45th Avenue, and Colden Street;
11. changing from an R7-1 District to an R7B District property bounded by Franklin Avenue, Bowne Street, Cherry Avenue, Robinson Street, a line 250 feet southeasterly of Cherry Avenue, a line 100 feet southwesterly of Union Street, a line 100 feet southeasterly of Cherry Avenue, and a line 150 feet northeasterly of Kissena Boulevard;
12. establishing within a proposed R3X District a C1-3 District bounded by:
  - a. Franklin Avenue, a line 100 feet northeasterly of Bowne Street, Ash Avenue, and Bowne Street; and
  - b. Elm Avenue, a line 150 feet northeasterly of 147th Street, 45th Avenue, a line 100 feet northeasterly of Parsons Boulevard, a line midway between 45th Avenue and Hawthorn Avenue, Parsons Boulevard, a line midway between 45th Avenue and Georgia Road, a line 100 feet southwesterly of Parsons Boulevard, 45th Avenue and its northeasterly centerline prolongation, and 147th Street;
13. establishing within a proposed R4-1 District a C1-3 District bounded by a line 100 feet northwesterly of 45th Avenue, a line midway between Smart Street and Bowne Street, 45th Avenue, and a line midway between Bowne Street and Robinson Street; and
14. establishing within a proposed R7B District a C1-3 District bounded by Franklin Avenue, Bowne Street, Ash Avenue, and a line 100 feet southwesterly of Bowne Street;

as shown on a diagram (for illustrative purposes only) dated June 2, 2008, and subject to the conditions of CEQR Declaration E-220.

Nos. 9 & 10  
DUTCH KILLS REZONING  
No. 9

CD 1 N 080428 ZRQ  
IN THE MATTER OF an application submitted by the Department of City Planning, pursuant to Section 201 of the New York City Charter, for amendments to the Zoning Resolution of the City of New York, concerning Article XI, Chapter 7, (Special Long Island City Mixed Use District), relating to the addition of the Dutch Kills Subdistrict and

expansion of the Special Long Island City Mixed Use District, in Community District 1, Borough of Queens.

Matter in underline is new, to be added;  
Matter in ~~strikeout~~ is to be deleted;  
Matter with # # is defined in Section 12-10;  
\* \* \* indicates where unchanged text appears in the Zoning Resolution

12-10  
DEFINITIONS  
Special Little Italy District (2/3/77)

\* \* \*  
Special Long Island City Mixed Use District (~~7/26/01~~)

The "Special Long Island City Mixed Use District" is a Special Purpose District designated with the letters "LIC" in which regulations set forth in Article XI, Chapter 7, apply. There are ~~three~~ four special subdistricts within the #Special Long Island City Mixed Use District#: the Hunters Point Subdistrict, the Court Square Subdistrict, ~~and~~ the Queens Plaza Subdistrict ~~and the Dutch Kills Subdistrict~~. The #Special Long Island City Mixed Use District# and its regulations supplement, modify and supersede those of the districts on which it is superimposed.

Special Lower Manhattan District (8/27/98)

\* \* \*  
\* \* \*  
~~7/26/01~~  
Article XI - Special Purpose Districts

Chapter 7  
Special Long Island City Mixed Use District  
~~7/26/01~~

117-00  
GENERAL PURPOSES

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

- (a) ~~to~~ support the continuing growth of a mixed residential, commercial and industrial neighborhoods by permitting expansion and new development of residential, commercial, community facility and light manufacturing uses where adequate environmental standards are assured;
- (b) ~~to~~ encourage the development of moderate to high density commercial uses within a compact transit-oriented area;
- (c) ~~to~~ strengthen traditional retail streets in Hunters Point by allowing the development of new residential and retail uses;
- (d) encourage the development of affordable housing;
- (~~d~~ e) ~~to~~ promote the opportunity for people to work in the vicinity of their residences;
- (~~e~~ f) ~~to~~ retain jobs within New York City;
- (~~f~~ g) ~~to~~ provide an opportunity for the improvement of Long Island City; and
- (~~g~~ h) ~~to~~ promote the most desirable use of land and thus conserve the value of land and buildings and thereby protect City tax revenues.

~~7/26/01~~

117-01  
Definitions

Definitions specifically applicable to this Chapter are set forth in this Section. Other defined terms are set forth in Section 12-10 (DEFINITIONS).

Mixed use, building or development

For the purposes of this Chapter, a "mixed use building" or a "mixed use development" shall be any #building# or #development# used partly for #residential use# and partly for #community facility#, #commercial# or #manufacturing use#.

~~Special Long Island City Mixed Use District~~  
(repeated from Section 12-10)

The "Special Long Island City Mixed Use District" is a Special Purpose District designated with the letters "LIC" in which regulations set forth in Article XI, Chapter 7, apply. There are ~~three~~ three special subdistricts within the #Special Long Island City Mixed Use District#: the Hunters Point Subdistrict, the Court Square Subdistrict, and the Queens Plaza Subdistrict. The #Special Long Island City Mixed Use District# and its regulations supplement, modify and supersede those of the districts on which it is superimposed.

~~7/26/01~~  
117-02  
General Provisions

In harmony with the general purposes and content of this Resolution and the general purposes of the #Special Long Island City Mixed Use District#, the regulations of the #Special Long Island City Mixed Use District# shall apply to all #developments#, #enlargements#, alterations and changes of #use# within the #Special Long Island City Mixed Use District#, except as otherwise provided in this Chapter. The regulations of all other Chapters of this Resolution are applicable except as modified, supplemented or superseded by the provisions of this Chapter. In the event of a conflict between the provisions of this Chapter and other regulations of this Resolution, the provisions of this Chapter shall control.

- (a) Notwithstanding the provisions of Section 54-40 (DAMAGE OR DESTRUCTION IN NON-COMPLYING BUILDINGS), when a #building# that existed on October 25, 1995, within the Hunters Point or Court Square Subdistricts, is damaged or demolished by any means, it may be reconstructed to its #bulk# prior to such damage or destruction or to the #bulk# permitted by this Chapter, whichever is greater.
- (b) For #developments# or #enlargements# containing both #residential# and non-#residential uses#, or for changes in #use# that would result in a #building# occupied by #residential# and non-#residential uses#, the #residential use# shall be located on a #story# or #stories# above the highest #story# occupied, in whole or in part, by a non-#residential use#. Non-#residential uses# may, however, be located on the same #story#, or on a #story# higher than that occupied by #residential uses#, provided that the non-#residential uses#:
  - (1) are located in a portion of the #mixed use building# that has separate direct access to the #street# with no access to the #residential# portion of the #building# at any #story#; and
  - (2) are not located directly over any portion of the #building# containing #dwelling units#.
- (c) Regulations relating to #accessory# parking facilities, #public parking lots# and #public parking garages# within the #Special Long Island City Mixed Use District# Hunters Point Subdistrict, the Court Square Subdistrict and the Queens Plaza Subdistrict are set forth in Article I, Chapter 3 (Comprehensive Off-Street Parking Regulations in Community Districts 1, 2, 3, 4, 5, 6, 7 and 8 in the Borough of Manhattan and in Portions of Community Districts 1 and 2 in the Borough of Queens).
- (d) In the granting of special permits or authorizations within the #Special Long Island City Mixed Use District#, the City Planning Commission may prescribe additional appropriate conditions and safeguards to minimize adverse effects on the character of the surrounding uses.
- (e) Where references are made to #block# numbers within this Chapter, such numbers are to be found on the maps appended to this Chapter.
- (f) In areas within the #Special Long Island City Mixed Use District# that are not within a Subdistrict, the regulations of the underlying zoning district shall apply.

~~7/26/01~~  
117-03  
District Plan and Maps

The regulations of this Chapter implement the #Special Long Island City Mixed Use District# Plan.

The District Plan includes the following maps in Appendices A, B and C:

- Appendix A Map of the #Special Long Island City Mixed Use District# and Subdistricts
- Appendix B Court Square Subdistrict Plan Map and Description of Improvements
- Appendix C Queens Plaza Subdistrict Plan Maps:
  - Map 1 - Designated Districts within the Queens Plaza Subdistrict
  - Map 2 - Ground Floor Use and Frontage
  - Map 3 - Sidewalk Widening, Street Wall Location and Ground Floor Use.

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

~~8/12/04~~  
117-04  
Subdistricts

In order to carry out the purposes and provisions of this Chapter, ~~three~~ four subdistricts are established within the #Special Long Island City Mixed Use District#. In each of these subdistricts ~~certain~~ special regulations apply that do not apply elsewhere within the remainder of the #Special Long Island City Mixed Use District# and supplement or supersede the provisions of Sections 117-00 through 117-03, inclusive. ~~The Special District and Subdistricts are shown in Appendix A of this Chapter.~~

~~Special regulations set forth in Sections 117-10 through 117-30, inclusive, shall apply to the Hunters Point Subdistrict and shall supplement or supersede the provisions of Sections 117-00 through 117-03, inclusive.~~

~~The Court Square Subdistrict Plan Map is shown in Appendix B of this Chapter. Special regulations set forth in Sections 117-40 through 117-45, inclusive, shall apply to the Court Square Subdistrict and shall supplement or supersede the provisions of Sections 117-00 through 117-03, inclusive.~~

~~The Queens Plaza Subdistrict Plan Maps are included in Appendix C of this Chapter. Special regulations set forth in Sections 117-50 through 117-57, inclusive, shall apply to the Queens Plaza Subdistrict and shall supplement or supersede the provisions of Sections 117-00 through 117-03, inclusive.~~

~~Sections 117-60 through 117- 64, inclusive, shall apply to the Dutch Kills Subdistrict.~~

~~117-05  
Applicability of Article I, Chapter 1~~

~~Within the #Special Long Island City Mixed Use District#, Section 11-15 (Environmental Requirements) shall apply, except that prior to issuing a building permit for any #development#, or for an #enlargement#, #extension# or a change of #use#, on a lot that has an (E) designation for potential hazardous material contamination, or noise or air quality impacts, the Department of Buildings shall be furnished with a report from the Department of Environmental Protection of the City of New York stating:~~

- (a) ~~in the case of an (E) designation for potential hazardous material contamination, that environmental requirements related to the (E) designation have been met for that lot; or~~
- (b) ~~in the case of an (E) designation for noise or air quality impacts, that the plans and drawings for such #development# or #enlargement# will result in compliance with the environmental requirements related to the (E) designation.~~

~~\* \* \*  
117-60  
DUTCH KILLS SUBDISTRICT~~

~~In the #Special Long Island City Mixed Use District#, the special regulations of Sections 117-60 through 117-64, inclusive, shall apply within the Dutch Kills Subdistrict.~~

~~117-61  
General Provisions~~

~~In specified areas of the Dutch Kills Subdistrict of the #Special Long Island City Mixed Use District#, an M1 District is paired with a #Residence District#. For the purposes of Section 117-60, inclusive, regulating the Dutch Kills Subdistrict, such #Residence# and M1 Districts are referred to as the "designated districts." The designated districts within the Dutch Kills Subdistrict are indicated on the #zoning map# and are as follows:~~

- ~~M1-2/R5B~~
- ~~M1-2/R5D~~
- ~~M1-2/R6A~~
- ~~M1-3/R7X~~

~~The special provisions of Article XII, Chapter 3, of the #Special Mixed Use District# shall apply to the designated districts within the Dutch Kills Subdistrict except where modified by the provisions of the Subdistrict, and shall supplement or supersede the provisions of the underlying designated #Residence# or M1 District, as applicable.~~

~~117-62  
Special Use Regulations~~

~~In the Dutch Kills Subdistrict, the provisions of Section 42-12 (Use Groups 3A, 6A, 6B, 6D, 6F, 7B, 7C, 7D, 7E, 8, 9B, 9C, 10A, 10B, 10C, 11, 12A, 12C, 12D, 12E, 13, 14 and 16) shall be modified to permit food stores, including supermarkets, grocery stores or delicatessen stores, without limitation as to #floor area# per establishment.~~

~~117-63  
Special Bulk Regulations in the Designated Districts~~

~~Maximum #floor area ratio#, #lot coverage# and #street wall# provisions in the designated districts are modified as set forth in Sections 117-631 through 117- 633, inclusive.~~

~~117-631  
Floor area ratio and lot coverage modifications~~

- (a) ~~In the Dutch Kills Subdistrict, the #floor area# of a #building# shall not include floor space used for #accessory# off-street parking spaces provided in any #story# located not more than 33 feet above #curb level#, in any #building#, except where such floor space used for #accessory parking# is contained within a #public parking garage#.~~

~~(b) M1-2/R5B Designated District~~

~~The maximum #floor area ratio# for #residential use# shall be 1.65.  
The maximum #lot coverage# for a #residential building# shall be 60 percent on an #interior lot# or #through lot# and 80 percent on a #corner lot#.~~

~~(c) M1-3/R7X Designated District~~

- (1) ~~Inclusionary Housing Program~~  
~~Where the designated district is M1-3/R7X within the Dutch Kills Subdistrict, such district shall be an #Inclusionary Housing designated area# pursuant to Section 12-10 (Definitions), for the purpose of making the Inclusionary Housing Program regulations of Section 23-90 (Inclusionary Housing Program), inclusive, applicable as modified within the Special District.~~
- (2) ~~Maximum floor area ratio~~  
~~Within such #Inclusionary Housing designated area#, the maximum #floor~~

~~area ratio# for any #building# containing a #residential use# shall not exceed the base #floor area ratio# of 3.75, except that such base #floor area ratio# may be increased to the maximum #floor area ratio# of 5.0 as set forth in Section 23-942 through the provision of #lower income housing#, pursuant to the provisions relating to #Inclusionary Housing designated areas# in Section 23-90 (INCLUSIONARY HOUSING).~~

~~117-632  
Street wall location~~

~~In the Dutch Kills Subdistrict, the #street wall# of any #residential# or #mixed use development# or #enlargement# shall be located no closer to nor further from the #street line# than the #street wall# of an adjacent existing #building#. For all #zoning lots#, the #street wall# of a #building# need not be located further from the #street line# than 15 feet.~~

~~117-633  
Maximum street wall height~~

~~In M1-2/R5B designated districts, for #residential buildings#, the maximum height of a #street wall# above the #base plane# shall be 33 feet or three #stories#, whichever is less.~~

~~117-634  
Maximum building height for mixed use buildings in designated R5 Districts~~

~~The provisions regarding the maximum height of #mixed use buildings# within 25 feet of a #street line#, as set forth in Section 123-661 (Mixed use buildings in Special Mixed Use Districts with R3, R4 or R5 District designations), shall be modified in the Dutch Kills Subdistrict, where the designated Residence District is an R5 District, as follows:~~

- (a) ~~In designated R5B Districts, no #building or other structure# shall exceed a height of 33 feet within 25 feet of a #street line#;~~
- (b) ~~In designated R5D Districts, no #building or other structure# shall exceed a height of 40 feet within 25 feet of a #street line#.~~

~~117-64  
Special Parking Regulations~~

~~The provisions of Section 123-70 (Parking and Loading) and the underlying #accessory# off-street parking and loading regulations for the designated districts, are modified as follows:~~

~~(a) Commercial and community facility uses~~

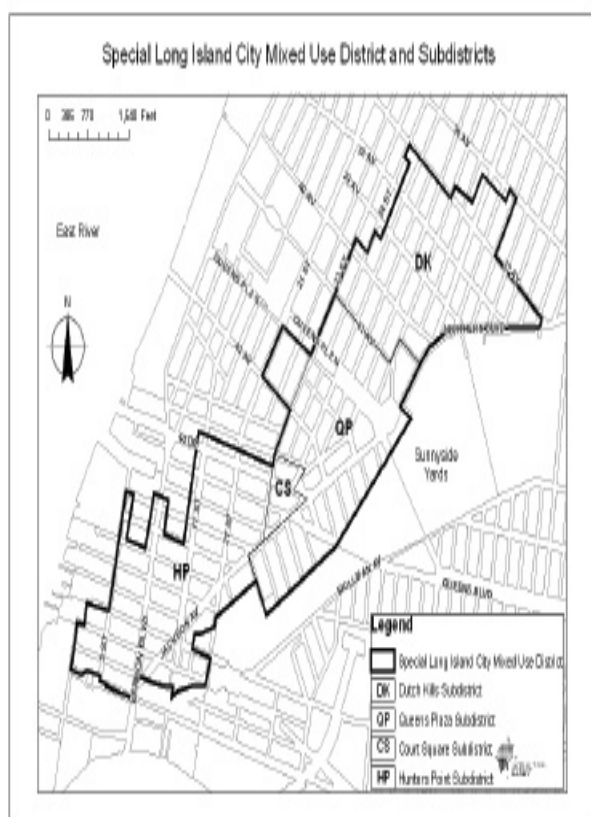
- (1) ~~The #accessory# off- street parking and loading requirements of a C8-2 District, as set forth in Article III, Chapter 6, shall apply to all #commercial# and #community facility uses#, except that this modification shall not apply to #uses# listed in Use Group 5. The #accessory# off- street parking and loading requirements applicable to the designated M1 District set forth in Article IV, Chapter 4, and Section 123-70 shall apply to Use Group 5.~~
- (2) ~~For Use Group 5 #uses#, the provisions of Section 44-23 (Waiver of Requirements for Spaces Below Minimum Number) shall be modified as follows: the maximum number of #accessory# off- street parking spaces for which requirements are waived shall be 5 spaces.~~

~~(b) Residential uses~~

- (1) ~~The provisions of Section 25-241 (Reduced requirements) shall not apply in the designated M1-3/R7X District.~~
- (2) ~~In the applicable designated #Residence Districts#, the provisions of Section 25-26 (Waiver of Requirements for Small Number of Spaces) are modified as follows:~~
  - i) ~~in the designated M1-2/R6A and M1-3/R7X Districts, the provisions of Section 25-26 shall only apply to #zoning lots# existing both on (date of amendment adoption) and on the date of application for a building permit.~~
  - ii) ~~for all new #residential developments# or #enlargements# in the designated M1-3/R7X District, the maximum number of #accessory# off-street parking spaces for which requirements are waived shall be five spaces.~~
- (3) ~~Where the designated district is a M1-2/R5B District, the provisions of Section 25-633 (Prohibition of curb cuts in certain districts) shall not apply.~~

APPENDIX A  
Special Long Island City Mixed Use District and Subdistricts (Proposed Text Map)





No. 10

CD 1 C 080429 ZMQ

IN THE MATTER OF an application submitted by the Department of City Planning pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 9b:

1. changing from an M1-3D District to an M1-2 District property bounded by a line 100 feet southwesterly of 37th Avenue, a line 100 feet southeasterly of 24th Street, a line 100 feet southwesterly of 39th Avenue, 24th Street, a line 100 feet northeasterly of 40th Avenue, 23rd Street, 39th Avenue, and 24th Street;
2. changing from an M1-1 District to an M1-2/R5B District property bounded by 36th Avenue, 33rd Street, a line 200 feet southwesterly of 36th Avenue, a line midway between 32nd Street and 33rd Street, a line 150 feet northeasterly of 37th Avenue, and a line midway between 31st Street and 32nd Street;
3. changing from an M1-1 District to an M1-2/R6A District property bounded by a line 100 feet southwesterly of 36th Avenue, a line midway between 31st Street and 32nd Street, a line 150 feet northeasterly of 37th Avenue, a line midway between 32nd Street and 33rd Street, a line 200 feet southwesterly of 36th Avenue, 33rd Street, 37 Avenue, 29th Street, a line 460 feet southwesterly of 36th Avenue, and a line midway between 30th Street and 31st Street;
4. changing from an M1-3D District to an M1-2/R5B District property bounded by:
  - a. a line 100 feet southwesterly of 37th Avenue, 29th Street, a line 100 feet northeasterly of 38th Avenue, and a line 100 feet northwesterly of 27th Street;
  - b. a line 100 feet southwesterly of 38th Avenue, a line midway between 29th Street and 30th Street, a line 100 feet northeasterly of 39th Avenue, and a line midway between Crescent Street and 27th Street;
  - c. a line 100 feet southwesterly of 39th Avenue, a line midway between 24th Street and Crescent Street, a line 100 feet northeasterly of 40th Avenue, and 24th Street;
  - d. a line 100 feet southwesterly of 39th Avenue, a line 100 feet northwesterly of 29th Street, a line 100 feet northeasterly of 40th Avenue, and a line midway between 27th Street and Crescent Street;
  - e. a line 100 feet southwesterly of 40th Avenue, a line midway between 24th Street and Crescent Street, a line 100 feet northeasterly of 41st Avenue, and 23rd Street; and
  - f. a line 100 feet southwesterly of 40th Avenue, 29th Street, a line 100 feet northeasterly of 41st Avenue, and a line midway between 27th Street and Crescent Street;
5. changing from an M1-3D District to an M1-2/R5D District property bounded by:
  - a. a line 100 feet southwesterly of 37th Avenue, a line 100 feet northwesterly of 27th Street, a line 100 feet northeasterly of 38th Avenue, and a line 100 feet southeasterly of 24th Street; and
  - b. by a line 100 feet southwesterly of 38th Avenue, a line midway between Crescent Street and 27th Street, a line 100 feet northeasterly of 39th Avenue, a line

- midway between 29th Street and 30th Street, a line 100 feet southwesterly of 38th Avenue, a line midway between 30th Street and 31st Street, 39th Avenue, a line midway between 29th Street and 30th Street and its southwesterly prolongation, 40th Road, 29th Street, a line 100 feet southwesterly of 40th Avenue, a line midway between Crescent Street and 27th Street, a line 100 feet northeasterly of 41st Avenue, a line midway between Crescent Street and 24th Street, a line 100 feet southwesterly of 40th Avenue, 23rd Street, a line 100 feet northeasterly of 40th Avenue, and a line 100 feet southeasterly of 24th Street; and excluding the area bounded by a line 100 feet southwesterly of 39th Avenue, a line 100 feet northwesterly of 29th Street, a line 100 feet northeasterly of 40th Avenue, and a line midway between 27th Street and Crescent Street;
6. changing from an M1-3D District to an M1-2/R6A District property bounded by:
  - a. 37th Avenue, 34th Street, a line 100 feet southwesterly of 38th Avenue, a line midway between 31st Street and 32nd Street, 39th Avenue, a line midway between 30th Street and 31st Street, a line 100 feet southwesterly of 38th Avenue, a line 100 feet southeasterly of 24th Street, a line 100 feet northeasterly of 38th Avenue, 29th Street, a line 100 feet southwesterly of 37th Avenue, and 24th Street; and
  - b. a line 100 feet northeasterly of 41st Avenue, 29th Street, 41st Avenue, and 23rd Street;
7. changing from an M1-3D District to an M1-3/R7X District property bounded by 37th Avenue, the northerly centerline prolongation of Standard Lane, Northern Boulevard, 40th Road, a line midway between 29th Street and 30th Street and its southwesterly prolongation, 39th Avenue, a line midway between 31st Street and 32nd Street, a line 100 feet southwesterly of 38th Avenue, and 34th Street; and
8. establishing a Special Long Island City District (LIC) bounded by 36th Avenue, 33rd Street, 37th Avenue, the northerly centerline prolongation of Standard Lane, Northern Boulevard, 40th Road, 29th Street, 41st Avenue, 23rd Street, a line 100 feet northeasterly of 40th Avenue, 24th Street, a line 100 feet southwesterly of 39th Avenue, a line 100 feet southeasterly of 24th Street, a line 100 feet southwesterly of 37th Avenue, 24th Street, 37th Avenue, 29th Street, a line 460 feet southwesterly of 36th Avenue, a line midway between 30th Street and 31st Street, a line 100 feet southwesterly of 36th Avenue, and a line midway between 32nd Street and 33rd Street;

as shown on a diagram (for illustrative purposes only) dated May 19, 2008, and subject to the conditions of CEQR Declaration E-218.

NOTICE

**On Wednesday, July 23, 2008, at 10:00 A.M., in Spector Hall, at the Department of City Planning, 22 Reade Street, in Lower Manhattan, a public hearing is being held by the City Planning Commission in conjunction with the above ULURP hearing to receive comments related to a Draft Environmental Impact Statement (DEIS) concerning zoning map amendments affecting all or portions of 40 blocks in Dutch Kills neighborhood of Queens Community District 1. The proposed zoning map amendments would create the Dutch Kills Subdistrict within the Special Long Island City Mixed-Use District and establish Inclusionary Housing provisions for an area along Northern Boulevard proposed for an M1-3/R7X District:**

**This hearing is being held pursuant to the State Environmental Quality Review Act (SEQRA) and City Environmental Quality Review (CEQR), CEQR No. 08DCP021Q.**

No. 11  
LAURELTON REZONING

CD 13 C 080462 ZMQ

IN THE MATTER OF an application submitted by the Department of City Planning pursuant to Sections 197-c and 201 of the New York City charter for an amendment of the Zoning Map, Section Nos. 19a, 19b and 19c:

1. eliminating from an existing R3-2 District a C1-2 District bounded by 225th Street, a line 150 feet northeasterly of Merrick Boulevard, a northwesterly service road of Laurelton Parkway, and a line 150 feet southwesterly of Merrick Boulevard;
2. eliminating from an existing R3-2 District a C2-2 District bounded by:
  - a. a line 100 feet northeasterly of 141st Avenue, 225th Street, 141st Road, 224th Street, Prospect Court, a line 150 feet northwesterly of 224th Street, 141st Avenue, and 224th Street; and
  - b. 143rd Road, a line 150 feet southeasterly of Springfield Boulevard, 144th Avenue, North Conduit Avenue, and Springfield Boulevard;
3. changing from an R3-2 District to an R2 District property bounded by:

- a. a line 75 feet northeasterly of 133rd Avenue, a line midway between 225th Street and 226th Street, 133rd Avenue, and 224th Street;
- b. a line 150 feet northeasterly of Merrick Boulevard, a line midway between Francis Lewis Boulevard and 231st Street, a line 100 feet northeasterly of Merrick Boulevard, 229th Street, a line 95 feet northeasterly of Merrick Boulevard, 228th Street, a line 100 feet northeasterly of Merrick Boulevard, and 225th Street;
- c. a line 100 feet southwesterly of 135th Avenue, 224th Street, 137th Avenue, 224th Street, a line 100 feet northeasterly of 141st Avenue, 225th Street, a line 80 feet northeasterly of 141st Avenue, 224th Street, Carson Street, a line midway between 222nd Street and 223rd Street, 139th Avenue, 222nd Street, a line 100 feet northeasterly of 139th Street, a line midway between 222nd Street and 223rd Street, 138th Avenue, the southwesterly prolongation of the southeasterly street line of 223rd Street, 137th Avenue, and 223rd Street;
- d. a line 100 feet northeasterly of 137th Avenue, 226th Street, 137th Avenue, and 225th Street; and
- e. 141st Avenue, 226th Street, Mentone Avenue, and 225th Street;
4. changing from a C8-1 District to an R2 District property bounded by a line 150 feet northeasterly of Merrick Boulevard, 225th Street, a line 100 feet northeasterly of Merrick Boulevard, and a line midway between 222nd Street and 223rd Street;
5. changing from an R2 District to an R2A District property bounded by:
  - a. 121st Street, Laurelton Parkway, 131st Avenue and its southeasterly centerline prolongation, 232nd Street, a line 140 feet southwesterly of 131st Avenue, a line 90 feet southeasterly of 233rd Street, 133rd Avenue, a line 50 feet southeasterly of 234th Street, a line 150 feet northeasterly of Merrick Boulevard, 234th Street, the northwesterly prolongation of the southwesterly street line of 133rd Road, a line 80 feet southeasterly of 233rd Street, a line 150 feet northeasterly of Merrick Boulevard, a line midway between Francis Lewis Boulevard and 231st Street, 133rd Avenue, a line midway between Francis Lewis Boulevard and 230th Street, a line 330 feet northeasterly of 133rd Avenue, a line midway between 229th Street and 230th Street, 130th Avenue, 224th Street, 131st Avenue, 223rd Street, a line 100 feet southwesterly of 131st Avenue, a line midway between 222nd Street and 223rd Street, a line 100 feet northeasterly of 133rd Avenue, 223rd Street, a line 100 feet southwesterly of 133rd Avenue, a line midway between 222nd Street and 223rd Street, a line 150 feet northeasterly of Merrick Boulevard, 220th Street, 133rd Avenue, a line midway between 220th Street and 221st Street, a line 100 feet southwesterly of 131st Avenue, 220th Street, 131st Avenue, Springfield Boulevard, a northeasterly boundary line of Montefiore Cemetery, the southwesterly prolongation of a line midway between 227th Street and 228th Street, and Francis Lewis Boulevard; and
  - b. 137th Avenue, Francis Lewis Boulevard, 230th Place, a line 100 feet northeasterly of 141st Avenue, a line midway between 229th Street and 230th Street, a line 100 feet southwesterly of 139th Avenue, 228th Street, a line 100 feet northeasterly of 139th Avenue, a line midway between 228th Street and 229th Street, a line 100 feet southwesterly of 138th Avenue, 229th Street, 138th Avenue, 227th Street, a line 100 feet northeasterly of 138th Avenue, and a line midway between 225th Street and 226th Street;
6. changing from an R3-2 District to an R2A District property bounded by:
  - a. a line 150 feet northeasterly of Merrick Boulevard, a line 80 feet southeasterly of 233rd Street, a line 100 feet northeasterly of Merrick Boulevard, and a line midway between Francis Lewis Boulevard and 231st Street;
  - b. a line 150 feet northeasterly of Merrick Boulevard, a line 50 feet southwesterly of 234th Street, a line 100 feet southwesterly of 133rd Road, and 234th Street;
  - c. a line 100 feet northeasterly of 137th Avenue, 230th Street, 137th Avenue, and 226th Street; and
  - d. 137th Avenue, the southwesterly prolongation of the southeasterly street line of 223rd Street, 138th Avenue, a line midway between 222nd Street and 223rd Street, a line 100 feet northeasterly of 139th Avenue, 222nd Street, 139th

- Avenue, a line midway between 222nd Street and 223rd Street, Carson Street, a line 100 feet northwesterly of 222nd Street, 138th Avenue, a line 100 feet southeasterly of 220th Place, 137th Road, and 220th Place;
- 7. changing from a C8-1 District to an R2A District property bounded by a line 150 feet northeasterly of Merrick Boulevard, a line midway between 222nd Street and 223rd Street, a line 100 feet northeasterly of Merrick Boulevard, and 220th Street;
- 8. changing from an R3-2 District to an R3-1 District property bounded by:
  - a. a line 100 feet southwesterly of Merrick Boulevard, 229th Street, a line 95 feet southwesterly of Merrick Boulevard, 230th Street, 135th Avenue, and a line midway between 228th Street and 229th Street; and
  - b. 135th Avenue, a line midway between 228th Street and 229th Street, a line 100 feet southwesterly of 135th Avenue, a line midway between 227th Street and 228th Street, a line 120 feet southwesterly of 135th Avenue, and a line midway between 226th Street and 227th Street;
- 9. changing from an R2 District to an R3-2 District property bounded by:
  - a. 131st Avenue and its southeasterly centerline prolongation, Laurelton Parkway, Merrick Boulevard, a northwesterly service road of Laurelton Parkway, a line 150 feet northeasterly of Merrick Boulevard, a line 50 feet southeasterly of 234th Street, 133rd Avenue, a line 90 feet southeasterly of 233rd Street, a line 140 feet southwesterly of 131st Avenue, and 232nd Street; and
  - b. the northwesterly prolongation of the southwesterly street line of 133rd Road, 234th Street, and a line 150 feet northeasterly of Merrick Boulevard;
- 10. changing from an R3-2 District to an R3A District property bounded by:
  - a. Springfield Boulevard, 135th Avenue, a line 100 feet southeasterly of Springfield Boulevard, a line midway between 134th Road and 135th Avenue, a line 200 feet southeasterly of Springfield Boulevard, 134th Road, 217th Street, a line 175 feet southwesterly of Merrick Boulevard, a line 100 feet northwesterly of 218th Street, a line 150 feet southwesterly of Merrick Boulevard, 222nd Street, 134th Road, 223rd Street, a line 150 feet southwesterly of Merrick Boulevard, 225th Street, a line 100 feet southwesterly of Merrick Boulevard, 227th Street, a line 95 feet northeasterly of 135th Avenue, a line 80 feet southeasterly of 225th Street, a line 100 feet northeasterly of 135th Avenue, 225th Street, a line 75 feet northeasterly of 135th Avenue, 224th Street, a line 100 feet northeasterly of 135th Avenue, the northeasterly centerline prolongation of 223rd Street, 135th Avenue, 218th Street, 137th Avenue, 219th Street, 137th Road, 218th Street, 138th Avenue, and Carson Street; and
  - b. a line 100 feet southwesterly of Merrick Boulevard, a line 100 feet southeasterly of 234th Street, a line 100 feet northeasterly of 134th Road and its southeasterly prolongation, Laurelton Parkway and its southwesterly centerline prolongation (at North Conduit Avenue), South Conduit Avenue, the southwesterly centerline prolongation of 230th Place, the northeasterly boundary line of the Long Island Rail Road (Montauk Division) right-of-way, a line perpendicular to the southwesterly street line of Mentone Avenue distant 325 feet southeasterly (as measured along the street line) from the point of intersection of the southwesterly street line of Mentone Avenue and the southeasterly street line of 225th Street, Mentone Avenue, a line 100 feet southeasterly of 228th Street, 141st Avenue, 230th Place, Francis Lewis Boulevard, 137th Avenue, 230th Street, a line 100 feet northeasterly of 137th Avenue, a line midway between 229th Street and 230th Street, 135th Avenue, and 230th Street;
- 11. changing from a C8-1 District to an R3A District property bounded by a line 100 feet northeasterly of 219th Street, a line 125 feet southwesterly of Merrick Boulevard, a line 100 feet northeasterly of 220th Street, a line 100 feet southwesterly of Merrick Boulevard, 221st Street, a line 140 feet southwesterly of Merrick Boulevard, 222nd Street, a line 100 feet southwesterly of Merrick Boulevard, 223rd Street, 134th Road, 222nd Street, and a line 150 feet southwesterly of Merrick Boulevard;
- 12. changing an R3-2 District to an R3X District property bounded by:
  - a. 135 Avenue, 222nd Street, 136th Avenue,

- a line midway between 221st Street and 222nd Street, a line 100 feet northeasterly of 137th Avenue, 221st Street, 137th Avenue, 220th Place, 137th Road, a line 100 feet southeasterly of 220th Place, 138th Avenue, a line 100 feet northwesterly of 222nd Street, Carson Street, a line 125 feet southeasterly of 219th Street, a line 145 feet southwesterly of 139th Avenue and its southeasterly prolongation, a line 240 feet southeasterly of 219th Street, 140th Avenue and its southeasterly centerline prolongation, a line 110 feet southeasterly of 219th Street, 141st Avenue, a line 300 feet southeasterly of 222nd Street, a line midway between 141st Avenue and 141st Road, a line 175 feet northwesterly of 224th Street, 141st Road, a line 100 feet northwesterly of 224th Street, Prospect Court and its southeasterly centerline prolongation, a line 210 feet southeasterly of 225th Street, North Conduit Avenue, 225th Street, South Conduit Avenue, Springfield Boulevard, a line 120 feet northwesterly of 142nd Road, a line 255 feet northwesterly of 221st Street, Edgewood Avenue, the northeasterly prolongation of a line 80 feet northwesterly of 221st Street, the southwesterly boundary line of the Long Island Rail Road (Montauk Division) right-of-way, a line 140 feet northwesterly of 222nd Street, 141st Road, a line 100 feet northwesterly of 219th Street, a line 150 feet easterly of Springfield Boulevard, a line 100 feet northeasterly of 138th Road, Carson Street, 138th Avenue, 218th Street, 137th Road, 219th Street, 137th Avenue, and 218th Street; and
- b. a line 100 feet southwesterly of Merrick Boulevard, a line midway between 228th Street and 229th Street, 135th Avenue, a line midway between 226th Street and 227th Street, a line 120 feet southwesterly of 135th Avenue, a line midway between 227th Street and 228th Street, a line 100 feet southwesterly of 135th Avenue, a line midway between 228th Street and 229th Street, 135th Avenue, a line midway between 229th Street and 230th Street, a line 100 feet northeasterly of 137th Avenue, 225th Street, 137th Avenue, 224th Street, a line 290 feet southwesterly of 135th Avenue, a line midway between 225th Street and 226th Street, 135th Avenue, a line 80 feet southeasterly of 225th Street, a line 95 feet northeasterly of 135th Avenue, and 227th Street;
- 13. changing from an R2 District to an R4B District property bounded by:
  - a. 130th Avenue, a line midway between 227th Street and 228th Street, a line 225 feet southwesterly of 130th Avenue, and a line midway between 226th Street and 227th Street;
  - b. a line 100 feet northeasterly of 141st Avenue, a line midway between 227th Street and 228th Street, 141st Avenue, and 226th Street; and
  - c. a line 100 feet northeasterly of 141st Avenue, 230th Place, and 141st Avenue, and a line midway between 228th Street and 229th Street;
- 14. changing from an R3-2 District to an R4B District property bounded by:
  - a. 130th Avenue, a line midway between 226th Street and 227th Street, 133rd Avenue, a line midway between 225th Street and 226th Street, a line 75 feet northeasterly of 133rd Avenue, and 224th Street; and
  - b. 141st Avenue, a line 100 feet southeasterly of 228th Street, Mentone Avenue, a line perpendicular to the southwesterly street line of Mentone Avenue distant 325 feet southeasterly (as measured along the street line) from the point of intersection of the southwesterly street line of Mentone Avenue and the southeasterly street line of 225th Street, a line 100 feet northeasterly boundary line of the Long Island Rail Road (Montauk Division) right-of-way, 225th Street, Mentone Avenue, and 226th Street;
- 15. changing from an R2 District to an R5D District property bounded by 133rd Road, a line 100 feet southeasterly of Springfield Boulevard, a line midway between 133rd Road and Merrick Boulevard, and Springfield Boulevard;
- 16. changing from an R3-2 District to an R5D District property bounded by a line 150 feet southwesterly of Merrick Boulevard and its northwesterly prolongation (at 217th Street), a line 100 feet northwesterly of 218th Street, a line 175 feet southwesterly of Merrick Boulevard, 217th Street, 134th Road, a line 200 feet southeasterly of Springfield Boulevard, a line midway between 134th Road and 135th Avenue, a line 100 feet southeasterly of Springfield Boulevard, 135th Avenue, and Springfield Avenue;
- 17. changing from a C8-1 District to an R5D District

- property bounded by a line midway between Merrick Boulevard and 133rd Road, 218th Street, 133rd Road, 220th Street, a line 100 feet northeasterly of Merrick Boulevard, 225th Street, a line 150 feet southeasterly of Merrick Boulevard, 223rd Street, a line 100 feet southwesterly of Merrick Boulevard, 222nd Street, a line 140 feet southwesterly of Merrick Boulevard, 221st Street, a line 100 feet southwesterly of Merrick Boulevard, a line 100 feet northwesterly of 220th Street, a line 125 feet southwesterly of Merrick Boulevard, a line 100 feet northwesterly of 219th Street, a line 150 feet southwesterly of Merrick Boulevard and its northwesterly prolongation (at 217th Street), and Springfield Boulevard;
  - 18. establishing within a proposed R3X District a C1-3 District bounded by Springfield Boulevard, a line 60 feet northeasterly of 144th Avenue, a line 75 feet southeasterly of Springfield Boulevard, 144th Avenue, and North Conduit Avenue;
  - 19. establishing within an existing R3-2 District a C1-3 District bounded by:
    - a. 225th Street, a line 100 feet northeasterly of Merrick Boulevard, 228th Street, a line 95 feet northeasterly of Merrick Boulevard, 229th Street, a line 100 feet northeasterly of Merrick Boulevard, 234th Street, a line 100 feet southwesterly of 133rd Road (straight portion) and its southeasterly centerline prolongation, a northwesterly service road of Laurelton Parkway, a line 100 feet northeasterly of 134th Road, a line 100 feet southeasterly of 234th Street, a line 100 feet southwesterly of Merrick Boulevard, 230th Street, a line 95 feet southwesterly of Merrick Boulevard, 229th Street, and a line 100 feet southwesterly of Merrick Boulevard;
    - b. 224th Street, a line 80 feet northeasterly of 141st Avenue, 225th Street, and 141st Avenue;
    - c. 224th Street, the Long Island Rail Road (Montauk Division) right-of-way, 225th Street, and 141st Road; and
    - d. 141st Road, 224th Street, Prospect Court, and a line 100 feet northwesterly of 224th Street;
  - 20. establishing within a proposed R5D District a C2-3 District bounded by Springfield Boulevard, 133rd Road, a line 100 feet southeasterly of Springfield Boulevard, a line midway between 133rd Road and Merrick Boulevard, 218th Street, a line 100 feet northeasterly of Merrick Boulevard, 225th Street, a line 100 feet southwesterly of Merrick Boulevard, 222nd Street, a line 140 feet southwesterly of Merrick Boulevard, 221st Street, a line 100 feet southwesterly of Merrick Boulevard, a line 100 feet northwesterly of 220th Street, a line 125 feet southwesterly of Merrick Boulevard, a line 100 feet northwesterly of 219th Street, a line 150 feet southwesterly of Merrick Boulevard, a line 100 feet northwesterly of 218th Street, a line 175 feet southwesterly of Merrick Boulevard, 217th Street, 134th Road, a line 200 feet southeasterly of Springfield Boulevard, a line midway between 134th Road and 135th Avenue, a line 100 feet southeasterly of Springfield Boulevard, and 135th Avenue;
- as shown on a diagram (for illustrative purposes only) dated June 2, 2008 and subject to the conditions of CEQR Declaration E-219.

**BOROUGH OF STATEN ISLAND  
Nos. 12 & 13  
ST. GEORGE REZONING  
No. 12**

**CD 1** **N 080425 ZRR**  
**IN THE MATTER OF** an application submitted by the Department of City Planning pursuant to Section 201 of the New York City Charter, for amendment of the Zoning Resolution of the City of New York relating to Article I, Chapters 1, 2, 4, 5 and Article 10, Chapter 8 to establish the Special St. George District in Staten Island, CD 1.

**Special St. George District**

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

**11-12  
Establishment of Districts**

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

\* \* \*  
 Establishment of the Special South Richmond Development District

In order to carry out the special purposes of this Resolution as set forth in Article X, Chapter 7, the #Special South Richmond Development District# is hereby established.

Establishment of the Special St. George District

In order to carry out the special purposes of this Resolution as set forth in Article X, Chapter 8, the #Special St. George District# is hereby established.

\* \* \*

**12-10  
DEFINITIONS**

\* \* \*

Special South Richmond Development District

\* \* \*

Special St. George District

The “Special St. George District” is a Special Purpose District designated by the letters “SG” in which special regulations set forth in Article X, Chapter 8, apply. The #Special St. George District# appears on the #zoning maps# superimposed on other districts and its regulations supplement or supersede those of the districts on which it is superimposed.

Special Stapleton Waterfront District

\* \* \*

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

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

\* \* \*

Staten Island	#Enclosed Sidewalk Cafe#	#Unenclosed Sidewalk Cafe#
South Richmond Development District	Yes	Yes
St. George District	Yes	Yes
Stapleton Waterfront District	Yes	Yes

\* \* \*

**Chapter 5 Residential Conversion of Existing Non-Residential Buildings**

\* \* \*

**15-011 Applicability within Special Districts**

\* \* \*

The provisions of this Chapter shall apply in the #Special Downtown Jamaica District# as modified by Article XI, Chapter 5 (Special Downtown Jamaica District).

The provisions of this Chapter shall apply in the #Special St. George District# as modified by Article X, Chapter 8 (Special St. George District).

\* \* \*

**ARTICLE X SPECIAL PURPOSE DISTRICTS**

\* \* \*

All text is new; it is not underlined

**Chapter 8 Special St. George District**

**108-00 GENERAL PURPOSES**

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

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

**108-01 Definitions**

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

**Commercial Street**

A “commercial street” shall be a street, or portion thereof, where special regulations pertaining to ground floor uses on #commercial streets#, pursuant to Section 108-11, apply to #zoning lots# fronting upon such #streets#. #Commercial streets# are designated on Map 2, in the Appendix to this Chapter.

**108-02 General Provisions**

In harmony with the general purpose and intent of this Resolution and the general purposes of the #Special St. George District#, the regulations of this Chapter shall apply to all #developments#, #enlargements#, alterations and changes of #use# within the #Special St. George District#. The regulations of all other Chapters of this Resolution are applicable, except as superseded, supplemented or modified by the provisions of this Chapter. In the event of a conflict between the provisions of this Chapter and other regulations of this Resolution, the provisions of this Chapter shall control.

However, the regulations of this Chapter shall not apply to any property that is the subject of a site selection for a court house and public parking garage pursuant to application 080379 PSR. Such property shall be governed by the underlying regulations of this Resolution.

Furthermore, any property that is the subject of a site selection and acquisition for the use of a lot for open parking pursuant to application 080378 PCR may be governed by the regulations of this Chapter or the underlying regulations of this Resolution for a period of two years after (date of enactment). After (date of enactment), such property shall be subject to the regulations of this Chapter.

**108-03 District Plan and Maps**

The regulations of this Chapter are designed to implement the #Special St. George District# Plan.

The District Plan includes the following four maps :

- Map 1 Special St. George District Plan
- Map 2 Commercial Streets
- Map 3 Minimum and Maximum Base Heights
- Map 4 Tower Restriction Areas

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

**108-04 Subdistricts**

In order to carry out the purposes and provisions of this Chapter, the #Special St. George District# shall include two Subdistricts: Subdistrict A (Upland) and Subdistrict B (Waterfront), as shown on Map 1 (Special St George District Plan) in the Appendix to this Chapter.

**108-05 Applicability of District Regulations**

**108-051 Applicability of Article I, Chapter 1**

Within the #Special St. George District#, Section 11-15 (Environmental Requirements) shall apply, except that prior to issuing a building permit for any #development#, or for an #enlargement#, #extension# or a change of #use#, on a lot that has an (E) designation for hazardous material contamination, noise or air quality, the Department of Buildings shall be furnished with a report from the Department of Environmental Protection of the City of New York stating:

- (a) in the case of an (E) designation for hazardous material contamination, that environmental requirements related to the (E) designation have been met for that lot; or
- (b) in the case of an (E) designation for noise or air quality, that the plans and drawings for such #development# or #enlargement# will result in compliance with the environmental requirements related to the (E) designation.

**108-052 Applicability of Article 1, Chapter 2**

The definition of “lower density growth management area” in Section 12-10 (DEFINITIONS) shall be modified to exclude all districts within the #Special St George District#.

**108-053 Applicability of Article 1, Chapter 5**

The provisions of Article 1, Chapter 5 (Residential Conversion of Existing Non-Residential Buildings), shall apply in the #Special St. George District#, except as modified in this Chapter.

**108-10 USE REGULATIONS**

**108-11 Ground Floor Uses on Commercial Streets**

Map 2 (Commercial Streets) in Appendix A of this Chapter specifies locations where the special ground floor #use# regulations of this Section apply.

#Uses# on the ground floor of a #building# shall be limited to #commercial uses#. The level of the finished floor of such ground floor shall be located not higher than two feet above nor lower than two feet below the as-built level of the adjoining #street#.

#Commercial uses# shall have a depth of at least 30 feet from the #street wall# of the #building# facing the #commercial street# and shall extend along the entire width of the #building# except for lobbies and entrances to #accessory# parking spaces, provided such lobbies and entrances do not occupy more than 25 percent of the #street wall# width of the #building#. Enclosed parking spaces, or parking spaces

covered by a #building#, including such spaces #accessory# to #residences# shall be permitted to occupy the ground floor provided they are located beyond 30 feet of the #street wall# of the #building# facing the #commercial street#.

**108-12 Transparency Requirements**

Any #street wall# of a #building# containing ground floor #commercial# or #community facility uses#, excluding #schools#, shall be glazed with transparent materials which may include show windows, glazed transoms or glazed portions of doors. Such glazed area shall occupy at least 50 percent of the area of each such ground floor #street wall# measured to a height of 10 feet above the level of the adjoining sidewalk or public access area.

**108-13 Location of Uses in Mixed Buildings**

The provisions of Section 32-422 (Location of floors occupied by non-residential uses) are modified to permit #residential uses# on the same #story# as a non-#residential use# provided no access exists between such #uses# at any level containing #residences# and provided any non-#residential uses# are not located directly over any #residential uses#. However, such non-#residential uses# may be located over a #residential use# by authorization of the City Planning Commission upon a finding that sufficient separation of #residential uses# from non-#residential uses# exists within the #building#.

**108-14 Security Gates**

Within the #Special St. George District#, all security gates that are swung, drawn or lowered to secure commercial or community facility premises shall, when closed, permit visibility of at least 75 percent of the area covered by such gate when viewed from the #street# or publicly accessible area, except that this provision shall not apply to entrances or exits to parking garages.

**108-20 FLOOR AREA, LOT COVERAGE AND YARD REGULATIONS**

**108-21 Maximum Floor Area Ratio**

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

**108-22 Maximum Lot Coverage**

In C4-2 Districts within Subdistrict A, the underlying #open space ratio# provisions shall not apply. In lieu thereof, the maximum permitted #lot coverage# for a #residential building# or portion thereof shall be 70 percent for an #interior# or #through lot# and 80 percent for a #corner lot#. However, no maximum #lot coverage# shall apply to any #corner lot# of 5,000 square feet or less.

**108-23 Rear Yard Equivalents**

In C4-2 Districts within Subdistrict A, the #rear yard equivalent# regulations for #residential uses# on #through lots# or the #through lot# portion of a #zoning lot# are modified as set forth in this Section. Such #yards# shall be provided within 45 feet of the centerline of the #through lot# or #through lot# portion, and the level of such #yards# may be provided at any level not higher than the floor level of the lowest #story# containing #dwelling units# that face such #yards#. Furthermore, no #rear yard equivalent# regulations shall apply to any #through lot# or #through lot# portion of a #zoning lot# on which a tower is #developed# or #enlarged# pursuant to Section 108-34.

**108-30 HEIGHT AND SETBACK REGULATIONS**

In C1-2 Districts mapped within R3-2 Districts, all #buildings# shall comply with the height and setback regulations of R4 Districts, except that the maximum perimeter wall height shall be 26 feet, and the #street wall# location provisions of Section 108-32 (Street Wall Location and Base Height) shall apply.

The underlying height and setback regulations in C4-2 Districts within Subdistrict A shall not apply. In lieu thereof, the height and setback regulations of this Section, inclusive, shall apply.

In Subdistrict B, the underlying height and setback regulations of Section 62-34 (Height and Setback Regulations on Waterfront Blocks) shall apply, except as modified in Section 108-31 (Rooftop Regulations).

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

**108-31 Rooftop Regulations**

The provisions of this Section shall apply to all #buildings# in C4-2 Districts within Subdistricts A and B.

- (a) Permitted obstructions

The provisions of Section 33-42 (Permitted Obstructions) shall apply to all #buildings#, except that elevator or stair bulkheads, roof water tanks, cooling towers or other mechanical equipment (including enclosures), may penetrate a maximum height limit, provided that either:

- (1) the product, in square feet, of the

#aggregate width of street walls# of such obstructions facing each #street# frontage, times their average height, in feet, shall not exceed a figure equal to eight times the width, in feet, of the #street wall# of the #building# facing such frontage; or

- (2) the #lot coverage# of all such obstructions does not exceed 20 percent of the #lot coverage# of the #building#, and the height of all such obstructions does not exceed 40 feet. In addition, dormers may penetrate a maximum base height in accordance with the provisions of paragraph (c) of Section 23-621 (Permitted obstructions in certain districts).

- (b) Screening requirements for mechanical equipment

For all #developments# and #enlargements#, and conversions of non-#residential buildings# to #residences#, all mechanical equipment located on any roof of a #building or other structure# shall be fully enclosed, except that openings in such enclosure shall be permitted only to the extent necessary for ventilation and exhaust.

#### 108-32 Street Wall Location and Base Height

The provisions of this Section, inclusive, shall apply to all #buildings# within Subdistrict A.

#### 108-321 Street walls along commercial streets

For #zoning lots# with #commercial street# frontage, the #street wall# of any #development# or #enlargement# shall extend along at least 70 percent of the #commercial street# frontage of the #zoning lot# and be located within eight feet of the #street line# of the #commercial street#. In C4-2 Districts within Subdistrict A, such #street walls# shall rise without setback to the minimum height specified on Map 3 (Minimum and Maximum Base Heights), or the height of the #building#, whichever is less.

#### 108-322 Street walls along non-commercial streets

For #zoning lots# without #commercial street# frontage, the #street wall# of any #development# or #enlargement# shall extend along at least 50 percent of the #street# frontage of the #zoning lot# and be located within eight feet of the #street line#. In C4-2 Districts within Subdistrict A, such #street walls# shall rise without setback to the minimum height specified on Map 3 (Minimum and Maximum Base Heights), or the height of the #building#, whichever is less.

#### 108-323 Maximum base height

The maximum height of a #building or other structure# before setback shall be as specified on Map 3 (Minimum and Maximum Base Heights). All portions of #buildings# above such maximum base height shall provide a setback at least ten feet in depth measured from any #street wall# facing a #wide street# and 15 feet in depth from any #street wall# facing a #narrow street#. In C4-2 Districts within the Subdistrict A, dormers may exceed the maximum base height in accordance with the provisions of paragraph (c) of Section 23-621 (Permitted obstructions in certain districts).

#### 108-33 Maximum building height

In C4-2 Districts within Subdistrict A, the maximum #building# height shall be 70 feet, except where towers are permitted pursuant to Section 108-34.

#### 108-34 Towers

The tower provisions of this Section shall apply to any #zoning lot# with a #lot area# of at least 10,000 square feet. Any portion of a #building developed# or #enlarged# on such #zoning lots# that exceeds a height of 70 feet shall be constructed as either a point tower or a broad tower, as follows:

- (a) Point tower

Each #story# located entirely above a height of 70 feet shall not exceed a gross area of 6,800 square feet. The outermost walls of each such #story# shall be inscribed within a rectangle, and the maximum length of any side of such rectangle shall be 85 feet. The highest three #stories#, or as many #stories# as are located entirely above a height of 70 feet, whichever is less, shall have a #lot coverage# of at least 50 percent of the #story# immediately below such #stories#, and a maximum #lot coverage# of 80 percent of the #story# immediately below such #stories#.

- (b) Broad tower

Each #story# located entirely above a height of 70 feet shall not exceed a gross area of 8,800 square feet. The outermost walls of each such #story# shall be inscribed within a rectangle, and the maximum length of any side of such rectangle shall be 135 feet. The upper #stories# shall provide setbacks with a minimum depth of 15 feet measured from the east facing wall of the #story# immediately below. Such setbacks shall be provided at the level of three different #stories#, or as many #stories# as are located entirely above a height of 70 feet, whichever is less. For towers with at least six #stories# located entirely above a height of 70 feet, the lowest level at which such setbacks may be provided is 100 feet, and the highest #story# shall be located entirely within the western half of the tower.

- (c) Orientation of all towers

The maximum length of the outermost walls of any side of each #story# of a #building# facing the #shoreline# that is entirely above a height of 70 feet shall not exceed 80 feet. For the purposes of this Section, the #street line# of St. Marks Place shall be considered to be a line parallel to the #shoreline#, and any side of such rectangle facing

St. Marks Place from which lines perpendicular to the #street line# of St Marks Place may be drawn, regardless of intervening structures, properties or #streets#, shall not exceed 80 feet.

- (d) Location of all towers

Any portion of a #building# that exceeds a height of 70 feet shall be no closer to a #side lot line# than eight feet, and any #story# of a #building# that is entirely above a height of 70 feet shall be located within 25 feet of a #street line#.

- (e) Maximum tower height

The maximum height of any #building# utilizing the tower provisions of this Section shall be 200 feet.

- (f) Tower and base integration

All portions of a #building# that exceed the applicable maximum base height set forth in Section 108-323 shall be set back at least 10 feet from the #street wall# of a #building# facing a #wide street# and at least 15 feet from the #street wall# of a #building# facing a #narrow street#. However, up to 50 percent of the #street wall# of the portion of the #building# located above a height of 70 feet need not be set back from the #street wall# of the #building#, and may rise without setback from grade, provided such portion of the #building# is set back at least 10 feet from a #wide street line# and at least 15 feet from a #narrow street line#.

- (g) Tower exclusion areas

No #building# may exceed a height of 70 feet within the areas designated on Map 4 (Tower Restriction Areas), in the Appendix to this Chapter.

#### 108-40 MANDATORY IMPROVEMENTS

#### 108-41 Sidewalks

Sidewalks with a depth of at least 12 feet, measured perpendicular to the curb of a #street#, shall be provided along the entire #street# frontage of a #zoning lot#. In locations where the width of the sidewalk within the #street# is less than 12 feet, a sidewalk widening shall be provided on the #zoning lot# so that the combined width of the sidewalk within the #street# and the sidewalk widening equals 12 feet. However, existing #buildings# to remain on the #zoning lot# need not be removed in order to comply with this requirement. All sidewalk widenings shall be improved to Department of Transportation standards for sidewalks, shall be at the same level as the adjoining public sidewalks, and shall be accessible to the public at all times.

#### 108-50 PARKING REGULATIONS

In the #Special St George District#, the underlying regulations governing permitted and required #accessory# off-street parking spaces are modified as set forth in this Section.

#### 108-51 Required off-street parking and loading

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

- (a) Residential uses

One off-street parking space shall be provided for each #dwelling unit# created after (effective date of amendment), including any #dwelling units# within #buildings# converted pursuant to Article 1, Chapter 5 (Residential Conversion of Existing Non-Residential Buildings). However, where the total number of required spaces is five or less, or for conversions, where the total number of required spaces is 20 or less, no parking shall be required, except that such waiver provision shall not apply to any #zoning lot# subdivided after (effective date of amendment). The provisions of Section 73-46 (Waiver of Requirements for Conversions) shall apply to conversions where more than 20 parking spaces are required.

- (b) Commercial uses

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

- (c) Community facility use

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

#### 108-52 Special Floor Area Regulations

The #floor area# of a #building# shall not include floor space used for off-street parking spaces provided in any #story# that complies with the provisions of Section 108-54 (Location of Accessory Off-street Parking Spaces).

#### 108-53 Use of Parking Facilities

All #accessory# off-street parking spaces may be provided within parking facilities, including #public parking garages#, on #zoning lots# other than the same #zoning lot# as the #use# to which they are #accessory#, provided:

- (a) such parking facilities are located within the #Special St. George District#;
- (b) the off-street parking space within such facility is counted only once in meeting the parking requirements for a specific #zoning lot#; and
- (c) the number of #accessory# parking spaces within such facility shall not exceed the combined number

of spaces permitted on each #zoning lot# using such facility, less the number of spaces provided on each #zoning lot# using such facility.

#### 108-54 Location of Accessory Off-street Parking Spaces

No open parking areas shall be located between the #street wall# of a #building# and the #street line#, and no open parking area shall front upon a #commercial street#. All open parking areas, regardless of the number of parking spaces, shall comply with the perimeter screening requirements of Section 37-921.

All off-street parking spaces within structures shall be located within facilities that, except for entrances and exits, are:

- (a) entirely below the level of each #street# upon which such facility fronts; or
- (b) located, at every level above-grade, behind commercial, community facility or #residential floor area# so that no portion of such parking facility is visible from adjoining #streets#. The minimum depth of any such #floor area# shall be 30 feet, except that such depth may be reduced to 15 feet where the #street wall# containing such #floor area# fronts upon a #street# with a slope in excess of 11 percent; and
- (c) no parking shall be permitted on the roof of such facilities.

#### 108-55 Special Requirements for Roofs of Parking Facilities

The roof of a facility containing off-street parking spaces, not otherwise covered by a #building#, which is larger than 400 square feet shall be landscaped. No parking spaces shall be provided on the roof of such facility. Up to five percent of such roof area may be used for mechanical equipment, provided that such mechanical equipment is screened from view by a fence which is at least 75 percent opaque or by at least three feet of dense planting. No less than 75 percent of such roof area shall be accessible for the recreational use of the occupants of the building in which it is located; and no more than 25 percent may be accessible solely from an adjacent #dwelling unit#. Hard surfaced areas shall not cover more than 60 percent of such roof area.

#### 108-56 Curb Cuts on Commercial Streets

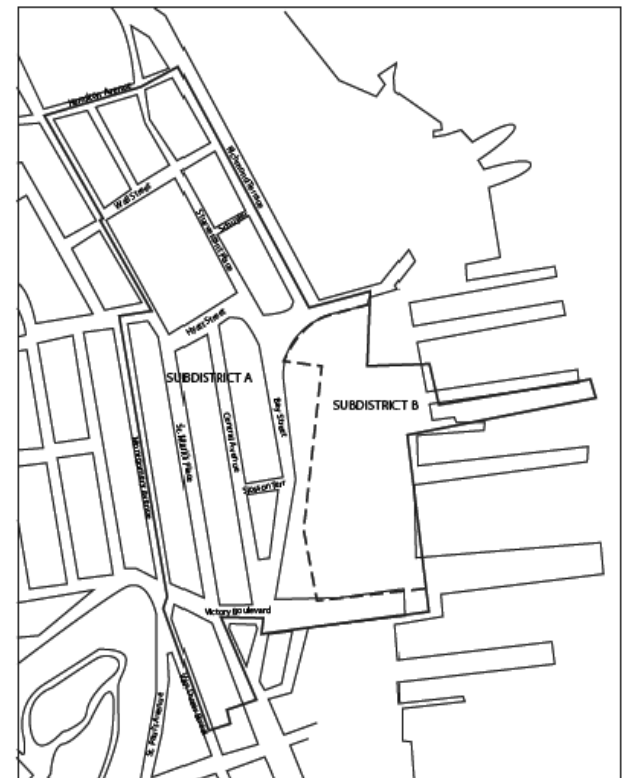
No curb cuts shall be permitted on #commercial streets# as shown on Map 2 in the Appendix to this Chapter. However, if access to a required #accessory# parking facility or loading berth is not possible because of such restriction, a curb cut may be allowed if the Chairperson off the City Planning Commission certifies to the Commissioner of Buildings that such location is the only possible location for the facility or loading berth, is not hazardous to traffic safety, is at least 50 feet from the intersection of two #street lines#, and is constructed so as to have minimal effect on the streetscape.

#### 108-57 Accessory Indoor Bicycle Parking

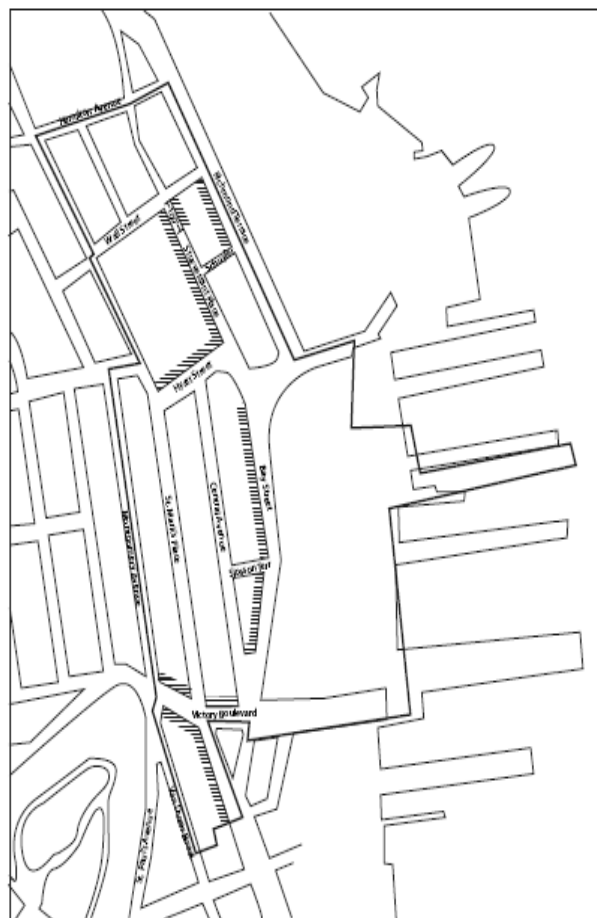
A designated area for #accessory# bicycle parking shall be provided for #developments# or #enlargements# with #residential# or #commercial uses#. Such facility shall be enclosed, accessible and secure. Floor space used for #accessory# bicycle parking located below a height of 33 feet, including #accessory# facilities, such as lockers, showers and circulation space, shall not be included in the definition of #floor area#.

- (a) For #residential developments# or #enlargements# with ten or more units per #building# or #building segment#, one bicycle parking space shall be provided for every two #dwelling units#, up to a maximum of 200 bicycle parking spaces.
- (b) For commercial office #developments# or #enlargements# with 10,000 square feet or more of office #floor area#, one bicycle parking space shall be provided for every 5,000 square feet of office space, up to a maximum of 200 bicycle parking spaces.
- (c) For commercial #developments# or enlargements# with 10,000 square feet or more of retail or service #floor area#, one bicycle parking space shall be provided for every per 10,000 square feet of retail space, up to a maximum of 100 bicycle parking spaces.

SPECIAL ST GEORGE DISTRICT  
MAP 1. District Plan



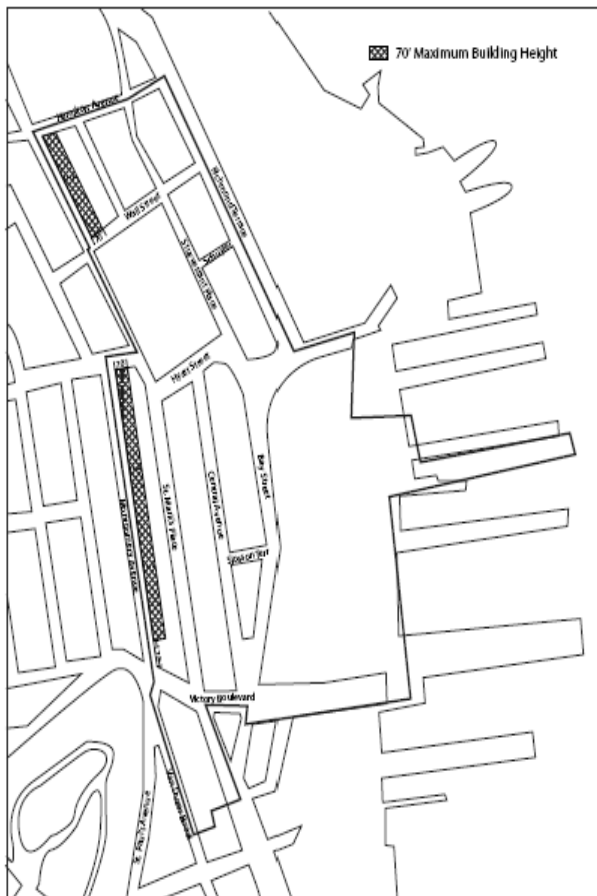
SPECIAL ST GEORGE DISTRICT  
MAP 2. Commercial Street Locations



SPECIAL ST GEORGE DISTRICT  
MAP 3. Minimum and Maximum Base Height



SPECIAL ST GEORGE DISTRICT  
MAP 4. Tower Restriction Areas



No. 13

CD 1 C 080426 ZMR

**IN THE MATTER OF** an application submitted by the Department of City Planning pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 21c

1. eliminating from an existing R3-2 District a C1-2 District bounded by Victory Boulevard, Bay Street (westerly portion), a line 600 feet northwesterly of Hannah Street, and Van Duzer Street;
2. changing from an R3-2 District to a C4-2 District property bounded by Victory Boulevard, Bay Street (westerly portion), a line 600 feet northwesterly of Hannah Street, and Van Duzer Street; and
3. establishing a Special St. George District bounded by:  
the property line of the US Government Lighthouse Department,  
the US Bulkhead line of the Upper Bay,  
a line forming an angle of 104 degrees with the second-named course distant 225 feet northerly (as measured along the second-named course) of the first-named course,  
a line perpendicular to the third-named course distant 326 feet westerly (as measured along the third-named course) of the second-named course, the northerly street line of Borough Place and its westerly prolongation,  
Richmond Terrace and its southeasterly centerline prolongation,  
Hamilton Avenue,  
St. Marks Place,  
Fort Place,  
Montgomery Avenue,  
the northerly centerline prolongation of St. Pauls Avenue,  
Van Duzer Street,  
a line 150 feet northwesterly of Hannah Street, a line midway between Van Duzer Street and Bay Street,  
the southwesterly centerline prolongation of Minthorne Street,  
Bay Street (westerly portion),  
Victory Boulevard,  
Bay Street (easterly portion),  
the southerly street line of Victory Boulevard and its westerly and easterly prolongations,  
the northerly prolongation of a line 135 feet easterly of Murray Hulbert Avenue,  
the easterly prolongation of a line 921 feet northerly of the southerly street line of Victory Boulevard,  
a US Pierhead Line, and  
the property line of the US Government Lighthouse Department;

as shown on a diagram (for illustrative purposes only) dated May 19, 2008, and subject to the conditions of CEQR Declaration E-217.

**YVETTE V. GRUEL, Calendar Officer**  
City Planning Commission  
22 Reade Street, Room 2E  
New York, New York 10007  
Telephone (212) 720-3370

jy7-23

**COMMUNITY BOARDS**

**PUBLIC HEARINGS**

PUBLIC NOTICE IS HEREBY GIVEN THAT the following matters have been scheduled for public hearing by Community Boards:

**BOROUGH OF STATEN ISLAND**

COMMUNITY BOARD NO. 1 - Thursday, July 17, 2008 at 8:00 P.M., Mt. Carmel Hall, 36 Amity Street (enter parking lot on Virginia Ave.), Staten Island, NY

**C 080507PPY**

An application has been submitted by the Department of Transportation for the disposition of two city-owned properties located at the St. George Ferry Terminal.

**N 080265ZAR**

Application requests authorization of commercial use located within the Special Hillside Preservation District for a proposed three story mixed-use building with two dwelling units, retail on the first floor and two off-street parking spaces at 449 Jersey Street.

**BSA-719-56-BZ**

An application has been submitted to waive the rules of practice and procedure and reinstate the zoning variance that was granted under previous application since it has lapsed at 2525 Victory Boulevard.

jy11-17

**CONSUMER AFFAIRS**

**PUBLIC HEARINGS**

**Notice of Public Hearing to Consider the Relocation License Application for a Commercial Lessor to Operate Bingo Hall.**

Pursuant to §481 of the N.Y. State General Municipal Law, the New York City Department of Consumer Affairs will hold a public hearing to consider the following relocation license application for a Commercial Lessor to Operate a Bingo Hall:

The hearing to consider the license application by BHC Highway Corp. d/b/a Taj Mahal, 8625B 18th Avenue, Brooklyn, N.Y. 10027 will be held at 10:00 A.M., on August 5, 2008, in the 11th floor hearing room 66 John Street.

Written comments concerning this license application or questions concerning the hearing may be addressed to Precious Bonaparte, Licensing Attorney, Department of Consumer Affairs, 42 Broadway, 8th Floor, New York, NY 10004 or she may be contacted by telephone at (212) 361-7568.

jy16

**DESIGN & CONSTRUCTION**

**NOTICE**

PLEASE TAKE NOTICE, that in accordance with Section 201-204 (inclusive) of the New York State Eminent Domain Procedure Law ("EDPL"), a public hearing will be held by the New York City Department of Design and Construction, on behalf of the City of New York in connection with the acquisition of certain properties for the installation of storm and sanitary sewers and water mains at certain portions of South Railroad Street from North Pine Terrace to Annadale Road and Sneden Avenue from Eagan Avenue to Arden Avenue (Capital Project SER002181) - Borough of Staten Island.

The time and place of the hearing is as follows:

DATE: Friday, August 8, 2008  
TIME: 10:00 A.M.  
LOCATION: NYC Department of Design and Construction  
4434 Amboy Road, 2nd Floor  
Staten Island, NY 10312

The purpose of this hearing is to inform the public of the proposed acquisition of certain street beds and adjacent properties and to review the public use to be served by the project and the impact on the environment and residents. The scope of this Capital Project includes the installation of new storm and sanitary sewers and water mains.

The properties proposed to be acquired are located in the Borough of State Island as follows:

South Railroad Street from North Pine Terrace to Annadale Road as shown on Damage and Acquisition Map No. 4183, dated November 14, 2005 and Sneden Avenue from Eagan Avenue to Arden Avenue as shown on Damage and Acquisition Map No. 4161, dated June 18, 2008.

The properties affected include the following areas as shown on the Tax Map of the City of New York for the Borough of Staten Island:

**South Railroad Street**  
Block 6249, part of Lots 260, 431, 433, 530; and  
Bed of street for South Railroad Street from North Pine Terrace to Annadale Road.

**Sneden Avenue**  
Block 6205, part of Lot 200;  
Block 6209, part of Lots 1, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 30;  
Block 6211, part of Lots 24, 32, 33; and  
Bed of Street for Sneden Avenue from Eagan Avenue to Arden Avenue.

There are no proposed alternate locations.

Any person in attendance at this meeting shall be given a reasonable opportunity to present oral or written statements and to submit other documents concerning the proposed acquisition. Each speaker shall be allotted a maximum of five (5) minutes. In addition, written statements may be submitted to the General Counsel at the address stated below, provided the comments are received by 5:00 P.M. on August 15, 2008 (5 working days from public hearing date).

NYC Department of Design and Construction  
Office of General Counsel, 4th Floor  
30 - 30 Thomson Avenue  
Long Island City, NY 11101

**Please note: Those property owners who may subsequently wish to challenge condemnation of their property via judicial review may do so only on the basis of issues, facts and objections raised at the public hearing.**

jy14-18

**EMPLOYEES' RETIREMENT SYSTEM**

**INVESTMENT MEETING**

Please be advised that the next Investment Meeting of the Board of Trustees of the New York City Employees' Retirement System has been scheduled for Monday, July 21, 2008 at 9:30 A.M. to be held at the New York City Employees' Retirement System, 335 Adams Street, 22nd Floor Boardroom, Brooklyn, NY 11201-3751.

jy14-18

**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 25-307, 25-308, 25-309, 25-313, 25-318, 25-320) (formerly Chapter 8-A, Sections 207-6.0, 207-7.0, 207-12.0, 207-17.0, and 207-19.0), on Tuesday **July 22, 2008** at 9:30 A.M. in the morning of that day, a public hearing will be held in the Conference Room at 1 Centre Street, 9th Floor, Borough of Manhattan with respect to the following properties and then followed by a public meeting. Any person requiring reasonable accommodation in order to participate in the hearing or attend the meeting should call or write the Landmarks Commission no later than five (5) business days before the hearing or meeting.

## CERTIFICATE OF APPROPRIATENESS

BOROUGH OF BROOKLYN 08-8420 - Block 1917, lot 28-132 Willoughby Avenue - Clinton Hill Historic District  
A French Second Empire style rowhouse built c. 1871.  
Application is to replace a window.

## CERTIFICATE OF APPROPRIATENESS

BOROUGH OF BROOKLYN 08-8744 - Block 286, lot 31/32-138-138A Court Street - Cobble Hill Historic District  
A pair of flats buildings built in 1915-17. Application is to replace storefront infill.

## CERTIFICATE OF APPROPRIATENESS

BOROUGH OF BROOKLYN 09-1047 - Block 1067, lot 50-799 Carroll Street - Park Slope Historic District  
A rowhouse built in 1889 and redesigned in the neo-Federal style by George Chappell in 1918. Application is to replace the cornice and alter windows.

## ADVISORY REPORT

BOROUGH OF MANHATTAN 09-1281 - Block Various, lot Various-  
West Broadway between Chambers Street and Franklin Street - Tribeca South Historic District and Tribeca West Historic District  
A commercial thoroughfare first laid out in the late 18th Century. Application is to install flood mitigation measures.

## CERTIFICATE OF APPROPRIATENESS

BOROUGH OF MANHATTAN 08-3075 - Block 190, lot 7503-35 North Moore Street - Tribeca West Historic District  
A Romanesque Revival style cold storage warehouse designed by Thomas R. Jackson and built in 1891. Application is to alter windows in the penthouse addition.

## CERTIFICATE OF APPROPRIATENESS

BOROUGH OF MANHATTAN 08-7529 - Block 230, lot 27-93 Grand Street - SoHo Cast Iron Historic District  
A store building designed by J. B. Snook and built in 1869. Application is to alter the storefront.

## CERTIFICATE OF APPROPRIATENESS

BOROUGH OF MANHATTAN 08-6504 - Block 475, lot 7502-35 Wooster Street - SoHo-Cast Iron Historic District  
A French Renaissance style store and loft building designed by S. Curtiss Jr. and built in 1866. Application is to legalize the replacement of an access lift without Landmarks Preservation Commission permit.

## CERTIFICATE OF APPROPRIATENESS

BOROUGH OF MANHATTAN 09-0214 - Block 587, lot 10-26 Commerce Street - Greenwich Village Historic District  
A Federal style rowhouse built in 1821. Application is to alter the roof and enlarge a rear extension. Zoned C2-6.

## CERTIFICATE OF APPROPRIATENESS

BOROUGH OF MANHATTAN 08-7986 - Block 641, lot 58-335 West 12th Street, aka 802-810 Greenwich Street - Greenwich Village Historic District  
A one-story garage building, built in 1944. Application is to demolish the building and construct a four-story building. Zoned R6.

## CERTIFICATE OF APPROPRIATENESS

BOROUGH OF MANHATTAN 08-8470 - Block 608, lot 18-142 West 13th Street - Greenwich Village Historic District  
A rowhouse built in 1842 and altered in 1938. Application is to remove the front stairs, replace windows, and alter the rear facade.

## CERTIFICATE OF APPROPRIATENESS

BOROUGH OF MANHATTAN 09-1039 - Block 645, lot 25-837 Washington Street, aka 426-432 West 13th Street - Gansevoort Market Historic District  
A Moderne style market building designed by David M. Oltarch and built in 1938. Application is to alter the facades and construct a four-story rooftop addition. Zoned M1-5.

## CERTIFICATE OF APPROPRIATENESS

BOROUGH OF MANHATTAN 09-0802 - Block 738, lot 1-44-54 9th Avenue, aka 357 West 14th Street - Gansevoort Market Historic District  
A row of Greek Revival style rowhouses built circa 1845-1846 altered to accommodate stores at the ground floor.  
Application is to replace storefront infill and install signage and lighting.

## CERTIFICATE OF APPROPRIATENESS

BOROUGH OF MANHATTAN 08-6069 - Block 846, lot 14-17 East 17th Street - Ladies' Mile Historic District  
An early 20th century commercial style store and loft building designed by George and Edward Blum and built in 1911-1912. Application is to legalize stair and elevator bulkheads built in noncompliance with Landmarks Preservation Commission permits. Zoned M1-5M.

## CERTIFICATE OF APPROPRIATENESS

BOROUGH OF MANHATTAN 08-8395 - Block 822, lot 19-19-25 West 20th Street - Ladies' Mile Historic District  
A 20th Century Utilitarian style parking garage designed by Matthew Del Guardio and built in 1926-27, and a parking lot. Application is to construct a new 16-story building on the empty lot, construct a three-story addition on the garage and install signage. Zoned C6-4A/R10A.

## CERTIFICATE OF APPROPRIATENESS

BOROUGH OF MANHATTAN 08-3557 - Block 720, lot 35-425 West 22nd Street - Chelsea Historic District Extension  
An Anglo-Italianate style residence designed by Morgan Pindar and built in 1855. Application is to alter the front facade and construct a rear yard addition. Zoned R7B.

## CERTIFICATE OF APPROPRIATENESS

BOROUGH OF MANHATTAN 08-7304 - Block 850, lot 4-361 West 22nd Street - Chelsea Historic District  
An Italianate style rowhouse built in 1872. Application is to construct a rooftop addition.

## CERTIFICATE OF APPROPRIATENESS

BOROUGH OF MANHATTAN 08-8466 - Block 824, lot 46-12 West 23rd Street - Ladies' Mile Historic District  
A converted dwelling built in 1859 and altered in the Second Empire Commercial style in 1874 by Griffith Thomas.  
Application is to install storefront infill and signage.

## CERTIFICATE OF APPROPRIATENESS

BOROUGH OF MANHATTAN 09-0627 - Block 850, lot 14-155 Fifth Avenue - Scribner Building, Individual Landmark-Ladies' Mile Historic District  
A Beaux-Arts style store and office building designed by Ernest Flagg and built in 1893-94. Application is to install storefront infill.

## CERTIFICATE OF APPROPRIATENESS

BOROUGH OF MANHATTAN 08-8327 - Block 1300, lot 1-230 Park Avenue - Former New York Central/now the Helmsley Building - Individual Landmark and Interior Landmark  
A Beaux-Arts style office building built in 1927-29 designed by Warren & Wetmore. Application is to install a door and desks.

## CERTIFICATE OF APPROPRIATENESS

BOROUGH OF MANHATTAN 08-5825 - Block 1399, lot 66-114 East 65th Street - Upper East Side Historic District  
A Beaux-Arts style residence designed by Buchman & Deisler and built in 1899-1900. Application is to enclose a rear terrace. Zoned R8B.

## CERTIFICATE OF APPROPRIATENESS

BOROUGH OF MANHATTAN 08-7360 - Block 1406, lot 30-177 East 71st Street - Upper East Side Historic District  
A neo-Federal style residence designed by S. E. Gage and built in 1909-10. Application is to construct a rooftop addition and a rear yard addition. Zoned R8B, LH-1A.

## CERTIFICATE OF APPROPRIATENESS

BOROUGH OF MANHATTAN 09-0250 - Block 1408, lot 16-133-137 East 73rd Street aka 1024-1030 Lexington Avenue - Upper East Side Historic District  
A neo-Georgian style residence designed by William H. Birkmire and constructed in 1899-1900 and a neo-Italian Renaissance style building designed by Charles Stegmayer and constructed in 1898-1899. Application is to construct a rooftop addition, alter the rear yard facade, alter the stoop, and establish a storefront master plan.

## CERTIFICATE OF APPROPRIATENESS

BOROUGH OF MANHATTAN 09-0826 - Block 1391, lot 49-64 East 77th Street - Upper East Side Historic District  
A rowhouse built in 1877, and altered in the neo-Colonial style in 1925 by Treanor & Fatio. Application is to modify a door opening to accommodate a window.

## CERTIFICATE OF APPROPRIATENESS

BOROUGH OF MANHATTAN 08-1195 - Block 1393, lot 33-878-888 Park Avenue, aka 61-71 East 78th Street - Upper East Side Historic District  
A neo-Tudor style apartment building designed by Schwartz & Gross and built in 1926-1927. Application is to legalize the installation of through-the-wall air conditioners without Landmarks Preservation Commission permits.

## CERTIFICATE OF APPROPRIATENESS

BOROUGH OF MANHATTAN 08-8148 - Block 1496, lot 71-1035 Fifth Avenue - Metropolitan Museum Historic District  
A neo-Classical style apartment building designed by J. E. R. Carpenter and built in 1925. Application is to replace windows.

## CERTIFICATE OF APPROPRIATENESS

BOROUGH OF MANHATTAN 09-0150 - Block 1142, lot 39-116 West 71st Street - Upper West Side / Central Park West Historic District  
A Renaissance Revival style rowhouse designed by Thom & Wilson and built in 1883-84. Application is to construct a rear yard addition and a rooftop stair bulkhead, and to excavate the rear yard. Zoned R5-B.

## CERTIFICATE OF APPROPRIATENESS

BOROUGH OF MANHATTAN 09-0104 - Block 1212, lot 27-117 West 81st Street - Upper West Side/Central Park West Historic District  
A Northern Renaissance Revival style rowhouse designed by Henry L. Harris and built in 1884-1885. Application is to alter the rear facade and construct a rooftop addition. Zoned R-8B.

## CERTIFICATE OF APPROPRIATENESS

BOROUGH OF MANHATTAN 08-4655 - Block 1250, lot 7502-334 West 89th Street - Riverside-West End Historic District  
A Renaissance Revival style rowhouse designed by Ralph S. Townsend and built in 1893-94. Application is to replace the areaway fence and install a trash enclosure.

## CERTIFICATE OF APPROPRIATENESS

BOROUGH OF MANHATTAN 08-8519 - Block 1251, lot 117-303 West 90th Street - Riverside-West End Historic District  
A limestone rowhouse designed by Alexander M. Welch, and built in 1896-97. Application is to construct rear and rooftop additions. Zoned R10A.

## CERTIFICATE OF APPROPRIATENESS

BOROUGH OF MANHATTAN 08-8805 - Block 2082, lot 28-1818 Amsterdam Avenue - Joseph Loth and Company Silk Ribbon Mill - Individual Landmark  
A Rundbogenstil style mill building designed by Hugo Kafka and built in 1885, with a neo-Classical front entrance portico designed by Buchman and Fox and built in 1905. Application is to alter the front entrance; install railings on the roof, and HVAC equipment on the roof.

**SMALL BUSINESS SERVICES****■ PUBLIC HEARINGS**

New York City Economic Development Corporation on behalf of  
NEW YORK CITY DEPARTMENT OF SMALL BUSINESS SERVICES

NOTICE IS HEREBY GIVEN that a public hearing, in accordance with Section 1301(2)(g) of the New York City Charter, for Real Property Acquisition and Disposition, will be held at 10:00 A.M. on August 13, 2008 at 22 Reade Street, 2nd floor conference room, Borough of Manhattan, in the matter of a proposed lease between the City of New York (the "City"), acting through its Department of Small Business Services, and Basketball City USA, LLC (the "Tenant") for approximately 129,689 square feet, together with all buildings, structures, additions, fixtures, equipment, improvements and facilities therein, thereon or thereunder, or which may be located, constructed or installed therein, thereon or thereunder, and designated as Block 241, p/o Lot 13, in the Borough of Manhattan, New York, to be used for the operation of a basketball sports facility, for activities related to the operation of a basketball facility, for ancillary retail sales related to such use, and for related offices uses. The lease is submitted by New York City Economic Development Corporation on behalf of the NYC Department of Small Business Services.

The proposed lease provides that the City shall lease the site to Tenant for a term of twenty-one years, followed by up to two ten-year renewal periods at the Tenant's option. After a construction period and start-up period, rent will be 10% of gross receipts with a minimum annual payment of \$150,000. The Tenant will also be required to install certain outdoor amenities on the pier apron for the public.

A draft copy of the proposed lease will be available for inspection at New York City Economic Development Corporation, 110 William Street, New York, New York, commencing July 11, 2008 through August 13, 2008, exclusive of Saturdays, Sundays and Holidays, between the hours of 10:00 A.M. and 2:00 P.M. To schedule an inspection, please contact Jeffrey Manzer at (212) 312-3835 or jmanzer@nycedc.com.

Individuals requesting Sign Language Interpreters should contact the Mayor's Office of Contract Services, Public Hearings Unit, 253 Broadway, Room 915, New York 10007, (212) 788-7490, no later than seven (7) business days prior to the Public Hearing. TDD users should call Verizon relay services.

jj11-17

**TRANSPORTATION****■ PUBLIC HEARINGS**

NOTICE IS HEREBY GIVEN, pursuant to law, that the following proposed revocable consents, have been scheduled for a public hearing by the New York City Department of Transportation. The hearing will be held at 40 Worth Street, Room 814 commencing at 2:00 P.M. on Wednesday, July 30, 2008. Interested Parties can obtain copies of proposed agreements or request sign-language interpreters (with at least seven days prior notice) at 40 Worth Street, 9th Floor South, New York, NY 10013, or by calling (212) 442-8040.

**#1** In the matter of a proposed revocable consent authorizing Watchtower Bible and Tract Society of New York, Inc. to maintain and use a bridge over and across Columbia Heights, south of Doughty Street, in the Borough of Brooklyn. The proposed revocable consent is for a term of ten years from July 1, 2008 to June 30, 2018 and provides, among other terms and conditions, for compensation payable to the City according to the following schedule:

For the period July 1, 2008 to June 30, 2009 - \$18,540  
For the period July 1, 2009 to June 30, 2010 - \$19,054  
For the period July 1, 2010 to June 30, 2011 - \$19,568  
For the period July 1, 2011 to June 30, 2012 - \$20,082  
For the period July 1, 2012 to June 30, 2013 - \$20,596  
For the period July 1, 2013 to June 30, 2014 - \$21,110  
For the period July 1, 2014 to June 30, 2015 - \$21,624  
For the period July 1, 2015 to June 30, 2016 - \$22,138  
For the period July 1, 2016 to June 30, 2017 - \$22,652  
For the period July 1, 2017 to June 30, 2018 - \$23,166

the maintenance of a security deposit in the sum of \$23,200, and the filing of an insurance policy in the minimum amount of \$1,250,000/\$5,000,000 for bodily injury and property damage for each occurrence in the aggregate amount of \$1,000,000.

**#2** In the matter of a proposed revocable consent authorizing Brooklyn Historic Railway Association to maintain and use a railroad tunnel, together with two public entrances, a manhole and ventilators, in Atlantic Avenue from east of Columbia Street, west of Boerum Place, in the Borough of Brooklyn. The proposed revocable consent is for a term of ten years from July 1, 2008 to June 30, 2018 and provides, among other terms and conditions, for compensation payable to the City according to the following schedule:

For the period from July 1, 2008 to June 30, 2018 - \$250/per annum.

the maintenance of a security deposit in the sum of \$2,000, and the filing of an insurance policy in the minimum amount of \$1,250,000/\$5,000,000 for bodily injury and property damage for each occurrence in the aggregate amount of \$1,000,000.

**#3** In the matter of a proposed revocable consent authorizing Manhattan College to construct, maintain and use a pedestrian bridge over and across Manhattan College Parkway, southwest of West 242nd Street, in the Borough of the Bronx. The proposed revocable consent is for a term of







**CORRECTION: TRANSITIONAL RESIDENCES FOR HOMELESS/DROP-IN CENTERS** – Competitive Sealed Proposals – Judgment required in evaluating proposals - PIN# 071-00S-003-262Z – DUE 01-02-09 AT 2:00 P.M. – CORRECTION: The Department of Homeless Services is soliciting proposals from organizations interested in developing and operating transitional residences for homeless adults and families including the Neighborhood Based Cluster Residence and drop-in centers for adults. This is an open-ended solicitation; there is no due date for submission.

Request for proposals is also available on-line at [www.nyc.gov/cityrecord](http://www.nyc.gov/cityrecord)

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.  
Department of Homeless Services, 33 Beaver Street, 13th Floor, New York, NY 10004. Marta Zmoira (212) 361-0888, [mzmoita@dhs.nyc.gov](mailto:mzmoita@dhs.nyc.gov)

f29-d31

**INFORMATION TECHNOLOGY AND TELECOMMUNICATIONS**

**AGENCY CHIEF CONTRACTING OFFICER**

■ SOLICITATIONS

Goods & Services

**RFI ABOUT PRODUCTS AND SOLUTIONS TO CREATE A DATABASE AND MAP OF HISTORIC LAND USES** – Competitive Sealed Proposals – Specifications cannot be made sufficiently definite - PIN# 85809RFMOER – DUE 08-08-08 AT 5:00 P.M. Products and solutions capable of providing timely and accurate historic land use data and applications.

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.  
Department of Information Technology and Telecommunications, 75 Park Place, 9th Floor, New York, NY 10007. Jean Blanc (212) 788-6236, [jblanc@doitt.nyc.gov](mailto:jblanc@doitt.nyc.gov)

• jy16

**JUVENILE JUSTICE**

■ SOLICITATIONS

Human/Client Service

**CORRECTION: PROVISION OF NON-SECURE DETENTION CENTERS** – Negotiated Acquisition – Judgment required in evaluating proposals - PIN# 13007DJJ001 – DUE 11-14-08 AT 3:00 P.M. – CORRECTION: The NYC Department of Juvenile Justice (DJJ) is seeking one or more appropriately qualified vendors to provide non-secure detention services for youth. Services shall include, but not be limited to, custody, basic youth care, food, clothing, shelter, education, health care, recreation, court related services, social work and case management services, social skills instruction, group sessions and monitoring and supervision of these services. In addition, the contract will require that a defibrillator shall be located in each program facility and that all staff requiring CPR training shall be certified in use of said defibrillator.

Each program facility will provide at least 10 and no more than 12 beds in accordance with the applicable regulations promulgated by the New York State Office of Children and Family Services (NYS OCFS), 9 N.Y.C.R.R. Section 180 et seq. The Department is seeking to provide services at facilities that will be operational at any time from January 1, 2007 to December 31, 2010. A vendor may submit an offer for more than one Facility Option. Current Agency vendors operating non-secure group homes that have contracts expiring in calendar year 2006 are urged to respond to this solicitation.

All program facilities shall be appropriately equipped to provide services for male or female youth as required by the Department, and be located in one of the five boroughs. The term of the contracts awarded from this solicitation will be for three years and will include an additional three-year option to renew. The anticipated maximum average annual funding available for each contract will be \$1,067,000, excluding start-up costs. Proposed start-up costs will be considered in addition to the proposed annual line item budget. Greater consideration will be given to applicants offering more competitive prices.

If your organization is interested in being considered for award of the subject contract, please hand deliver a written expression of interest addressed to my attention at 110 William Street, 13th Floor, New York, NY 10038. The expression of interest should specifically address the following:

1. Indicate each program facility for which the vendor is submitting.
2. Describe each proposed facility, its location, and proposed date of operation.
3. Attach appropriate documentation demonstrating the current use of each proposed facility and the vendor's site control of the facility for a period of at least 3 years.
4. For each proposed facility,
  - a) Indicate the number of beds to be provided and demonstrate that the facility has the capacity to provide the indicated number of beds.
  - b) Demonstrate that the facility will be appropriately equipped to provide services for male or female youth.
5. Demonstrate the vendor's organizational capability to:
  - a) Provide the indicated number of beds at each proposed facility. (If the vendor is a current provider, also demonstrate the capability to provide the indicated number of beds in addition to those already provided.)
  - b) Ensure that each proposed facility will be fully operational by required date in accordance with the applicable regulations promulgated by the New York State Office of Children and Family Services (NYS OCFS), 9 N.Y.C.R.R. Section 180 et seq.

6. Demonstrate the quantity and quality of the vendor's successful relevant experience.
7. Attach for each proposed facility three-year annual line item operating budget. Include staffing details. Proposed start up costs should be included in addition to the proposed three-year annual line item operating budget.

All expressions of interest received in the manner set forth will be reviewed to determine if they are responsive to the material requirements of this solicitation. Expressions of interest determined to be non-responsive will not be further considered. Expressions of interest determined to be responsive will be considered in terms of the following factors:

- Appropriateness of each proposed facility.
- Demonstrated site control of each proposed facility.
- Demonstrated level of organizational capability to provide the proposed number of beds and to ensure that each proposed facility if fully operational by the applicable requisite date.
- Demonstrated quantity and quality of successful relevant experience.
- Annual budget amount and cost effectiveness of the budget.

The Department will enter into negotiations with the vendor(s) determined to be the best qualified at the time of evaluation, based on consideration of the above-cited factors. A contract will be awarded to the responsible vendor(s) whose offer(s) is/are determined to be the most advantageous to the City, taking into consideration the price and the other factors set forth in this solicitation. In the case that a vendor is eligible for award of more than one program facility, the Department reserves the right, based upon the vendor's demonstrated organizational capability and the best interest of the City, respectively, to determine how many and for which program facility(ies) the vendor will be awarded a contract.

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.  
Department of Juvenile Justice, 110 William Street, 20th Floor, New York, NY 10038. Chuma Uwechia (212) 442-7716, [cuwechia@djj.nyc.gov](mailto:cuwechia@djj.nyc.gov)

n20-13

**PARKS AND RECREATION**

**REVENUE AND CONCESSIONS**

■ SOLICITATIONS

Services (Other Than Human Services)

**OPERATION AND MAINTENANCE OF A NEWSSTAND** – Competitive Sealed Bids – PIN# X42-NS – DUE 08-04-08 AT 3:00 P.M. – Located at Rose Hill Park, Bronx.  
● **OPERATION AND MAINTENANCE OF A NEWSSTAND** – Competitive Sealed Bids – PIN# X25-NS – DUE 08-04-08 AT 3:00 P.M. - Located at 177th Street and Westchester Avenue, Hugh Grant Circle, Bronx.

Use the following address unless otherwise specified in notice, to secure, examine or submit bid/proposal documents, vendor pre-qualification and other forms; specifications/blueprints; other information; and for opening and reading of bids at date and time specified above.  
Parks and Recreation, The Arsenal-Central Park, 830 Fifth Avenue, Room 407, New York, NY 10021. Alexander Han (212) 360-1397, [alexander.han@parks.nyc.gov](mailto:alexander.han@parks.nyc.gov)

jy10-23

**FOR THE OPERATION AND MANAGEMENT OF AN OUTDOOR HOLIDAY GIFT MARKET** – Competitive Sealed Proposals – Judgment required in evaluating proposals - PIN# M10-CC-AS – DUE 08-01-08 AT 1:00 P.M. – At Columbus Circle in Central Park, Manhattan.

To download the RFP, visit [http://www.nyc.gov/parks.org/sub\\_opportunities/business\\_ops/index.php?view\\_page=equal\\_to\\_con\\_listing](http://www.nyc.gov/parks.org/sub_opportunities/business_ops/index.php?view_page=equal_to_con_listing) and, after logging in, click on the "download" link that appears adjacent to the RFB's description.

For more information or to request to receive a copy of the RFP by mail, prospective proposers may contact the Revenue Division's Supervisor of Concession Development, Gabrielle Ohayon, at (212) 360-1397 or at [gabrielle.ohayon@parks.nyc.gov](mailto:gabrielle.ohayon@parks.nyc.gov)

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

Use the following address unless otherwise specified in notice, to secure, examine or submit bid/proposal documents, vendor pre-qualification and other forms; specifications/blueprints; other information; and for opening and reading of bids at date and time specified above.  
Parks and Recreation, The Arsenal-Central Park, 830 Fifth Avenue, Room 407, New York, NY 10065. Gabrielle Ohayon (212) 360-1397, [gabrielle.ohayon@parks.nyc.gov](mailto:gabrielle.ohayon@parks.nyc.gov)

jy8-21

■ AWARDS

Services (Other Than Human Services)

**OPERATION OF A TENNIS PROFESSIONAL CONCESSION** – Competitive Sealed Bids – PIN# M144-TP – At East River Park, Manhattan.

Notice of Award, ID# M144-TP

The City of New York Department of Parks and Recreation ("Parks") has awarded as a concession the operation of a tennis professional at East River Park, Manhattan, to Doug Howard, whose address is 176 E. 2nd Street, 1A, New York, NY 10009. The concession, which was solicited by a Request for Bids, operates pursuant to a permit agreement for one three (3) season term. Compensation to the City is as follows: Season 1: \$900; Season 2: \$1,200, and Season 3: \$3,000. Vendor may only operate during hours that the park is open and must comply with all Parks directives. All prices are subject to Parks' approval.

• jy16

**SPECIAL MATERIALS**

**MAYOR'S OFFICE OF ENVIRONMENTAL COORDINATION**

■ NOTICE

**NOTICE OF CEQR COMMENCEMENT**

CEQR NO.	Project Name	Borough	CD
07BSA094K	Maimonides Medical Center	Brooklyn	BK12
08BSA010Q	40-55 College Point Boulevard	Queens	QN07
08BSA025K	Wireless telecommunications facility of Omnipoint	Brooklyn	BK18
08BSA028Q	Mixed Use Residential and CUNY Graduate Center	Queens	QN02
08BSA030R	2525 Victory Boulevard	Staten Island	SI01
08BSA031K	220 Water Street Residential Conversion	Brooklyn	BK02
08BSA034Q	Service Station Reconstruction	Queens	QN04
08BSA037M	David Barton Gym	Manhattan	MN04
08BSA046X	New York Sports Club	Bronx	BX11
08BSA048M	110 West 26th Street	Manhattan	MN04
08BSA049Q	182-69 80th Road	Queens	QN08
08BSA051Q	Torah Academy for Girls	Queens	QN14
08BSA059M	Setai Club Spa	Staten Island	SI01
08BSA060R	Synergy Fitness Richmond Hill	Staten Island	SI02
08BSA063K	491 Bedford Avenue	Brooklyn	BK01
08BSA065K	Sephardic Synagogue Institute	Brooklyn	BK15
08BSA067M	Nations Academy West 57th Street	Manhattan	MN04
08BSA068R	Planet Fitness	Staten Island	SI01
08BSA069K	New York Sports Club	Brooklyn	BK10
08BSA070R	Special St. George District	Staten Island	SI01
08BSA075X	South Bronx Charter School	Bronx	BX01
08BSA084K	Central UTA	Brooklyn	BK03
08BSA088M	24 Hour Fitness Worldwide	Manhattan	MN05
07DCP087K	111 Union Street Rezoning	Brooklyn	BK06
08DCP025X	503 City Island Avenue Public Parking Lot	Bronx	BX10
08DCP028Q	Waterpointe	Queens	QN07
08DCP031M	Gramercy Condominium	Manhattan	MN05
08DCP032R	Brighton Avenue Hillside Authorizations	Staten Island	SI01
08DCP039M	102 Greene Street	Manhattan	MN02
08DCP051K	Gates Avenue Walgreens Rezoning	Brooklyn	BK03
08DCP059M	Villard Houses Open Air Café	Manhattan	MN05
08DCP066M	West 44th Street Hotel	Manhattan	MN04 MN05
08DCP071X	Lower Concourse Rezoning and Related Actions	Bronx	BX01
08DCP072K	Berry Street and North 7th Street Zoning Map Amendment	Brooklyn	BK01
08DCP074Q	Waldheim Rezoning	Queens	QN07
08DCP075R	NYCWiN-4414 Arthur Kill Road (Site SI-007B)	Staten Island	SI03
08DCP076R	NYCWiN-209-211 Main Street (Site SI-001B)	Staten Island	SI03
08DCP079K	Bakupalance Special Permit	Brooklyn	BK15
08DEP056U	Rules for the Recreational Use of Water Supply Lands and	Upstate	
06DOS007K	Brooklyn North Salt Shed	Brooklyn	BK01 BK03 BK04
07DOS005Q	A & L Cesspool Service Corporation	Queens	QN02
08DOS001K	Sunset Park Materials Recovery Facility (MRF)- 30th Street Pier	Brooklyn	BK07
08DOS004K	Long Term Service Contract for Management, Rail Transport, and	Brooklyn	BK01 BK03 BK04 BK05



Table with columns: NAME, TITLE, SALARY, ACTION, PROV, EFF DATE. Lists various city employees and their details.

CITY COUNCIL FOR PERIOD ENDING 06/27/08

Table with columns: NAME, TITLE, SALARY, ACTION, PROV, EFF DATE. Lists city council members and their details.

CITY CLERK FOR PERIOD ENDING 06/27/08

Table with columns: NAME, TITLE, SALARY, ACTION, PROV, EFF DATE. Lists city clerk staff.

DEPARTMENT FOR THE AGING FOR PERIOD ENDING 06/27/08

Table with columns: NAME, TITLE, SALARY, ACTION, PROV, EFF DATE. Lists department for the aging staff.

FINANCIAL INFO SVCS AGENCY FOR PERIOD ENDING 06/27/08

Table with columns: NAME, TITLE, SALARY, ACTION, PROV, EFF DATE. Lists financial info svcs agency staff.

DEPARTMENT OF JUVENILE JUSTICE FOR PERIOD ENDING 06/27/08

Table with columns: NAME, TITLE, SALARY, ACTION, PROV, EFF DATE. Lists department of juvenile justice staff.

Table with columns: NAME, TITLE, SALARY, ACTION, PROV, EFF DATE. Lists employees from the top right section.

OFF OF PAYROLL ADMINISTRATION FOR PERIOD ENDING 06/27/08

Table with columns: NAME, TITLE, SALARY, ACTION, PROV, EFF DATE. Lists payroll administration staff.

EQUAL EMPLOY PRACTICES COMM FOR PERIOD ENDING 06/27/08

Table with columns: NAME, TITLE, SALARY, ACTION, PROV, EFF DATE. Lists equal employ practices comm staff.

LANDMARKS PRESERVATION COMM FOR PERIOD ENDING 06/27/08

Table with columns: NAME, TITLE, SALARY, ACTION, PROV, EFF DATE. Lists landmarks preservation comm staff.

TAXI & LIMOUSINE COMMISSION FOR PERIOD ENDING 06/27/08

Table with columns: NAME, TITLE, SALARY, ACTION, PROV, EFF DATE. Lists taxi & limousine commission staff.

PUBLIC SERVICE CORPS FOR PERIOD ENDING 06/27/08

Table with columns: NAME, TITLE, SALARY, ACTION, PROV, EFF DATE. Lists public service corps staff.

ny16

LATE NOTICE

SMALL BUSINESS SERVICES

SOLICITATIONS

Services (Other Than Human Services)

PROGRAM DESIGN AND ADMINISTRATION SERVICES FOR A PILOT PRODUCTION AND TRAINING MENTORSHIP PROGRAM

Proposals - Judgment required in evaluating proposals - PIN# 801SBS90001 - DUE 08-25-08 AT 4:00 P.M. - The City of New York Department of Small Business Services ("DSBS")

RFP packages may also be downloaded from the Agency website at www.nyc.gov/sbs.

A pre-proposal conference for interested applicants will be held on July 31, 2008 from 2:00 P.M. to 3:00 P.M., at 110 William Street, 7th Floor Main Boardroom, New York, N.Y. 10038.

The original and four (4) copies of the complete proposal and all attachments must be hand-delivered to the above address, no later than 4:00 P.M., August 25, 2008.

Any questions concerning this solicitation should be addressed to: Shaazad Ali, Assistant Commissioner, at procurementhelpdesk@sbs.nyc.gov.

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

ny16

## READER'S GUIDE

The City Record (CR) is, published each business day and includes notices of proposed New York City procurement actions, contract awards, and other procurement-related information. Solicitation notices for most procurements valued at or above \$100,000 for information technology and for construction and construction related services, above \$50,000 for other services, and above \$25,000 for other goods are published for at least one day. Other types of procurements, such as sole source, require notice in the City Record for five consecutive days. Unless otherwise specified, the agencies and offices listed are open for business Mondays thru Fridays from 9:00 A.M. to 5:00 P.M. except legal holidays.

### NOTICE TO ALL NEW YORK CITY CONTRACTORS

The New York State Constitution ensures that all laborers, workers or mechanics employed by a contractor or subcontractor doing public work are to be paid the same wage rate that prevails in the trade where the public work is being done. Additionally, New York State Labor Law §§ 220 and 230 provide that a contractor or subcontractor doing public work in construction or building service must pay its employees no less than the prevailing wage. Section 6-109 (the Living Wage Law) of the New York City Administrative Code also provides for a "living wage", as well as prevailing wage, to be paid to workers employed by City contractors in certain occupations. The Comptroller of the City of New York is mandated to enforce prevailing wage. Contact the NYC Comptrollers Office at [www.comptroller.nyc.gov](http://www.comptroller.nyc.gov), click on Labor Law Schedules to view rates.

New York City's "Burma Law" (Local Law No. 33 of 1997) No Longer to be Enforced. In light of the United States Supreme Court's decision in **Crosby v. National Foreign Trade Council**, 530 U.S. 363 (2000), the City has determined that New York City's Local Law No. 33 of 1997 (codified in Administrative Code Section 6-115 and Charter Section 1524), which restricts City business with banks and companies doing business in Burma, is unconstitutional. This is to advise, therefore, that the language relating to Burma contained in existing New York City contracts may not be enforced.

### CONSTRUCTION/CONSTRUCTION SERVICES OR CONSTRUCTION RELATED SERVICES

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.

### VENDOR ENROLLMENT APPLICATION

New York City procures approximately \$7 billion worth of goods, services, construction and construction-related services every year. The NYC Procurement Policy Board Rules require that agencies primarily solicit from established mailing lists called bidder/proposer lists. To register for these lists-free of charge-, prospective suppliers should fill out and submit the NYC-FMS Vendor Enrollment application.

- Online at [NYC.gov/selltonyc](http://NYC.gov/selltonyc)

- To request a hardcopy application, call the Vendor Enrollment Center at (212) 857-1680.

### Attention Existing Suppliers:

Even if you already do business with NYC agencies, be sure to fill out an application. We are switching over to citywide, centralized Bidders Lists instead of the agency-specific lists previously used to issue notices about upcoming contract opportunities. To continue receiving notices of New York City contract opportunities, you must fill out and submit a NYC-FMS Vendor Enrollment application.

If you are uncertain whether you have already submitted an application, call us at (212) 857-1680.

### SELLING TO GOVERNMENT TRAINING WORKSHOP

New and experienced vendors are encouraged to register for a free training course on how to do business with New York City. "Selling to Government" workshops are conducted by the Department of Small Business Services, 110 William Street, New York, NY 10038. Morning and afternoon sessions are convened on the first Tuesday of each month. For more information, and to register, call (212) 618-8845.

### PRE-QUALIFIED LIST

New York City procurement policy permits agencies to develop and solicit from pre-qualified lists of vendors, under prescribed circumstance. When it is decided by an agency to develop a pre-qualified list, criteria for pre-qualification must be clearly explained in the solicitation and notice of the opportunity to pre-qualify for that solicitation must be published in at least five issues of the CR.

Information and qualification questionnaires for inclusion on such list may be obtained directly from the Agency Chief Contracting Officer at each agency, (see Vendor Information Manual). A completed qualification Questionnaire may be submitted to the Chief Contracting Officer at any time, unless otherwise indicated and action (approval or denial) shall be taken by the agency within 90 days from the date of submission. Any denial or revocation of pre-qualified status can be appealed to the Office of Administrative Trials and Hearings, (OATH), Section 3-11 of the Procurement Policy Board Rules describes the criteria for the general use of pre-qualified lists.

### NON-MAYORAL ENTITIES

The following agencies are not subject to Procurement Policy Board rules and do not follow all of the above procedures: City University, Department of Education, Metropolitan Transportation Authority, Health & Hospitals Corporation, Housing Authority. Suppliers interested in applying for inclusion on bidders list should contact these entities directly (see Vendor Information Manual) at the addresses given.

### PUBLIC ACCESS CENTER

The Public Access Center is available to suppliers and the public as a central source for supplier-related information through on-line computer access. The Center is located at 253 Broadway, 9th floor, in lower Manhattan, and is open Monday through Friday from 10:00 A.M to 3:00 P.M. For information, contact the Mayor's Office of Contract Services at (212) 788-0010.

### ATTENTION: NEW YORK CITY MINORITY AND WOMEN OWNED BUSINESS ENTERPRISES

Join the growing number of Minority and Women Owned Business Enterprises (M/WBEs) that are competing for New York City's business. In order to become certified for the program, your company must substantiate that it: (1) is at least fifty-one percent (51%) owned, operated and controlled by a minority or woman and (2) is either located in New York City or has a significant tie to New York City's business community. To obtain a copy of the certification application and to learn more about the program, contact the New York City Department of Small Business Services, 110 William Street, 2nd Floor, New York, New York 10038 (212) 513-6311.

### PROMPT PAYMENT

It is the policy of the City of New York to pay its bills promptly. The Procurement Policy Board Rules generally require that the City pay its bills within 30 days after the receipt of a proper invoice. The City now pays interest on all late invoices. The grace period that formerly existed was eliminated on July 1, 2000. However, there are certain types of payments that are not eligible for interest. These are listed in Section 4-06 of the Procurement Policy Board Rules. The Comptroller and OMB determine the interest rate on late payments twice a year, in January and in July.

### PROCUREMENT POLICY BOARD RULES

The Rules may also be accessed on the City Website, <http://NYC.GOV.Selltonyc>

### COMMON ABBREVIATIONS USED IN THE CR

The CR contains many abbreviations. Listed below are simple explanations of some of the most common ones appearing in the CR:

AB ..... Acceptable Brands List  
 AC ..... Accelerated Procurement  
 AMT ..... Amount of Contract  
 BL ..... Bidders List  
 CSB ..... Competitive Sealed Bidding (including multi-step)  
 CB/PQ ..... CB from Pre-qualified Vendor List  
 CP ..... Competitive Sealed Proposal (including multi-step)  
 CP/PQ ..... CP from Pre-qualified Vendor List  
 CR ..... The City Record newspaper  
 DA ..... Date bid/proposal documents available  
 DUE ..... Bid/Proposal due date; bid opening date  
 EM ..... Emergency Procurement  
 IG ..... Intergovernmental Purchasing  
 LBE ..... Locally Based Business Enterprise  
 M/WBE ..... Minority/Women's Business Enterprise  
 NA ..... Negotiated Acquisition  
 NOTICE ..... Date Intent to Negotiate Notice was published in CR  
 OLB ..... Award to Other Than Lowest Responsible & Responsive Bidder/Proposer  
 PIN ..... Procurement Identification Number  
 PPB ..... Procurement Policy Board  
 PQ ..... Pre-qualified Vendors List  
 RS ..... Source required by state/federal law or grant  
 SCE ..... Service Contract Short-Term Extension  
 DP ..... Demonstration Project  
 SS ..... Sole Source Procurement  
 ST/FED ..... Subject to State &/or Federal requirements

### KEY TO METHODS OF SOURCE SELECTION

The Procurement Policy Board (PPB) of the City of New York has by rule defined the appropriate methods of source selection for City procurement and reasons justifying their use. The CR procurement notices of many agencies include an abbreviated reference to the source selection method utilized. The following is a list of those methods and the abbreviations used:

CSB ..... **Competitive Sealed Bidding** (including multi-step)  
*Special Case Solicitations / Summary of Circumstances:*  
 CP ..... **Competitive Sealed Proposal** (including multi-step)  
 CP/1 ..... Specifications not sufficiently definite  
 CP/2 ..... Judgement required in best interest of City  
 CP/3 ..... Testing required to evaluate  
 CB/PQ/4 .....  
 CP/PQ/4 ..... **CB or CP from Pre-qualified Vendor List/** Advance qualification screening needed  
 DP ..... Demonstration Project  
 SS ..... **Sole Source Procurement/**only one source  
 RS ..... Procurement from a Required Source/ST/FED  
 NA ..... Negotiated Acquisition  
*For ongoing construction project only:*  
 NA/8 ..... Compelling programmatic needs

NA/9 ..... New contractor needed for changed/additional work  
 NA/10 ..... Change in scope, essential to solicit one or limited number of contractors  
 NA/11 ..... Immediate successor contractor required due to termination/default

*For Legal services only:*

NA/12 ..... Specialized legal devices needed; CP not advantageous  
 WA ..... **Solicitation Based on Waiver/Summary of Circumstances** (Client Services/BSB or CP only)  
 WA1 ..... Prevent loss of sudden outside funding  
 WA2 ..... Existing contractor unavailable/immediate need  
 WA3 ..... Unsuccessful efforts to contract/need continues  
 IG ..... **Intergovernmental Purchasing** (award only)  
 IG/F ..... Federal  
 IG/S ..... State  
 IG/O ..... Other  
 EM ..... **Emergency Procurement** (award only) An unforeseen danger to:  
 EM/A ..... Life  
 EM/B ..... Safety  
 EM/C ..... Property  
 EM/D ..... A necessary service  
 AC ..... **Accelerated Procurement/**markets with significant short-term price fluctuations  
 SCE ..... **Service Contract Extension/**insufficient time; necessary service; fair price  
*Award to Other Than Lowest Responsible & Responsive Bidder or Proposer / Reason* (award only)  
 OLB/a ..... anti-apartheid preference  
 OLB/b ..... local vendor preference  
 OLB/c ..... recycled preference  
 OLB/d ..... other: (specify)

### HOW TO READ CR PROCUREMENT NOTICES

Procurement Notices in the CR are arranged by alphabetically listed Agencies, and within Agency, by Division if any. The notices for each Agency (or Division) are further divided into three subsections: Solicitations, Awards; and Lists & Miscellaneous notices. Each of these subsections separately lists notices pertaining to Goods, Services, or Construction.

Notices of Public Hearings on Contract Awards appear at the end of the Procurement Section. At the end of each Agency (or Division) listing is a paragraph giving the specific address to contact to secure, examine and/or to submit bid or proposal documents, forms, plans, specifications, and other information, as well as where bids will be publicly opened and read. This address should be used for the purpose specified UNLESS a different one is given in the individual notice. In that event, the directions in the individual notice should be followed. The following is a SAMPLE notice and an explanation of the notice format used by the CR.

## SAMPLE NOTICE:

### POLICE

#### DEPARTMENT OF YOUTH SERVICES

#### ■ SOLICITATIONS

*Services (Other Than Human Services)*

**BUS SERVICES FOR CITY YOUTH PROGRAM** – Competitive Sealed Bids – PIN# 056020000293 – DUE 04-21-03 AT 11:00 A.M.

*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.*  
 NYPD, Contract Administration Unit, 51 Chambers Street, Room 310, New York, NY 10007. Manuel Cruz (646) 610-5225.

☛ m27-30

ITEM	EXPLANATION
POLICE DEPARTMENT	Name of contracting agency
DEPARTMENT OF YOUTH SERVICES	Name of contracting division
■ SOLICITATIONS	Type of Procurement action
<i>Services (Other Than Human Services)</i>	Category of procurement
BUS SERVICES FOR CITY YOUTH PROGRAM	Short Title
CSB	Method of source selection
PIN # 056020000293	Procurement identification number
DUE 04-21-03 AT 11:00 am	Bid submission due 4-21-03 by 11:00 am; bid opening date/time is the same.
<i>Use the following address unless otherwise specified in notice, to secure, examine-submit bid/proposal documents; etc.</i>	Paragraph at the end of Agency Division listing giving contact information, or submit bid/information and Agency Contact address
	NYPD, Contract Administration Unit 51 Chambers Street, Room 310 New York, NY 10007. Manuel Cruz (646) 610-5225.
☛	Indicates New Ad
m27-30	Date that notice appears in City Record

### NUMBERED NOTES

**Numbered Notes are Footnotes.** If a Numbered Note is referenced in a notice, the note so referenced must be read as part of the notice. **1.** All bid deposits must be by company certified check or money order made payable to Agency or Company.