



# THE CITY RECORD

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## PUBLIC HEARINGS AND MEETINGS

See Also: Procurement; Agency Rules

### BROOKLYN BOROUGH PRESIDENT

#### ■ PUBLIC HEARING

#### UNIFORM LAND USE REVIEW PROCEDURE

NOTICE IS HEREBY GIVEN THAT, pursuant to Sections 82 and 197-C of the New York City Charter, the Brooklyn Borough President will hold a public hearing on the following matters in the **BP Conference Room, Brooklyn Borough Hall, 209 Joralemon Street, Brooklyn, New York 11201, commencing at 5:00 P.M. on August 12, 2008.**

**CALENDAR ITEM 1  
COMMON GROUND SENIOR HOUSING  
1501 - 1505 ST. MARKS AVENUE  
UDAAP/ LAND DISPOSITION  
COMMUNITY DISTRICT 16**

#### 080492 HAK

In the matter of an application submitted by the Department of Housing Preservation and Development pursuant to a) Article 16 of the General Municipal Law of New York State for the designation of property located at St. Marks Avenue and 1501 St. Marks Avenue, Bergen Street, and Saratoga Avenue as an Urban Development Action Area and an Urban Development Action Area Project for such area; and b) 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 residential building, tentatively known as Common Ground Senior Housing, with approximately 71 units, to be developed under the U.S. Department of Housing and Urban Development's Section 202 Supportive Housing Program for the Elderly.

**CALENDAR ITEM 2  
HOPKINSON/ PARK PLACE  
1612 PARK PLACE  
UDAAP/ LAND DISPOSITION  
COMMUNITY DISTRICT 16**

#### 080447 HAK

In the matter of an application submitted by the Department of Housing Preservation and Development pursuant to a) Article 16 of the General Municipal Law of New York State for the designation of property located at 1612 Park Place and 416 Hopkinson Avenue as an Urban Development Action Area and an Urban Development Action Area Project for such area; and b) 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 residential building, tentatively known as Hopkinson/ Park Place, with approximately 25 units, to be developed under the Department of Housing Preservation and Development's New Foundations Program.

Note: To request a sign language interpreter, or to request TTD services, call Mr. Kevin Parris at (718) 802-3856 at least five business days before the day of the hearing.

a6-12

### BRONX BOROUGH PRESIDENT

#### ■ PUBLIC HEARINGS

A PUBLIC HEARING is being called by the President of the Borough of The Bronx, Honorable Adolfo Carrion, Jr. on Tuesday, August 12, 2008 at 10:00 A. M. in the office of the Borough President, 198 East 161st Street, (one block east of the Grand Concourse) 2nd Floor, The Bronx, New York 10451, on the following items:

CD 1-ULURP APPLICATION NO: C 080478 PCX - IN THE MATTER OF an application submitted by the Board of Education and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for the site selection and acquisition of property located at 385 Gerard Avenue (Block 2349, Lot 90) for use as a warehouse and offices.

CD 1-ULURP APPLICATION NO: C 0800517 ZMX - IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development pursuant to Sections 1970c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 6a and 6c, changing from an M1-1 District to an C6-2 District property bounded by East 156th Street, the centerline of former Hegney Street, the centerline of the former Rae Street, and Brook Avenue, Borough of the Bronx, Community District 1, as shown on a diagram (for illustrative purposes only), dated June 30, 2008.

CD 1 ULURP APPLICATION NO: C 080519 ZSX - IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development pursuant to Section 197-c and 201 of the New York City Charter for the grant of a special permit pursuant Section 74-681 (a) (2) of the Zoning Resolution to allow that portion of the railroad of transit right-of-way which has been permanently discontinued or terminated to be included in the lot area in connection with a proposed mixed use development on property located at 527 Westchester Avenue (Block 2359, p/o Lots 1, 3, 255 & 9001) in a General Large Scale Development, within the Bronxchester Urban Renewal Area, in a C6-2\* District, Borough of the Bronx, Community District 1.

\*Note: The site is proposed to be rezoned from an M1-1 District to a C6-2 District under a related application C 080517 ZMX.

Plans for the purpose are on file with the City Planning Commission and may be seen in Room 3N, 22 Reade Street, New York, New York 10007.

CD 1 ULURP APPLICATION NO: C 080520 ZSX - IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development pursuant to Section 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to the following Sections of the Zoning Resolution:

- Section 74-743(a)(2) to modify the height and setback regulations of Section 23-63 (Maximum Height of Walls and Required Setbacks), Section 23-66 (Required Side and Rear Setbacks), Section 33-43

(Maximum Height of Walls and Required Setbacks), and Section 35-60 (MODIFICATION OF HEIGHT AND SETBACK REGULATIONS FOR MIXED BUILDINGS): the rear yard regulations of Section 23-47 (Minimum Required Rear Yards) and 33-26 (Minimum Required Rear Yards); the minimum distance between buildings regulations of Section 23-711 (Standard minimum distance between buildings); and the court regulations of Section 23-85 (inner Court Regulations); and

- Section 74-743(a)(5)\*\* to modify the minimum distance between legally required windows and the lot line regulations of Section 23-86 (Minimum Distance Between Legally Required Windows and Walls or Lot Lines);

In connection with a proposed mixed use development on property located at 527 Westchester Avenue (Block 2359, p/o Lots 1, 3, 255 & 9001), in a General Large-Scale Development, within the Bronxchester Urban Renewal Area, in a C6-2\* District, Borough of the Bronx, Community District 1.

\*Note: The site is proposed to be rezoned from an M1-1 District to a C6-2 District, under a related application C 080517 ZMX.

\*\*Note: Section 74-74(a)(5) is proposed to be modified under a related application C 080518 ZRY

Plans for this proposal are on file with the City Planning Commission and may be seen in Room 3N, 22 Reade Street, New York, New York 10007.

CD 1 ULURP APPLICATION NO: C 080521 PQX - IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development, pursuant to Section 197-c of the New York City Charter, for the acquisition of property located at 527 Westchester Avenue (Block 2359, p/o Lot 1).

CD 1 ULURP APPLICATION NO: C 080522 HAX - 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 Block 2359 (p/o Lot 1); Block 2359 (p/o of Lots 3, 9001, and 255 (easement), sites 1A, 13, and p/o of Site 11 of the Bronxchester 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 construction of a mixed-use development, tentatively known as Via Verde/The Green Way, with approximately 220 residential units, commercial, and community facility uses.

ANYONE WISHING TO SPEAK MAY REGISTER AT THE HEARING. PLEASE DIRECT ANY QUESTIONS CONCERNING THESE MATTERS TO THE OFFICE OF THE BOROUGH PRESIDENT, (718) 590-6124.

a5-11

## 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 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 Tuesday, August 12, 2008:**

**QDOBA MEXICAN GRILL**

**MANHATTAN CB - 4** **20085552 TCM**  
Application pursuant to Section 20-226 of the Administrative Code of the City of New York, concerning the petition of Q Chelsea, LLC, d/b/a Qdoba Mexican Grill, for a revocable consent to establish, maintain and operate an unenclosed sidewalk café located at 216 Eighth Avenue.

**610 LEXINGTON AVENUE**

**MANHATTAN CB - 5** **N 080177 ZRM**  
Application submitted by Park Avenue Hotel Acquisition, LLC, and 375 Park Avenue L.P., 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 VIII, Chapter 1, Special Midtown District, concerning Section 81-212 (Special provisions for transfer of development rights from landmark sites):

Matter in underline is new, to be added  
Matter in ~~strikeout~~ is text to be deleted;  
Matter in # # 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  
\*\*\*

81-212  
Special provisions for transfer of development rights from landmark sites

The provisions of Section 74-79 (Transfer of Development Rights for Landmark Sites) shall apply in the #Special Midtown District# subject to the modification set forth in this Section and Sections 81-254, 81-266 and 81-277 pertaining to special permits for height and setback modifications, Section 81-747 (Transfer of development rights from landmark theaters) and Section 81-85 (Transfer of development rights from landmark sites within the Special Fifth Avenue Subdistrict).

The provisions of Section 74-79 pertaining to the meaning of the term "adjacent lot" in the case of lots located in C5-3, C5-5, C6-6, C6-7 or C6-9 Districts are modified to apply in the #Special Midtown District# where the "adjacent lot" is in a C5-3, C6-6, C6-7, C6-5.5, C6-6.5 or C6-7T District.

The provisions of paragraph (c) of Section 74-792 as applied in the #Special Midtown District# shall be subject to the restrictions set forth in the table in Section 81-211 on the development rights (FAR) of a landmark "granting lot" for transfer purposes.

Wherever there is an inconsistency between any provision in Section 74-79 and the table in Section 81-211, the table in Section 81-211 shall apply.

Within the Grand Central Subdistrict, any transfer of development rights from a landmark site may be made pursuant to either Section 74-79 or Section 81-63, but not both.

For new #developments# or #enlargements# in C5-3, C6-6, C6-7 and C6-7T Districts, the Commission may also modify or waive the requirements of Section 23-86 (Minimum Distance Between Legally Required Windows and Walls or Lot Lines) and requirements governing the minimum dimensions of a #court#, where:

- (a) the required minimum distance as set forth in Section 23-86 is provided between the #legally required windows# in the new #development# or #enlargement# and a wall or #lot line# on the an adjacent #zoning lot# occupied by the landmark; and
- (b) such required minimum distance is provided by a light and air easement on the #zoning lot# occupied by the landmark, and such easement is acceptable to the Department of City Planning and recorded in the County Clerk's office of the county in which such tracts of land are located.

For new #developments# or #enlargements#, on #zoning lots# located in C5-3, C6-6, C6-7 and C6-7T Districts and with frontage on streets on which curb cuts are restricted pursuant to Section 81-44, the Commission may also modify or waive the number of loading berths required pursuant to Section 36-62 (Required Accessory Loading Berths). In granting such special permit, the Commission shall find that:

- (a) a loading berth permitted by City Planning Commission authorization pursuant to Section 81-44 would have an adverse impact on the landmark #building or other structure# that is the subject of the special permit;
- (b) because of existing #buildings# on the #zoning lot#, there is no other feasible location for the required loading berths; and
- (c) the modification or waiver will not create or contribute to serious traffic congestion or unduly inhibit vehicular and pedestrian movement. For new #developments# or #enlargements#, on #zoning lots# located in C5-3, C6-6, C6-7 and C6-7T Districts, the Commission may also modify the dimensions and minimum clear height required for pedestrian circulation space pursuant to Section 81-45

(Pedestrian Circulation Space) and 37-50 (Requirements for Pedestrian Circulation Space). In granting such special permit, the Commission shall find that the modification will result in a distribution of #bulk# and arrangement of #uses# on the #zoning lot# that relate more harmoniously with the landmark #building or other structure# that is the subject of the special permit.

**610 LEXINGTON AVENUE**

**MANHATTAN CB - 5** **C 080178 ZSM**  
Application submitted by Park Avenue Hotel Acquisition, LLC, pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to the following sections of the Zoning Resolution:

1. Sections 81-212 and 74-79 - to allow the transfer of 200,965 square feet of floor area from property located at 375 Park Avenue (Block 1307, Lots 1 and 9001) that is occupied by a landmark building to property located at 610 Lexington Avenue (Block 1307, Lots 14 and 59), to modify the requirements of Section 23-851 (Minimum Dimension of Inner Courts), Section 23-861 (Minimum Distance Between Legally Required Windows and Walls or Lot Lines/General Provision), Section 36-62 (Required Accessory Off-Street Loading Berths), and Section 81-45 (Pedestrian Circulation Space) and Section 37-07 (Requirements for Pedestrian Circulation Space); and
2. Section 81-277 - to modify the height and setback requirements of Section 81-27 (Alternative Height and Setback Regulations – Daylight Evaluation)

to facilitate the development of a 63-story mixed use building on property located at 610 Lexington Avenue (Block 1307, Lots 14 and 59), in a C6-6 District, within the Special Midtown District.

**ROCKAWAY NEIGHBORHOODS REZONING**

**QUEENS CB - 14** **C 080371 ZMQ**  
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. 25b, 30a, 30b, 30c, 31a:

1. eliminating from within an existing R3-2 District a C1-2 District bounded by a line 100 feet northerly of Beach Channel Drive, Beach 66th Street, Beach Channel Drive, and Beach 67th Street;
2. eliminating from within an existing R5 District a C1-2 District bounded by:
  - a. Beach Channel Drive, Beach 116th Street, a line 100 feet southeasterly of Beach Channel Drive, a line 150 feet northeasterly of Beach 116th Street, a line 150 feet northwesterly of Rockaway Beach Boulevard, the northwesterly prolongation of the northeasterly street line of Beach 114th Street, Rockaway Beach Boulevard, Beach 113th Street, a line 150 feet southeasterly of Rockaway Beach Boulevard, a line midway between Beach 115th Street and Beach 116th Street, Ocean Promenade, Beach 116th Street, a line 200 feet northwesterly of Ocean Promenade, a line midway between Beach 116th Street and Beach 117th Street, a line 100 feet southeasterly of Rockaway Beach Boulevard, Beach 117th Street, Rockaway Beach Boulevard, a line midway between Beach 116th Street and Beach 117th Street, Newport Avenue, and Beach 117th Street;
  - b. a line 100 feet northwesterly of Rockaway Beach Boulevard, Beach 109th Street, Rockaway Beach Boulevard, and a line 365 feet southwesterly of Beach 109th Street;
  - c. Rockaway Beach Boulevard, Beach 108th Street, a line 150 feet southeasterly of Rockaway Beach Drive, and Beach 109th Street;
  - d. a line 150 feet northwesterly of Rockaway Beach Boulevard, Beach 101st Street, a line 150 feet southeasterly of Rockaway Beach Boulevard, and Beach 102nd Street; and
  - e. Beach Channel Drive, Beach 66th Street, a line 100 feet southerly of Beach Channel Drive, and Beach 67th Street;
3. eliminating from within an existing R6 District a C1-2 District bounded by Rockaway Beach Boulevard, Beach 90th Street, a line 150 feet southeasterly of Rockaway Beach Boulevard, and Beach 91st Street;
4. eliminating from within an existing R4 District a C2-2 District bounded by:
  - a. Beach Channel Drive, a line midway between Beach 102nd Street and Beach 101st Street, the centerline of a railroad right-of-way, and Seaside Avenue;
  - b. the U.S. Bulkhead Line, a line 1110 feet northeasterly of Beach 92nd Street, Beach Channel Drive, and Beach 92nd Street; and

- c. a line 100 feet northwesterly of Beach Channel Drive, Beach 59th Street, Beach Channel Drive, and Beach 61st Street;
5. eliminating from within an existing R5 District, a C2-2 District bounded by:
    - a. a line 100 feet northwesterly of Rockaway Beach Boulevard, the northwesterly prolongation of the southwesterly street line of Beach 111th Street, Rockaway Beach Boulevard, and the northwesterly prolongation of the northeasterly street line of Beach 114th Street; and
    - b. Rockaway Freeway, Beach 102nd Street, Rockaway Beach Boulevard, and Beach 108th Street;
  6. eliminating from within an existing R6 District a C2-2 District bounded by a line 150 feet northwesterly and northerly of Rockaway Beach Boulevard, Beach 86th Street, Rockaway Beach Boulevard, and Beach 91st Street;
  7. eliminating from within an existing R4 District a C2-4 District bounded by:
    - a. Rockaway Beach Boulevard, the centerline of former Beach 43rd Street, a line 85 feet northerly of the Shorefront Parkway, and Beach 47th Street; and
    - b. Beach Channel Drive, Beach 35th Street, the northeasterly centerline prolongation of Rockaway Beach Boulevard, and Beach 36th Street;
  8. eliminating from within an existing R6 District a C2-4 District bounded by:
    - a. the northeasterly centerline prolongation of Rockaway Beach Boulevard, Beach 35th Street, Shore Front Parkway, the southerly centerline prolongation of Beach 36th Street; and
    - b. a line 100 feet southeasterly of Shore Front Parkway, Beach 35th Street, Ocean Front Road, the southerly prolongation of the centerline of Beach 36th Street, a line 100 feet northerly of Ocean Front Road, and a line 100 feet westerly of Beach 35th Street;
  9. changing from an R2 District to an R2X District property bounded by a boundary line of the City of New York, a line 100 feet southeasterly of Hicksville Road, Reads Lane, Hicksville Road, Beach 9th Street, and Empire Avenue;
  10. changing from an R5 District to an R3A District property bounded by a line 100 feet southeasterly of Rockaway Beach Drive, Beach 108th Street, a line 120 feet northwesterly of Rockaway Park and its northeasterly prolongation, a northwesterly boundary line of Rockaway Park, a line 100 feet southwesterly of 109th Street, a line 260 feet northwesterly of Rockaway Park, and Beach 109th Street;
  11. changing from an R6 District to an R3A District property bounded by Seagirt Boulevard, a line 240 feet easterly of Beach 25th Street, a line 200 feet southerly of Seagirt Boulevard, a line 80 feet easterly of Beach 25th Street, a line 330 feet northerly of Boardwalk, Beach 25th Street, a line 500 feet southerly of Seagirt Avenue, Beach 26th Street, Seagirt Avenue, and the northerly centerline prolongation of Beach 25th Street;
  12. changing from an R3A District to an R3X District property bounded by Newport Avenue, a line midway between Beach 124th and Beach 125th Street, a line 100 feet southeasterly of Newport Avenue, Beach 124th Street, a line 100 feet northwesterly of Rockaway Beach Boulevard, a line midway between Beach 124th Street and Beach 125th Street, Rockaway Beach Boulevard, and a line midway between Beach 129th Street and Beach 130th Street;
  13. changing from an R3-1 District to an R3X District property bounded by the U.S. Pierhead Line, a northeasterly boundary line of Marine Park and its northwesterly and southeasterly prolongation, Beach Channel Drive, Beach 117th Street, Newport Avenue, Beach 122nd Street, a line 100 feet southeasterly of Newport Avenue, a line midway between Beach 124th Street and Beach 125th Street, Newport Avenue, and a line midway between Beach 129th Street and Beach 130th Street and its northwesterly prolongation;
  14. changing from an R3-2 District to an R3X District property bounded by Newport Avenue, a line midway between Beach 119th Street and Beach 120th Street, a line 100 feet northwesterly of Rockaway Beach Boulevard, Beach 120th Street, a line 400 feet southeasterly of Newport Avenue, a line midway between Beach 121st Street and Beach 122nd Street, a line 100 feet southeasterly of Newport Avenue, and Beach 121st Street;
  15. changing from an R4 District to an R3X District property bounded by Newport Avenue, Beach 121st Street, a line 100 feet southeasterly of Newport

- Avenue, a line midway between Beach 121st Street and Beach 122nd Street, a line 400 feet southeasterly of Newport Avenue, Beach 120th Street, a line 100 feet northwesterly of Rockaway Beach Boulevard, a line midway between Beach 119th Street and Beach 120th Street, Rockaway Beach Boulevard, a line midway between Beach 124th Street and Beach 125th Street, a line 100 feet northwesterly of Rockaway Beach Boulevard, Beach 124th Street, a line 100 feet southeasterly of Newport Avenue, and Beach 122nd Street;
16. changing from an R4-1 District to an R3X District property bounded by Rockaway Beach Boulevard, Beach 120th Street, a line 560 feet northwesterly of Ocean Promenade, a line midway between Beach 120th Street and Beach 121st Street, a line 390 feet northwesterly of Ocean Promenade and its northeasterly prolongation (at Beach 121st Street), and a line midway between Beach 124th Street and Beach 125th Street;
17. changing from an R4A District to an R3X District property bounded by Rockaway Beach Boulevard, a line midway between Beach 124th Street and Beach 125th Street, a line 100 feet northwesterly of Ocean Promenade, Beach 125th Street and its southeasterly centerline prolongation, the northwesterly boundary line of Rockaway Park, and Beach 126th Street and its southeasterly centerline prolongation;
18. changing from an R5 District to an R4 District property bounded by a line 150 feet southeasterly of Rockaway Beach Boulevard, Beach 109th Street, a line 260 feet northwesterly of Rockaway Park, a line 100 feet southwesterly of Beach 109th Street and its southeasterly prolongation, the northwesterly boundary line of Rockaway Park, Beach 115th Street and its southeasterly prolongation, a line 280 feet northwesterly of Ocean Promenade, Beach 113th Street, a line 200 feet northwesterly of Ocean Promenade, and Beach 112th Street;
19. changing from a C3 District to an R4 District property bounded by:
- a. the U.S. Pierhead line, the southwesterly street line of Cross Bay Parkway, Beach Channel Drive, and the northerly centerline prolongation of Beach 106th Street; and
- b. Alameda Avenue, a line 100 feet easterly of Beach 59th Street, Beach Channel Drive, and Beach 59th Street;
20. changing from an R3-2 District to an R4-1 District property bounded by a U.S. Pierhead and Bulkhead Line, the westerly centerline prolongation of Alameda Avenue, a line 200 feet easterly of a proposed U.S. Pierhead and Bulkhead Line, a line 100 feet northerly of a proposed U.S. Pierhead and Bulkhead Line, the southerly prolongation of a westerly boundary line of a proposed U.S. Pierhead and Bulkhead Line, Parvine Avenue, Beach 61st Street, a line 100 feet northwesterly and northerly of Beach Channel Drive, a line midway between Beach 66th Street and Beach 67th Street, and Alameda Avenue;
21. changing from an R4 District to an R4-1 District property bounded by:
- a. the U.S. Bulkhead Line, a line 1110 feet northeasterly of Beach 92nd Street, Beach Channel Drive, Barbadoes Drive and its northeasterly centerline prolongation, an easterly boundary line of a railroad right-of-way, a northeasterly boundary line of a railroad right-of-way, Rockaway Freeway, Beach 84th Street, Rockaway Freeway, a southeasterly boundary line of a railroad right-of-way, the northeasterly service road of the Cross Bay Parkway, Beach Channel Drive, and Beach 92nd Street;
- b. a U.S. Pierhead and Bulkhead Line, a U.S. Bulkhead Line and its southerly prolongation, Norton Avenue, and the former centerline of 45th Street;
- c. Ocean Crest Boulevard, Beach Channel Drive, Grassmere Terrace, Brookhaven Avenue, Beach 28th Street, a line 100 feet northerly of Deerfield Road, Beach 29th Street, Brookhaven Avenue, a line 200 feet southwesterly of Hartman Lane and its southeasterly prolongation, Beach Channel Drive, and Hartman Lane; and
- d. Camp Road, Fernside Place, and Seagirt Avenue;
22. changing from an R5 District to an R4-1 District property bounded by:
- a. the centerline of a railroad right-of-way, Beach 99th Street, a line 100 feet northwesterly of Rockaway Beach Boulevard, and Beach 100th Street;
- b. Shore Front Parkway, the southeasterly centerline prolongation Beach 97th Street, Rockaway Beach, a line midway between Beach 98th Street and Beach 99th Street and its southeasterly prolongation;
- c. Beach Channel Drive, a line 280 feet westerly of Beach 22nd Street, Cornaga Avenue, Beach 22nd Street, a line perpendicular to the westerly street line of Beach 22nd Street distant 150 feet southerly (as measured along the street line) from the point of intersection of the westerly street line of Beach 22nd Street and the southerly street line of Cornaga Avenue, a line 200 feet westerly of Beach 22nd Street, New Haven Avenue, a line perpendicular to the southerly street line of New Haven Avenue distant 150 feet easterly (as measured along the street line) from the point of intersection of the southerly street line of New Haven Avenue and the easterly street line of Grassmere Terrace, Brookhaven Avenue, and Grassmere Terrace; and
- d. Frisco Avenue, Beach 12th Street, Hicksville Road, Beach 9th Street, Plainview Avenue, Beach 12th Street, a line 100 feet northerly of Plainview Avenue, Beach 13th Street, a line 95 feet southwesterly of Davies Road, a line 280 feet southeasterly of Caffrey Avenue, New Haven Avenue, Beach 15th Street, Brookhaven Avenue and its southeasterly centerline prolongation, Gateway Boulevard, a line 100 feet northeasterly of New Haven Avenue, Caffrey Avenue, Davies Road, a line 100 feet southeasterly of Caffrey Avenue, and Mott Avenue;
23. changing from an R6 District to an R4-1 District property bounded by:
- a. the centerline of a railroad right-of-way, Beach 98th Street, Rockaway Beach Boulevard, Beach 97th Street, Shore Front Parkway, a line midway between Beach 98th Street and Beach 99th Street, Rockaway Beach Boulevard, and Beach 99th Street;
- b. a southeasterly boundary line of a railroad right-of-way, Beach 90th Street, a line 100 feet northwesterly of Rockaway Beach Boulevard; and a line 175 feet southwesterly of Beach 92nd Street;
- c. a southeasterly boundary line of a railroad right-of-way, Beach 86th Street, a line 100 feet northerly of Rockaway Beach Boulevard; and Beach 88th Street;
- d. a U.S. Pierhead Line and its southerly prolongation, the centerline of former Norton Avenue, Norton Avenue, and a U.S. Bulkhead Line and its southerly prolongation;
- e. Ocean Crest Boulevard, a line 250 feet southwesterly of Hartman Lane, Beach Channel Drive, a line 200 feet southwesterly of Hartman Lane and its southeasterly centerline prolongation, Brookhaven Avenue, Beach 29th Street, a line 100 feet northerly of Deerfield Road and its westerly prolongation, the southeasterly prolongation of a line 235 feet northeasterly of Beach 32nd Street, the centerline of a railroad right-of-way, and Beach 32nd Street; and
- f. Seagirt Avenue, Beach 26th Street, Seagirt Boulevard, the northerly centerline prolongation of Beach 26th Street, Seagirt Avenue, Beach 26th Street, a line 500 feet southerly of Seagirt Avenue, Beach 25th Street, a line 330 feet northerly of Boardwalk, a line 80 feet easterly of Beach 25th Street and its southerly prolongation, Public Beach, and Beach 28th Street and its southerly centerline prolongation;
24. changing from a C3 District to an R4-1 District property bounded by:
- a. the U.S. Pierhead Line, the northerly centerline prolongation of Beach 86th Street, Barbadoes Drive, a line 1110 feet northeasterly of Beach 92nd Street, Beach 92nd Street, Beach Channel Drive, a northeasterly service road of Cross Bay Parkway, a southeasterly prolongation of the northeasterly roadway line of Cross Bay Parkway, Beach Channel Drive, and the northeasterly street line of Cross Bay Parkway and its southeasterly prolongation; and
- b. the U.S. Pierhead and Bulkhead Line, the former centerline of 45th Street, Beach 45th Street, Norton Avenue and its northeasterly centerline prolongation, and the northerly centerline prolongation of Beach 47th Street;
25. changing from an R3-2 District to an R4A District property bounded by:
- a. Newport Avenue, a line midway between Beach 116th Street and Beach 117th Street, Rockaway Beach Boulevard, Beach 117th Street, a line 100 feet southeasterly of Rockaway Beach Boulevard, Beach 120th Street, Rockaway Beach Boulevard, Beach 119th Street, a line 100 feet northwesterly of Rockaway Beach Boulevard, and a line midway between Beach 119th Street, Beach 120th Street; and
- b. Alameda Avenue, a line midway between Beach 66th Street and Beach 67th Street, a line 100 feet northerly of Beach Channel Drive, Beach 68th Street, a line 140 feet northerly of Beach Channel Drive, Beach 69th Street, Gouveneur Avenue, and Barbadoes Drive;
26. changing from an R4 District to an R4A District property bounded by:
- a. a line 100 feet northwesterly of Rockaway Beach Boulevard, Beach 119th Street, Rockaway Beach Boulevard, and a line midway between Beach 119th Street and Beach 120th Street;
- b. a line 100 feet southeasterly of Rockaway Beach Boulevard, Beach 117th Street, a line 100 feet northwesterly of Ocean Promenade, a line midway between Beach 120th Street and Beach 121st Street, a line 560 feet northwesterly of Ocean Promenade, and Beach 120th Street; and
- c. Brookhaven Avenue, Briar Place, Collier Avenue, Elk Drive, Fernside Place, Camp Road, Seagirt Boulevard, Beach 29th Street, a line 100 feet northerly of Deerfield Road, and Beach 28th Street;
27. changing from an R4-1 District to an R4A District property bounded by a line 390 feet northwesterly of Ocean Promenade and its northeasterly prolongation (at Beach 121st Street), a line midway between Beach 120th Street and Beach 121st Street, a line 100 feet northwesterly of Ocean Promenade, Beach 121st Street, a line 100 feet northwesterly of Ocean Promenade, and a line midway between Beach 124th Street and Beach 125th Street;
28. changing from an R5 District to an R4A District property bounded by:
- a. Rockaway Beach Boulevard, a line midway between Beach 116th Street and Beach 117th Street, a line 150 feet southeasterly of Rockaway Beach Boulevard, and Beach 117th Street;
- b. Beach Channel Drive, a line midway between Beach 63rd Street and Beach 62nd Street, a line 75 feet northerly of Rockaway Beach Boulevard, a line 100 feet westerly of Beach 63rd Street, a line 100 feet southerly of Beach Channel Drive, and a line 120 feet westerly of Beach 63rd Street;
- c. Brookhaven Avenue, Beach 17th Street, a line 150 feet southerly of Plainview Avenue, Beach 19th Street, Seagirt Boulevard, Beach 20th Street, Plainview Avenue, and Beach 19th Street;
- d. Gateway Boulevard, Cornaga Avenue, Beach 9th Street, Hicksville Road, Frisco Avenue, Mott Avenue, a line 100 feet southeasterly of Caffrey Avenue, Davies Road, Caffrey Avenue, a line 165 feet southwesterly of Mott Avenue, a line 110 feet northwesterly of Caffrey Avenue, and Mott Avenue; and
- e. Heyson Road, Beach 13th Street, Seagirt Boulevard, and Beach 14th Street;
29. changing from an R6 District to an R4A District property bounded by:
- a. a line 100 feet northerly of Deerfield Road and its westerly prolongation, Beach 29th Street, Seagirt Boulevard, Beach 32nd Street, a line 180 feet northerly of Seagirt Boulevard, and a line 100 feet westerly of Beach 30th Street; and
- b. Seagirt Boulevard, Beach 26th Street, Seagirt Avenue, and a line 110 feet westerly of Beach 27th Street;
30. changing from an R4 District to an R4B District property bounded by Beach Channel Drive, a line midway between Beach 102nd Street and Beach 101st Street, the center line of a railroad right-of-way, and Seaside Avenue;
31. changing from an R6 District to an R5 District property bounded by Seagirt Boulevard, a line 110 feet westerly of Beach 27th Street, Seagirt Avenue, Beach 28th Street and its southerly centerline prolongation, Rockaway Beach, and Beach 32nd Street and its southerly centerline prolongation;
32. changing from an R3-2 District to an R5A District

- property bounded by Gouverneur Avenue, Beach 69th Street, a line 140 feet northerly of Beach Channel Drive, Beach 68th Street, Beach Channel Drive, and Beach 72nd Street;
33. changing from an R5 District to an R5A District property bounded by:
- Rockaway Beach Boulevard, Beach 112th Street, a line 200 feet northwesterly of Ocean Promenade, Beach 113th Street, a line 280 feet northwesterly of Ocean Promenade, Beach 115th Street, a line 150 feet southeasterly of Rockaway Beach Boulevard, and Beach 113th Street; and
  - Beach Channel Drive, a line midway between Beach 67th Street and Beach 68th Street, the easterly and westerly prolongation of the southerly street line of Beach 70th Street, and a line 95 feet westerly of Beach 70th Street;
34. changing from an R6 District to an R5A District property bounded by a line 100 feet southeasterly of Rockaway Beach Boulevard, Beach 90th Street and its southerly centerline prolongation, Rockaway Beach, Cross Bay Parkway and its southeasterly centerline prolongation, Holland Avenue, and Beach 92nd Street;
35. changing from an R5 District to an R5B District property bounded by Beach Channel Drive, Beach 116th Street, a line 100 feet southeasterly of Beach Channel Drive, a line 150 feet northeasterly of Beach 116th Street, a line 150 feet northwesterly of Rockaway Beach Boulevard, the northwesterly prolongation of the northeasterly street line of Beach 114th Street, a line 100 feet northwesterly of Rockaway Beach Boulevard, Beach 109th Street, the northwesterly boundary line of a railroad right-of-way, Beach 108th Street, a line 100 feet southeasterly of Rockaway Beach Drive, Beach 109th Street, a line 150 feet southeasterly of Rockaway Beach Boulevard, Beach 112th Street, Rockaway Beach Boulevard, Beach 113th Street, a line 150 feet southeasterly of Rockaway Beach Boulevard, a line midway between Beach 116th Street and Beach 117th Street, Newport Avenue, and Beach 117th Street;
36. changing from an R6 District to an R5B District property bounded by the southeasterly boundary line of a railroad right-of-way, Beach 97th Street, the northwesterly boundary line of a railroad right-of-way, Beach 96th Street, Rockaway Beach Boulevard, a line 175 feet southwesterly of Beach 92nd Street, a line 100 feet northwesterly of Rockaway Beach Boulevard, Beach 90th Street, a line 100 feet southeasterly of Rockaway Beach Boulevard, and Beach 98th Street;
37. changing from an R3-2 District to an R5D District property bounded by a line 100 feet northerly of Beach Channel Drive, Beach 62nd Street, a line 100 feet northerly of Beach Channel Drive, Beach 61st Street, Beach Channel Drive, and Beach 68th Street;
38. changing from an R4 District to an R5D District property bounded by a line 100 feet northwesterly of Beach Channel Drive, Beach 59th Street, Beach Channel Drive, and Beach 61st Street;
39. changing from an R5 District to an R5D District property bounded by:
- Rockaway Freeway, the centerline of a railroad right-of-way, Beach 100th Street, a line 100 feet northwesterly of Rockaway Beach Boulevard, Beach 99th Street, Rockaway Beach Boulevard, a line midway between Beach 98th Street and Beach 99th Street and its southeasterly prolongation, the shoreline, the southeasterly centerline prolongation of Beach 102nd Street, Beach 102nd Street, Rockaway Beach Boulevard; and Beach 108th Street;
  - Beach Channel Drive, a line 120 feet westerly of Beach 63rd Street, a line 100 feet southerly of Beach Channel Drive, and a line midway between Beach 67th Street and Beach 68th Street; and
  - Beach Channel Drive, Beach 59th Street, a line 75 feet northerly of Rockaway Beach Boulevard, and a line midway between Beach 62nd Street and Beach 63rd Street;
40. changing from an R6 District to an R5D District property bounded by:
- Rockaway Beach Boulevard, a line midway between Beach 98th Street and Beach 99th Street, Shore Front Parkway, and Beach 99th Street;
  - a line 100 feet southeasterly of Rockaway Beach Boulevard, Beach 92nd Street, Holland Avenue, Cross Bay Parkway and its southeasterly centerline prolongation, Rockaway Beach Boulevard, and Beach 97th Street and its southeasterly centerline prolongation; and
  - the centerline of a railroad right-of-way, Beach 88th Street, a line 100 feet northerly of Rockaway Beach Boulevard, Beach 86th Street, Rockaway Beach Boulevard, and Beach 90th Street;
41. changing from an R6 District to an R6A District property bounded by:
- the U.S. Pierhead Line, the northeasterly street line of Cross Bay Parkway and its southeasterly prolongation, Beach Channel Drive, a southeasterly prolongation of the northeasterly roadway line of Cross Bay Parkway, a northeasterly service road of Cross Bay Parkway, a southeasterly boundary line of a rail road right-of-way, a line 175 feet southwesterly of Beach 92nd Street, Rockaway Beach Boulevard, Beach 96th Street, the northwesterly boundary line of a rail road right-of-way, a southwesterly service road of Cross Bay Parkway, and the southwesterly street line of Cross Bay Parkway; and
  - Beach Channel Drive, Beach 32nd Street, and Far Rockaway Boulevard;
42. changing from an R5 District to an R7A District property bounded by a line 150 feet southeasterly of Rockaway Beach Boulevard, Beach 115th Street and its southeasterly centerline prolongation, a northwesterly boundary line of Rockaway Park, Beach 116th Street and its southeasterly centerline prolongation, a line 200 feet northerly of Ocean Promenade, a line midway between Beach 116th Street and Beach 117th Street, a line 100 feet northerly of Ocean Promenade, Beach 117th Street;
43. changing from an R4 District to a C4-3A District property bounded by:
- Rockaway Beach Boulevard, the centerline of former Beach 43rd Street, a line 85 feet northerly of Shore Front Parkway, and Beach 47th Street; and
  - Beach Channel Drive, Beach 35th Street, the northeasterly centerline prolongation of Rockaway Beach Boulevard, and Beach 36th Street;
44. changing from an R6 District to a C4-3A District property bounded by the northeasterly centerline prolongation of Rockaway Beach Boulevard, Beach 35th Street, Shore Front Parkway, and Beach 36th Street and its southerly centerline prolongation;
45. changing from an R6 District to a C4-4 District property bounded by a line 100 feet southeasterly of Shore Front Parkway, Beach 35th Street and its southeasterly centerline prolongation, Ocean Front Road, and the southerly centerline prolongation of Beach 36th Street;
46. changing from an R4 District to an M1-1 District property bounded by Beach Channel Drive, Beach 104th Street, the centerline of a railroad right-of-way, and the northwesterly centerline prolongation of Beach 106th Street;
47. establishing within a proposed R3A District a C1-3 District bounded by Seagirt Avenue, Beach 25th Street, a line 100 feet southerly of Seagirt Avenue, and Beach 26th Street;
48. establishing within a proposed R4-1 District a C1-3 District bounded by:
- a line 100 feet northwesterly of Rockaway Beach Boulevard, Beach 98th Street, Rockaway Beach Boulevard, and Beach 99th Street; and
  - Seagirt Boulevard, the northerly centerline prolongation of Beach 25th Street, Seagirt Avenue, and Beach 26th Street;
49. establishing within a proposed R4A District a C1-3 District bounded by Rockaway Beach Boulevard, a line midway between Beach 116th Street and Beach 117th Street, a line 100 feet southeasterly of Rockaway Beach Boulevard, and Beach 117th Street;
50. establishing within a proposed R5A District a C1-3 District bounded by Beach Channel Drive, a line midway between Beach 69th Street and Beach 70th Street, a line 100 feet southerly of Beach Channel Drive, and a line 95 feet westerly of Beach 90th Street;
51. establishing within a proposed R5B District a C1-3 District bounded by:
- Beach Channel Drive, Beach 116th Street, a line 100 feet southeasterly of Beach Channel Drive, a line 150 feet northeasterly of Beach 116th Street, a line 150 feet northwesterly of Rockaway Beach Boulevard, the northwesterly prolongation of the northeasterly street line of Beach 114th Street, Rockaway Beach Boulevard, Beach 113th Street, a line 100 feet southeasterly of Rockaway Beach Boulevard, Beach 116th Street, a line 150 feet southeasterly of Rockaway Beach Boulevard, a line midway between Beach 116th Street and Beach 117th Street, Newport Avenue, and Beach 117th Street;
  - a line 100 feet northwesterly of Rockaway Beach Boulevard, Beach 99th Street, Rockaway Beach Boulevard, Beach 100th Street, a line 100 feet southeasterly of Rockaway Beach Boulevard, Beach 102nd Street, Rockaway Beach Boulevard, and Beach 100th Street;
  - a line 100 feet northerly of Beach Channel Drive, Beach 66th Street, a line 100 feet southerly of Beach Channel Drive, Beach 67th Street, Beach Channel Drive, and Beach 68th Street;
  - a line 100 feet northerly of Beach Channel Drive, Beach 64th Street, Beach Channel Drive, and Beach 65th Street; and
  - a line 100 feet northerly of Beach Channel Drive, Beach 62nd Street, a line 75 feet northerly of Rockaway Beach Boulevard, a line midway between Beach 62nd Street and Beach 63rd Street, Beach Channel Drive, and Beach 63rd Street;
52. establishing within a proposed R5D District a C1-3 District bounded by:
- the centerline of a railroad right-of-way, a line midway between Beach 101st Street and 102nd Street, a line 100 feet northwesterly of Rockaway Beach Boulevard, and Beach 102nd Street;
  - a line 100 feet northwesterly of Rockaway Beach Boulevard, Beach 99th Street, Rockaway Beach Boulevard, Beach 100th Street, a line 100 feet southeasterly of Rockaway Beach Boulevard, Beach 102nd Street, Rockaway Beach Boulevard, and Beach 100th Street;
  - a line 100 feet northerly of Beach Channel Drive, Beach 66th Street, a line 100 feet southerly of Beach Channel Drive, Beach 67th Street, Beach Channel Drive, and Beach 68th Street;
  - a line 100 feet northerly of Beach Channel Drive, Beach 64th Street, Beach Channel Drive, and Beach 65th Street; and
  - a line 100 feet northerly of Beach Channel Drive, Beach 62nd Street, a line 75 feet northerly of Rockaway Beach Boulevard, a line midway between Beach 62nd Street and Beach 63rd Street, Beach Channel Drive, and Beach 63rd Street;
53. establishing within a proposed R7A District a C1-3 District bounded by a line 150 feet southeasterly of Rockaway Beach Boulevard, a line midway between Beach 115th Street and Beach 116th Street, Ocean Promenade, Beach 116th Street, a line 200 feet northwesterly of Ocean Promenade, and a line midway between Beach 116th Street and Beach 117th Street;
54. establishing within a proposed R4-1 District a C2-3 District bounded by a U.S. Bulkhead Line, a line 235 feet northeasterly of Beach 92nd Street, Beach Channel Drive, and Beach 92nd Street;
55. establishing within a proposed R5B District a C2-3 District bounded by:
- a line 100 feet northwesterly of Rockaway Beach Boulevard, the northwesterly prolongation of the southwesterly street line of Beach 111th Street, Rockaway Beach Boulevard, and the northwesterly prolongation of the northeasterly street line of Beach 114th Street; and
  - a line 100 feet northwesterly of Rockaway Beach Boulevard, Beach 90th Street, Rockaway Beach Boulevard, and a line 175 feet southwesterly of Beach 92nd Street;
56. establishing within a proposed R5D District a C2-3 District bounded by:
- Rockaway Freeway, Beach 102nd Street, Rockaway Beach Boulevard, and Beach 108th Street;
  - a line 100 feet northwesterly and northerly of Rockaway Beach Boulevard, Beach 86th Street, Rockaway Beach Boulevard, and Beach 90th Street; and
  - a line 100 feet northwesterly of Beach Channel Drive, Beach 59th Street, Beach Channel Drive, and Beach 62nd Street;

as shown in a diagram (for illustrative purposes only) dated April 21, 2008, modified by the City Planning Commission

on July 23, 2008, and subject to the conditions of CEQR declaration E-215.

**ROCKAWAY NEIGHBORHOODS REZONING**

**QUEENS CB - 14 N 080372 ZRQ/ N 080373 ZRQ**  
 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 II, Chapter 1 and Article II, Chapter 5 to allow an R2X district to be mapped and to increase the minimum off-street parking regulations for R6 and R7 districts in Community District 14, in the Borough of Queens.

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

**ARTICLE II  
 RESIDENCE DISTRICT REGULATIONS**

**Chapter 1  
 Statement of Legislative Intent**

**21-10  
 PURPOSES OF SPECIFIC RESIDENCE DISTRICTS**

**21-12  
 R2X - Single-Family Detached Residence District**

This district is designed to provide for large single-family detached dwellings on narrow zoning lots. This district also includes community facilities and open uses which serve the residents of the district or are benefited by a residential environment.

This district may be mapped only within the Special Ocean Parkway District and Community District 14 in the Borough of Queens.

**Chapter 5  
 Accessory Off-Street Parking and Loading Regulations  
 25-00  
 GENERAL PURPOSES AND DEFINITIONS**

Off-street Parking Regulations

**25-02  
 Applicability**

**25-027  
 Applicability of regulations in Community District 14, Queens**

In Community District 14 in the Borough of Queens, R6 and R7 Districts shall be subject to the #accessory# off-street parking regulations of an R5 District, except that such requirement shall not apply to any #development# located within an urban renewal area established prior to (effective date of amendment).

For the purposes of this Section, the #floor area# of a #building# shall not include floor space used for #accessory# off-street parking spaces provided on any #story# located below 33 feet above the #base plane#.

**The Subcommittee on Landmarks, Public Siting and Maritime Uses will hold a public hearing on the following matter in the Council Committee Room, City Hall, New York City, New York 10007, commencing at 11:00 A.M. on Tuesday, August 12, 2008:**

**NOHO HISTORIC DISTRICT EXTENSION**

**MANHATTAN CB - 2 20085643 HKM (N 080453 HKM)**  
 Designation (List 403, LP-2287) by the Landmarks Preservation Commission pursuant to Section 3020 of the New York City Charter of the landmark designation of the NoHo Historic District Extension. The district boundaries are: property bounded by a line beginning at the northwest corner of Lafayette Street and Bleecker Street, then extending northerly along the western curblin of Lafayette Street to a point on a line extending westerly from the northern property line of 379 Lafayette Street, easterly along said line and the northern property line of 379 Lafayette Street, northerly along part of the western property line of 30 Great Jones Street, northerly along the eastern building line of 383-389 Lafayette Street (aka 22-26 East 4th Street) and continuing northerly across East Fourth Street, northerly along the western property line of 25 East Fourth Street, easterly along the northern property lines of 25 and 27 East 4th Street, southerly along the eastern property line of 27 East 4th Street to the southern curblin of East 4th Street, easterly along the southern curblin of East 4th Street to a point on a line extending northerly from the eastern property line of 38 East 4th Street, southerly along said line and the eastern property line of 38 East 4th Street, easterly along part of the northern property line of 48 Great Jones Street, northerly along the western property lines of 354 and 356 Bowery, easterly along the northern property line of 356 Bowery to the western curblin of the Bowery, southerly along the western curblin of the Bowery to a point on a line extending easterly from the southern property line of 354 Bowery, westerly along said line and part of the southern property line of 354 Bowery, southerly along part of the eastern property line of 48 Great Jones Street, easterly along the northern property line of 54 Great Jones Street, southerly along the eastern property line of 54 Great Jones Street to the southern curblin of Great Jones Street, easterly along the southern curblin of Great Jones Street to a point on a line extending northerly from the easterly property line of 57 Great Jones Street, southerly along said line and part of the eastern property line of 57 Great Jones Street, easterly along the northern property line of 344 Bowery to the western curblin of the Bowery, southerly along the western curblin of the Bowery, westerly along the northern curblin of Bond Street to a point on a line extending northerly from the eastern property line of 51 Bond

Street, southerly along said line and the eastern property line of 51 Bond Street, westerly along the southern property lines of 51 through 31 Bond Street and the southern curblin of Jones Alley, southerly along the eastern property line of 337Lafayette Street (aka 51-53 Bleecker Street) to the northern curblin of Bleecker Street, and westerly along the northern curblin of Bleecker Street, to the point of beginning, as a historic district.

**The Subcommittee on Planning, Dispositions and Concessions will hold a public hearing in the Council Committee Room, City Hall, New York City, New York 10007, commencing at 1:00 P.M. on Tuesday, August 12, 2008:**

a6-12

**HEARINGS**

**HEARING BY THE COMMITTEE ON RULES, PRIVILEGES AND ELECTIONS**

**THE COMMITTEE ON RULES, PRIVILEGES AND ELECTIONS WILL HOLD A HEARING ON THURSDAY, AUGUST 14, 2008, AT 10:30 A.M. IN THE COUNCIL CHAMBERS, CITY HALL, NEW YORK, NEW YORK 10007 ON THE FOLLOWING MATTER:**

**Designation**

- **Preconsidered-M**, Bishop Mitchell G. Taylor, a candidate for designation by the Council to the Civilian Complaint Review Board, pursuant to § 440(b)(1) of the *New York City Charter*. If Bishop Taylor, a resident of Queens, is designated by the Council and subsequently appointed by the Mayor, he will replace Singee Li Lam and be eligible to complete the remainder of a three-year term expiring on July 4, 2011.

**AND SUCH OTHER BUSINESS AS MAY BE NECESSARY**

A Calendar of speakers will be established in advance. Persons interested in being heard should write to the Honorable Christine C. Quinn, Speaker of the City Council, City Hall, New York, New York 10007, setting forth their name, representation and viewpoints.

Hector L. Diaz  
 City Clerk, Clerk of the Council

a7-14

**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 Tishman Auditorium of Vanderbilt Hall, New York University School of Law, on Wednesday, August 13, 2008, commencing at 9:00 A.M.**

**BOROUGH OF MANHATTAN**

**Nos. 1, 2, 3 & 4**

**EAST VILLAGE/LOWER EAST SIDE REZONING**

**No. 1**

**CD 3 C 080397 ZMM**

**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. 12c:

1. changing from an R7-2 District to an R7A District property bounded by:
  - a. East 13th Street, a line 100 feet easterly of Second Avenue, East 7th Street, and a line 100 feet westerly of Second Avenue;
  - b. East 13th Street, a line 100 feet easterly of First Avenue, East 6th Street, First Avenue, East 2nd Street, a line 100 feet easterly of First Avenue, East Houston Street, and a line 100 feet westerly of First Avenue;
  - c. East 13th Street, a line 100 feet easterly of Avenue A, the northerly, westerly and southerly boundary line of Tompkins Square Park, a line 100 feet easterly of Avenue A, a line 100 feet southerly of East 2nd Street, a line 100 feet westerly of Avenue A, East 4th Street, Avenue A, the westerly centerline prolongation of East 5th Street, and a line 100 feet westerly of Avenue A;
  - d. East 13th Street, a line 100 feet easterly of Avenue B, East 2nd Street, Avenue B, a line 100 feet southerly of East 2nd Street, a line 100 feet westerly of Avenue B, the southerly, easterly and northerly boundary line of Tompkins Square Park, and a line 100 feet westerly of Avenue B;
  - e. East 12th Street, Avenue C – Loaisaida Avenue, East 10th Street, a line 100 feet easterly of Avenue C – Loaisaida Avenue, a line midway between East 2nd Street and East 3rd Street, Avenue C – Loaisaida Avenue, East 2nd Street, and a line 100 feet westerly of Avenue C – Loaisaida Avenue; and
  - f. a line 100 feet southerly of East Houston Street, Pitt Street, Rivington Street, a line 100 feet westerly of Pitt Street, a line 100 feet northerly of Delancey Street, a line midway between Essex Street and Norfolk Street, the southerly boundary line of a

playground and its easterly prolongation, and Norfolk Street;

2. changing from an C6-1 District to a R7A District property bounded by East 7th Street, a line 100 feet easterly of Second Avenue, East 3rd Street, and a line 100 feet westerly of Second Avenue;
3. changing from an R7-2 District to a R7B District property bounded by the southerly boundary line of Tompkins Square Park, a line 100 feet westerly of Avenue B, East 4th Street, and a line 100 feet easterly of Avenue A;
4. changing from an R7-2 District to a R8A District property bounded by:
  - a. East 10th Street, Avenue D, East Houston Street, Pitt Street, a line 100 feet southerly of East Houston Street, Norfolk Street, the southerly boundary line of a playground and its easterly and westerly prolongation, Essex Street, East Houston Street, a line 100 feet easterly of First Avenue, a line midway between East 2nd Street and East 1st Street, Avenue A, a line 100 feet southerly of East 2nd Street, Avenue B, East 2nd Street, Avenue C – Loaisaida Avenue, a line midway between East 2nd Street and East 3rd Street, and a line 100 feet westerly of Avenue D; and
  - b. Rivington Street, Pitt Street, Delancey Street and its westerly centerline prolongation (at Clinton Street), a line midway between Suffolk Street and Clinton Street, a line 100 feet northerly of Delancey Street, and a line 100 feet westerly of Pitt Street;
5. changing from an R7-2 District to a R8B District property bounded by:
  - a. East 13th Street, a line 100 feet westerly of Second Avenue, East 1st Street, a line 100 feet easterly of Bowery, and a line 100 feet easterly of Third Avenue;
  - b. East 13th Street, a line 100 feet westerly of First Avenue, East Houston Street, and a line 100 feet easterly of Second Avenue;
  - c. East 13th Street, a line 100 feet westerly of Avenue A, East 6th Street, and a line 100 feet easterly of First Avenue;
  - d. East 4th Street, a line 100 feet westerly of Avenue A, a line midway between East 1st Street and East 2nd Street, a line 100 feet easterly of First Avenue, East 2nd Street, and a line 150 feet easterly of First Avenue;
  - e. East 13th Street, a line 100 feet westerly of Avenue B, the northerly boundary line of Tompkins Square Park, and a line 100 feet easterly of Avenue A;
  - f. East 4th Street, a line 100 feet westerly of Avenue B, a line 100 feet southerly of East 2nd Street, and a line 100 feet easterly of Avenue A;
  - g. East 12th Street, a line 100 feet westerly of Avenue C–Loisaida Avenue, East 2nd Street, and a line 100 feet Easterly of Avenue B; and
  - h. East 10th Street, a line 100 feet westerly of Avenue D, a line midway between East 2nd street and East 3rd Street, and a line 100 feet easterly of Avenue C– Loaisaida Avenue;
6. changing from a C6-1 District to a C4-4A District property bounded by:
  - a. a line 100 feet southerly of East Houston Street, Essex Street, the southerly boundary line of a playground and its westerly prolongation, a line midway between Essex Street and Norfolk Street, a line 100 feet northerly of Delancey Street, and Chrystie Street; and
  - b. a line 100 feet southerly of Delancey Street, Ludlow Street, Grand Street, and Chrystie Street;
7. changing from a C6-1 District to a C6-2A District property bounded by:
  - a. East 3rd Street, a line 100 feet easterly of Second Avenue, East Houston Street, Essex Street, a line 100 feet southerly of East Houston Street, Chrystie Street, East Houston Street, a line 65 feet westerly of Second Avenue, East 1st Street, and a line 100 feet westerly of Second Avenue; and
  - b. Stanton Street, Chrystie Street, a line 100 feet northerly of Delancey Street, a line midway between Suffolk Street and Clinton Street, the westerly centerline prolongation of Delancey Street (at Clinton Street), Ludlow Street, a line 100 feet southerly of Delancey Street, Chrystie Street, Grand Street, a line midway between Bowery and Chrystie Street, a line 100 feet southerly of Delancey Street, and a line 100 feet westerly of Christie Street; and

8. establishing within a proposed R7A District a C2-5 District bounded by East 7th Street, a line 100 feet easterly of Second Avenue, East 3rd Street, and a line 100 feet westerly of Second Avenue;

as shown on a diagram (for illustrative purposes only) dated May 5, 2008 and subject to CEQR Declaration E-216.

**CD 3** **No. 2** **C 080397(A) ZMM**  
**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 and proposed for modification pursuant to Section 2-06(c)(1) of the Uniform Land Use Review Procedure for an amendment of the Zoning Map, Section No. 12c:

- 1. changing from an R7-2 District to an R7A District property bounded by:
  - a. East 13th Street, a line 100 feet easterly of Second Avenue, East 7th Street, and a line 100 feet westerly of Second Avenue;
  - b. East 13th Street, a line 100 feet easterly of First Avenue, East 6th Street, First Avenue, East 2nd Street, a line 100 feet easterly of First Avenue, East Houston Street, and a line 100 feet westerly of First Avenue;
  - c. East 13th Street, a line 100 feet easterly of Avenue A, the northerly, westerly and southerly boundary line of Tompkins Square Park, a line 100 feet easterly of Avenue A, a line 100 feet southerly of East 2nd Street, a line 100 feet westerly of Avenue A, East 4th Street, Avenue A, the westerly centerline prolongation of East 5th Street, and a line 100 feet westerly of Avenue A;
  - d. East 13th Street, a line 100 feet easterly of Avenue B, East 2nd Street, Avenue B, a line 100 feet southerly of East 2nd Street, a line 100 feet westerly of Avenue B, the southerly, easterly and northerly boundary line of Tompkins Square Park, and a line 100 feet westerly of Avenue B;
  - e. East 12th Street, Avenue C – Loaisida Avenue, East 10th Street, a line 100 feet easterly of Avenue C – Loaisida Avenue, a line midway between East 2nd Street and East 3rd Street, Avenue C – Loaisida Avenue, East 2nd Street, and a line 100 feet westerly of Avenue C – Loaisida Avenue; and
  - f. a line 100 feet southerly of East Houston Street, Pitt Street, Rivington Street, a line 100 feet westerly of Pitt Street, a line 100 feet northerly of Delancey Street, a line midway between Essex Street and Norfolk Street, the southerly boundary line of a playground and its easterly prolongation, and Norfolk Street;
- 2. changing from an C6-1 District to a R7A District property bounded by East 7th Street, a line 100 feet easterly of Second Avenue, East 3rd Street, and a line 100 feet westerly of Second Avenue;
- 3. changing from an R7-2 District to a R7B District property bounded by the southerly boundary line of Tompkins Square Park, a line 100 feet westerly of Avenue B, East 4th Street, and a line 100 feet easterly of Avenue A;
- 4. changing from an R7-2 District to a R8A District property bounded by:
  - a. East 10th Street, Avenue D, East Houston Street, Pitt Street, a line 100 feet southerly of East Houston Street, Norfolk Street, the southerly boundary line of a playground and its easterly and westerly prolongation, Essex Street, East Houston Street, a line 100 feet easterly of First Avenue, a line midway between East 2nd Street and East 1st Street, Avenue A, a line 100 feet southerly of East 2nd Street, Avenue B, East 2nd Street, Avenue C – Loaisida Avenue, a line midway between East 2nd Street and East 3rd Street, and a line 100 feet westerly of Avenue D; and
  - b. Rivington Street, Pitt Street, Delancey Street and its westerly centerline prolongation (at Clinton Street), a line midway between Suffolk Street and Clinton Street, a line 100 feet northerly of Delancey Street, and a line 100 feet westerly of Pitt Street;
- 5. changing from an R7-2 District to a R8B District property bounded by:
  - a. East 13th Street, a line 100 feet westerly of Second Avenue, East 1st Street, a line 100 feet easterly of Bowery, and a line 100 feet easterly of Third Avenue;
  - b. East 13th Street, a line 100 feet westerly of First Avenue, East Houston Street, and a line 100 feet easterly of Second Avenue;
  - c. East 13th Street, a line 100 feet westerly of Avenue A, East 6th Street, and a line 100 feet easterly of First Avenue;
  - d. East 4th Street, a line 100 feet westerly of Avenue A, a line midway between East 1st

- Street and East 2nd Street, a line 100 feet easterly of First Avenue, East 2nd Street, and a line 150 feet easterly of First Avenue;
  - e. East 13th Street, a line 100 feet westerly of Avenue B, the northerly boundary line of Tompkins Square Park, and a line 100 feet easterly of Avenue A;
  - f. East 4th Street, a line 100 feet westerly of Avenue B, a line 100 feet southerly of East 2nd Street, and a line 100 feet easterly of Avenue A;
  - g. East 12th Street, a line 100 feet westerly of Avenue C – Loaisida Avenue, East 2nd Street, and a line 100 feet Easterly of Avenue B; and
  - h. East 10th Street, a line 100 feet westerly of Avenue D, a line midway between East 2nd street and East 3rd Street, and a line 100 feet easterly of Avenue C – Loaisida Avenue;
6. changing from a C6-1 District to a C4-4A District property bounded by:
- a. a line 100 feet southerly of East Houston Street, Essex Street, the southerly boundary line of a playground and its westerly prolongation, a line midway between Essex Street and Norfolk Street, a line 100 feet northerly of Delancey Street, and Chrystie Street; and
  - b. a line 100 feet southerly of Delancey Street, Ludlow Street, Grand Street, and Chrystie Street;
7. changing from a C6-1 District to a C6-2A District property bounded by:
- a. East 3rd Street, a line 100 feet easterly of Second Avenue, East Houston Street, Essex Street, a line 100 feet southerly of East Houston Street, Chrystie Street, East Houston Street, a line 65 feet westerly of Second Avenue, East 1st Street, and a line 100 feet westerly of Second Avenue; and
  - b. a line 100 feet northerly of Delancey Street, a line midway between Suffolk Street and Clinton Street, the westerly centerline prolongation of Delancey Street (at Clinton Street), Ludlow Street, a line 100 feet southerly of Delancey Street and Chrystie Street,
8. changing from a C6-1 District to a C6-3A District property bounded by Stanton Street, Chrystie Street, Grand Street, a line midway between Bowery and Chrystie Street, a line 100 feet southerly of Delancey Street, and a line 100 feet westerly of Chrystie Street; and
9. establishing within a proposed R7A District a C2-5 District bounded by East 7th Street, a line 100 feet easterly of Second Avenue, East 3rd Street, and a line 100 feet westerly of Second Avenue;

as shown on a diagram (for illustrative purposes only) dated July 3, 2008 and subject to CEQR Declaration E-216.

**CD 3** **No. 3** **N 080398 ZRM**  
**IN THE MATTER OF** an 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 II, Chapter 3 (Bulk Regulations for Residential Buildings in Residential Districts), and Article V, Chapter 2 (Non-Conforming Uses) in the Borough of Manhattan, Community District 3.

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

23-144  
In designated areas where the Inclusionary Housing Program is applicable

In #Inclusionary Housing designated areas#, as listed in the following table, the maximum permitted #floor area ratios# shall be as set forth in Section 23-942 (In Inclusionary Housing designated areas). The locations of such districts are specified in Section 23-922 (Inclusionary Housing designated areas).

Community District	Zoning District
Community District 1, Brooklyn	R6 R6A R6B R7A
Community District 2, Brooklyn	R7A
Community District 3, Brooklyn	R7D
Community District 7, Brooklyn	R8A
<u>Community District 3, Manhattan</u>	<u>R8A</u>
Community District 6, Manhattan	R10
Community District 7, Manhattan	R9A
Community District 2, Queens	R7X

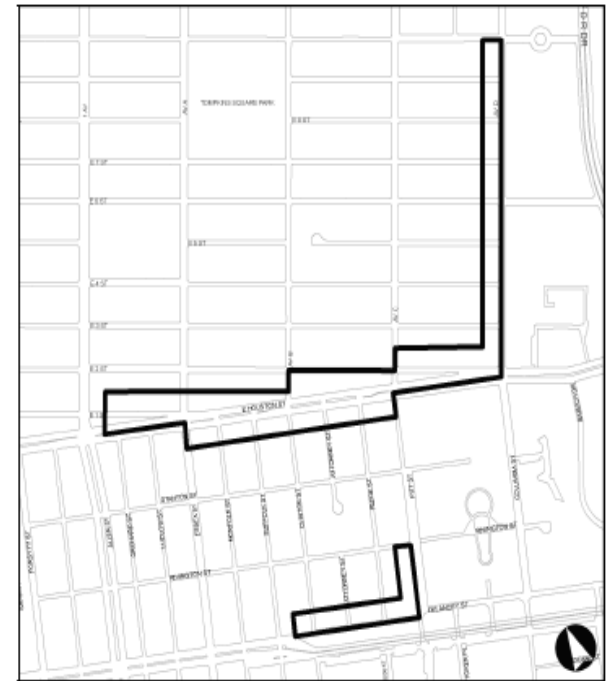
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3/26/08

23-922  
Inclusionary housing designated areas

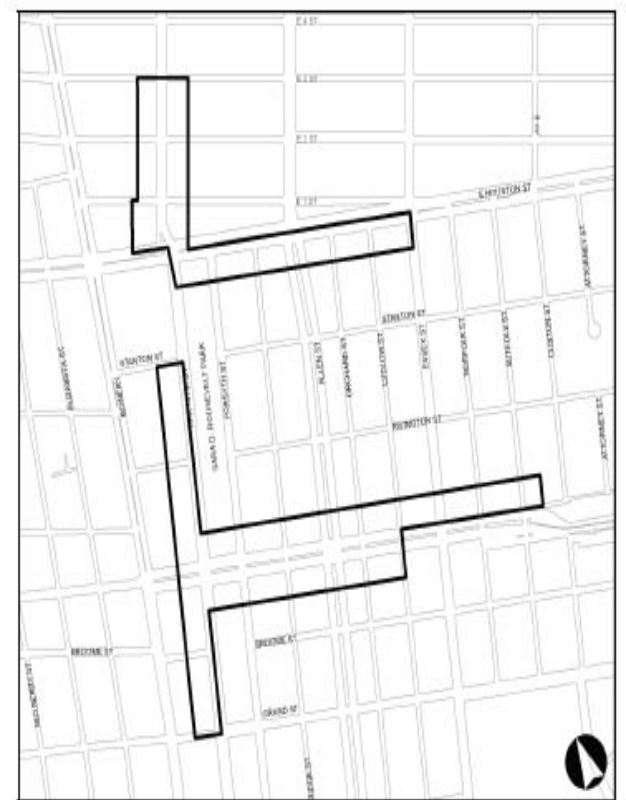
The Inclusionary Housing Program shall apply in the following areas:

\*\*\*

(i) In Community District 3, in the Borough of Manhattan, in the R8A Districts within the areas shown on the following Maps 14 and 15:



Map 14: Portion of Community District 3, Manhattan



Map 15: Portion of Community District 3, Manhattan

\*\*\*

52-61  
General Provisions

If, for a continuous period of two years, either the #non-conforming use# of #land with minor improvements# is discontinued, or the active operation of substantially all the #non-conforming uses# in any #building or other structure# is discontinued, such land or #building or other structure# shall thereafter be used only for a conforming #use#. Intent to resume active operations shall not affect the foregoing.

The provisions of this Section shall not apply where such discontinuance of active operations is directly caused by war, strikes or other labor difficulties, a governmental program of materials rationing, or the construction of a duly authorized improvement project by a governmental body or a public utility company.

Except in Historic Districts as designated by the Landmarks Preservation Commission, the provisions of this Section shall not apply to vacant ground floor or #basement# stores in #buildings designed for residential use# located in R5, R6 or R7 Districts, or R8B districts in Manhattan Community District 3, where the changed or reactivated #use# is listed in Use Group 6A, 6B, 6C or 6F excluding post offices, veterinary medicine for small animals, automobile supply stores, electrolysis studios and drive-in banks. In addition, the changed or reactivated #use# shall be subject to the provisions of Section 52-34 (Commercial Uses in Residence Districts).

**No. 4** **N 080398(A) ZRM**  
**CD 3** **IN THE MATTER OF** an application submitted by the Department of City Planning pursuant to Section 201 of the New York City Charter, and proposed for modification pursuant to Section 2-06(c)(1) of the Uniform Land Use Review Procedure, for an amendment of the Zoning Resolution of the City of New York, concerning Article II, Chapter 3 (Bulk Regulations for Residential Buildings in Residential Districts), in the Borough of Manhattan, Community District 3.

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

23-144  
In designated areas where the Inclusionary Housing Program is applicable

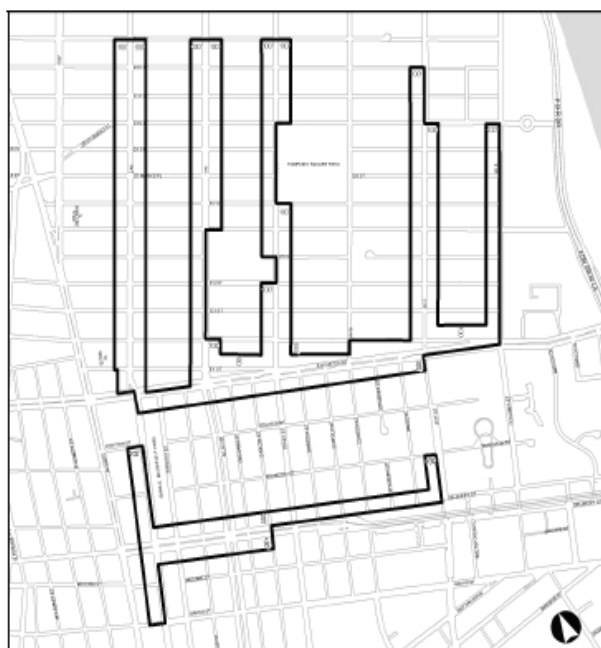
In #Inclusionary Housing designated areas#, as listed in the following table, the maximum permitted #floor area ratios# shall be as set forth in Section 23-942 (In Inclusionary Housing designated areas). The locations of such districts are specified in Section 23-922 (Inclusionary Housing designated areas).

Community District	Zoning District
Community District 1, Brooklyn	R6 R6A R6B R7A
Community District 2, Brooklyn	R7A
Community District 3, Brooklyn	R7D
Community District 7, Brooklyn	R8A
Community District 3, Manhattan	R7A R8A R9A
Community District 6, Manhattan	R10
Community District 7, Manhattan	R9A
Community District 2, Queens	R7X

\*\*\*  
23-922  
Inclusionary housing designated areas

The Inclusionary Housing Program shall apply in the following areas:

\*\*\*  
(i) In Community District 3, in the Borough of Manhattan, in the R7A, R8A and R9A Districts within the areas shown on the following Map 14:



Map 14: Portion of Community District 3, Manhattan

\*\*\*

**NOTICE**

**On Wednesday, August 13, 2008, at 9:00 A.M., in Tishman Auditorium of Vanderbilt Hall on the New York University School of Law campus located at 40 Washington Square South in 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 and text amendments and the disposition of a City property within East Village/Lower East Side neighborhood of Manhattan Community District 3. The proposed actions would preserve the low- to mid-rise character of the East Village and Lower East Side neighborhoods while concentrating new development towards specific corridors that are more suited for new residential construction with incentives for affordable housing:**

**This hearing is being held pursuant to the State Environmental Quality Review Act (SEQRA) and City Environmental Quality Review (CEQR), CEQR No. 07DCP078M.**

**Nos. 5, 6, 7, 8 & 9  
HUNTERS POINT SOUTH**

**NOTE: This hearing is not likely to begin before 11:00 AM. No. 5**

**CD 2 C 080276 MMQ**  
**IN THE MATTER OF** an application, submitted by the New York City Economic Development Corporation and 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:

- a change in the street system;
- the establishment of park and park additions;
- the delineation of permanent sewer corridors; within an area generally bounded by 50th Avenue, 2nd Street, and the U.S. Pierhead Line at Newtown Creek and the East River;
- the elimination of portions of 48th Avenue between Vernon Boulevard and 21st Street;
- the elimination of a park between Vernon Boulevard and 11th Street,
- the elimination, discontinuance and closing of a portion of Vernon Boulevard;
- the establishment of a Public Place between 50th and 51st Avenues;
- the adjustment of grades necessitated thereby; and
- any acquisition or disposition of real properties related thereto,

in accordance with Map No. 5003 dated April 1, 2008, and signed by the Borough President.

**No. 6**

**CD 2 C 080362 ZMQ**  
**IN THE MATTER OF** an application submitted by the New York City Economic Development Corporation and 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 No. 8d:

1. changing from an M1-4 District to an R7-3 District property bounded by 54th Avenue, a line 530 feet easterly of 2nd Street, the U.S. Pierhead and Bulkhead Line, and 2nd Street and its southerly centerline prolongation;
2. changing from an M3-1 District to an R10 District property bounded by the southerly street line of 50th Avenue and its westerly prolongation, 2nd Street and its southerly centerline prolongation, the U.S. Pierhead and Bulkhead Line, and the U.S. Pierhead Line;
3. establishing within a proposed R7-3 District a C2-5 District bounded by 54th Avenue, a line 75 feet easterly of 2nd Street and its southerly centerline prolongation, a line 695 feet southerly of 54th Avenue, and 2nd Street and its southerly centerline prolongation;
4. establishing within a proposed R10 District a C2-5 District bounded by:
  - a. the southerly street line of 50th Avenue and its westerly prolongation, a line 5 feet easterly of Center Boulevard\*, 51st Avenue\*, and Center Boulevard\*;
  - b. the southerly street line of 50th Avenue, 2nd Street, 51st Avenue\*, and a line 75 feet westerly of 2nd Street;
  - c. a line 105 feet northerly of Borden Avenue\*, 2nd Street, a line 144 feet southerly of Borden Avenue\*, a line 75 feet westerly of 2nd Street, a line 75 feet southerly of Borden Avenue\*, Center Boulevard\*, Borden Avenue\*, a line 105 feet westerly of 2nd Street, a line 75 feet northerly of Borden Avenue\*, and a line 75 feet westerly of 2nd Street;
  - d. a line 118 feet northerly of 54th Avenue\*, 2nd Street, 55th Avenue\*, and a line 75 feet westerly of 2nd Street;
  - e. 54th Avenue\*, a line 75 feet easterly of Center Boulevard\*, 55th Avenue\*, and Center Boulevard\*;
  - f. the southerly boundary line of a park\* and its easterly prolongation, 2nd Street, 56th Avenue\*, and a line 75 feet westerly of 2nd Street; and
  - g. the southerly boundary line of a park\* and its westerly prolongation, a line 75 feet southeasterly of Center Boulevard\*, 57th Avenue\*, and Center Boulevard\*;
5. establishing a Special Hunter's Point South District ("SHP") bounded by the southerly street line of 50th Avenue and its westerly prolongation, 2nd Street, 54th Avenue; a line 530 feet easterly of 2nd Street, the U.S. Pierhead and Bulkhead Line, and the U.S. Pierhead Line;

as shown on a diagram (for illustrative purposes only), dated April 21, 2008, and subject to the conditions of CEQR Declaration E-213.

\* Note: Several streets are proposed to be demapped and new streets and parks are proposed to be established under a related concurrent application C 080276 MMQ for a change in the City Map.

**Resolution for adoption scheduling August 13, 2008 for a public hearing.**

**No. 7**

**CD 2 N 080363 ZRQ**  
**IN THE MATTER OF** an application submitted by the New York City Economic Development Corporation pursuant to Section 201 of the New York City Charter for an amendment of the Zoning Resolution of the City of New York, concerning the addition of Article XII, Chapter 5 (Special Southern Hunters Point District), to establish a special district and modify related regulations, in Community District 2, Borough of Queens.

Special Southern Hunters Point 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 1  
GENERAL PROVISIONS**

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

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

\* \* \*  
Establishment of the Special Southern Hunters Point District

In order to carry out the purposes of this Resolution, as set forth in Article XII, Chapter 5, the #Special Southern Hunters Point District# is hereby established.

\* \* \*  
12-10  
Definitions

\* \* \*  
Special Southern Hunters Point District

The "Special Southern Hunters Point District" is a special purpose district designated by the letters "SHP" in which special regulations set forth in Article XII, Chapter 5, apply. The Special Southern Hunters Point District appears on the #zoning maps# superimposed on other districts and its regulations supersede, supplement and modify those of the districts upon which it is imposed.

\* \* \*  
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 a Portion of Community Districts 1 and 2 in the Borough of Queens

\* \* \*  
13-01  
Applicability

In Manhattan Community Districts 1, 2, 3, 4, 5, 6, 7 and 8, and the portion of Queens Community Districts 1 and 2 bounded by Queens Plaza North, 21st Street, 41st Avenue, 29th Street, 40th Road, Northern Boulevard, 43rd Street, Skillman Avenue, 39th Street, 48th Avenue, 30th Street, 49th Avenue, Dutch Kills Canal, Newtown Creek, ~~Second Street~~, the East River, the westerly prolongation of 50th Avenue, Center Boulevard, 49th Avenue, Fifth Street, Anable Basin, and the East River ("Long Island City subject area"), #accessory# off-street parking spaces, #public parking lots# and #public parking garages# shall be used or #developed# in accordance with the provisions of this Chapter, except as otherwise provided in Section 13-011 (Exceptions). In the event of a conflict between the provisions of this Chapter and those contained in special purpose district regulations or Sections ~~26-05~~ 26-15 (Curb Cuts) or 37-30 (STREETSCAPE), the more restrictive provisions shall apply. For the purpose herein, the more restrictive provisions shall be considered those which permit the:

\* \* \*  
Chapter 4  
Sidewalk Cafe Regulations

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

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

	#Enclosed Sidewalk Cafe#	#Unenclosed Sidewalk Cafe#
<u>Queens</u>		
Downtown Jamaica District	No	Yes
<u>Southern Hunters Point District</u>	Yes	Yes

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

\* \* \*  
CHAPTER 2  
SPECIAL REGULATIONS APPLYING IN THE WATERFRONT AREA

\* \* \*  
62-80  
WATERFRONT ACCESS PLANS

\* \* \*  
62-85  
Borough of Queens

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

- Q-1: Northern Hunters Point, as set forth in Section 62-851
- Q-2: Downtown Flushing, as set forth in Section 62-852.
- Q-3: Newtown Creek, in the #Special Southern Hunters Point District#, as set forth in Section 125-45 (Newtown Creek Waterfront Access Plan)

\* \* \*  
**ARTICLE XII  
SPECIAL PURPOSE DISTRICTS**

\* \* \*  
(All text is new; it is not underlined)

Chapter 5  
Special Southern Hunters Point District

125-00  
GENERAL PURPOSES

The "Special Southern Hunters Point District" established in

this Resolution is designed to promote and protect public health, safety and general welfare. These general goals include, among others, the following specific purposes:

- (a) to encourage well-designed new development that complements the built character of the Hunters Point neighborhood;
- (b) to maintain and reestablish physical and visual public access to and along the waterfront;
- (c) to broaden the regional choice of residences by introducing new affordable housing;
- (d) to achieve a harmonious visual and functional relationship with the adjacent neighborhood;
- (e) to create a lively and attractive built environment that will provide daily amenities and services for the use and enjoyment of area residents, workers and visitors;
- (f) to take maximum advantage of the beauty of the East River waterfront and provide an open space network comprised of public parks, public open space and public access areas;
- (g) to provide flexibility of architectural design within limits established to assure adequate access of light and air to the street, and thus to encourage more attractive and economic building forms; and
- (h) to promote the most desirable use of land and building development in accordance with the district plan for Southern Hunters Point and thus conserve the value of land and buildings and thereby protect the City's tax revenues.

125-01  
General Provisions

In harmony with the general purpose and intent of this Resolution and the general purposes of the #Special Southern Hunters Point District#, the regulations of the #Special Southern Hunters Point District# shall apply to all #developments#, #enlargements#, alterations and changes of #use# within the #Special Southern Hunters Point District#, except as otherwise provided in this Chapter. 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.

125-02  
District Plan and Maps

The regulations of this Chapter are designed to implement the #Special Southern Hunters Point District# Plan.

The District Plan includes the following nine maps:

- Map 1 Special Southern Hunters Point District Plan, Subdistricts and Parcels
- Map 2 Special Ground Floor Use Regulations
- Map 3 Maximum Base Heights and Street Wall Location
- Map 4 Tower Areas
- Map 5 Mandatory Sidewalk Widening and Publicly Accessible Open Area
- Map 6 Publicly Accessible Private Street and Open Area in Newtown Creek Subdistrict
- Map 7 Newtown Creek Waterfront Access Plan
- Map 8 Permitted Curb Cut Locations

125-03  
Subdistricts

In order to carry out the purposes and provisions of this Chapter, the #Special Southern Hunters Point District# is divided into two subdistricts: the East River Subdistrict and the Newtown Creek Subdistrict. The East River Subdistrict is further subdivided into parcels A through G. The location and boundaries of the subdistricts and parcels are shown on Map 1 (Special Southern Hunters Point District Plan, Subdistricts and Parcels) in Appendix A.

125-04  
Applicability of District Regulations

125-041  
Modification of use and bulk regulations for zoning lots bounding parks

Where the #lot line# of a #zoning lot# coincides with the boundary of a #public park#, such #lot line# shall be considered to be a #street line# for the purposes of applying all #use# and #bulk# regulations of this Resolution.

125-042  
Modification of Article VI, Chapter 2

The provisions of Sections 62-41 (Requirements for Waterfront Public Access) and 62-60 (DESIGN STANDARDS FOR THE WATERFRONT AREA) are modified as set forth in Section 125-45 (Newtown Creek Waterfront Access Plan).

125-10  
USE REGULATIONS

125-11  
Ground Floor Use Along Designated Streets

Map 2 (Special Ground Floor Use Regulations) in Appendix A of this Chapter specifies locations where the special ground floor #use# regulations of this Section apply. Such regulations shall apply along the entire #street# frontage of the #building#, as indicated on Map 2.

#Uses# located on the ground floor level or within five feet of #curb level#, and within 30 feet of the #street wall# shall be limited to #commercial# or #community facility uses# permitted by the underlying district. A building's #street# frontage shall be allocated exclusively to such #uses#, except for lobby space. In no event shall the length of #street# frontage occupied by lobby space exceed, in total, 40 feet or 25 percent of the building's total #street# frontage, whichever is less, except that the length of lobby frontage need not be less than 20 feet.

125-12  
Transparency Requirements

The provisions of this Section shall apply to any #street wall# of a #building# containing ground floor #commercial# or #community facility uses#, excluding #schools#. Each such ground floor #street wall# 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.

125-13  
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#.

125-14  
Security Gates

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 any publicly accessible area, except that this provision shall not apply to entrances or exits to parking garages.

25-20  
FLOOR AREA REGULATIONS

125-21  
East River Subdistrict

In the East River Subdistrict, the maximum #residential floor area ratio# shall be as set forth in the table below, and no #floor area# bonuses shall apply.

Parcel	Maximum Floor Area
Parcel A	12.0
Parcel B	10.0
Parcel C	10.5
Parcel D	12.0
Parcel E	12.0
Parcel F	10.0
Parcel G	12.0

125-22  
Newtown Creek Subdistrict

In the Newtown Creek Subdistrict, the maximum #floor area ratio# shall be 2.75, and may be increased only as set forth in this Section.

(a) Floor area bonus for public amenities

For #developments# located within the Newtown Creek Subdistrict that provide a publicly accessible private street and open area, the #floor area ratio# may be increased from 2.75 to a maximum permitted #floor area ratio# of 3.75, provided that the Chair of the City Planning Commission has certified that such publicly accessible private street and open area comply with the design standards of Section 125-43 (Private Street Requirements) and paragraph (b) of Section 125-44 (Publicly Accessible Open Area Requirements).

(b) Floor area increase for Inclusionary Housing

(1) Within the #Special Southern Hunters Point District#, the Newtown Creek Subdistrict 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, inclusive, and this Section, applicable within the Special District.

(2) In the Newtown Creek Subdistrict, for #developments# that provide a publicly accessible private street and open area that comply with the provisions of paragraph (a) of this Section, the #floor area ratio# for any #zoning lot# with #buildings# containing #residences# may be increased from 3.75 to a maximum #floor area ratio# of 5.0 through the

provision of #lower income housing#, pursuant to the provisions relating to #Inclusionary Housing designated areas# in Section 23-90 (INCLUSIONARY HOUSING), except that the height and setback regulations of paragraph (b) of Section 23-942 shall not apply. In lieu thereof, the special height and setback regulations of Section 125-30 (HEIGHT AND SETBACK REGULATIONS), inclusive, of this Chapter shall apply.

125-30  
HEIGHT AND SETBACK REGULATIONS

The underlying height and setback regulations shall not apply, except as set forth in this Section. In lieu thereof, the height and setback regulations of this Section, 125-30, inclusive, shall apply. All heights shall be measured from the #base plane#.

125-31  
Rooftop Regulations

(a) Permitted obstructions

The provisions of Section 33-42 (Permitted Obstructions) shall apply to all #buildings# within the #Special Southern Hunters Point District#, 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 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, 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#, 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.

125-32  
Balconies

Balconies shall not be permitted below the applicable maximum base height set forth in Section 125-33. Above the applicable maximum base height, balconies are permitted provided that at least 50 percent of the perimeter of the balcony is bounded by building walls, exclusive of parapet walls.

125-33  
Required Street Walls

For the purposes of applying the height and setback regulations of this Section, the boundaries of sidewalk widenings required pursuant to Section 125-41, the boundaries of publicly accessible private streets and open areas required pursuant to Sections 125-43 and 125-44, and #lot lines# of any #public park# that abut #zoning lots# shall be considered to be #street lines#.

(a) Street wall location

Map 3 (Maximum Street Wall Heights) in Appendix A specifies locations where #street walls# are required to be provided in accordance with the provisions of this Section. Such #street walls# shall be located as specified on Map 3.

(b) Maximum base heights and recesses

Required street walls shall extend up to at least a minimum base height of 40 feet or the height of the #building#, whichever is less. The maximum base height of such #street walls# shall be as indicated on Map 3. Where #street walls# are required to be located on the #street line#, recesses, not to exceed three feet in depth, shall be permitted on the ground floor where required to provide access to the #building#, and recesses, not to exceed five feet in depth, shall be permitted on the ground floor where required to provide access to utilities. Above a height of 12 feet above adjoining grade, up to 30 percent of the #aggregate width of street walls# may be recessed beyond the #street line#.

(c) Required setbacks and maximum building heights

Setbacks are required for all portions of #buildings# that exceed the applicable maximum base height, except #schools#. All required setbacks shall be provided at a height not lower than 40 feet. A setback with a depth of at least 10 feet shall be provided from any #street wall# fronting on a #wide street#, and a setback with a depth of at least 15 feet shall be provided from any #street wall# fronting on a #narrow street#, except that the depth of such setbacks may include the depth of any permitted recesses in the #street wall#. For the purposes of this paragraph, (c), the following shall be considered #wide streets#:

- (1) Second Street between 54th Avenue and



- Borden Avenue;
- (2) 55th Avenue between Center Boulevard and Second Street;
  - (3) any publicly accessible private street and open area constructed pursuant to Section 125-43 or paragraph (b) of Section 125-44, as applicable; and
  - (4) Center Boulevard between 50th Avenue and 57th Avenue.

Above the applicable maximum base height, the maximum building height shall be 125 feet, except where towers are permitted pursuant to Section 125-34.

125-34  
Towers

Any portion of a #building# that exceeds a height of 125 feet shall comply with the following provisions:

- (a) Tower location and maximum tower height
 

All towers shall be located entirely within a Tower Area as designated on Map 4. The maximum height of such towers shall be as indicated for the specified location on Map 4. Where tower heights are limited to 310 feet and 360 feet, such heights may be exceeded by a penthouse portion of a #building#, provided any #story# of a #building# within such penthouse portion does not exceed 85 percent of the gross area of the highest #story# of the same #building# entirely below a height of 310 feet or 360 feet, as applicable, and the maximum height of such penthouse portion does not exceed 40 feet.
- (b) Orientation and maximum tower size
 

The outermost walls of each #story# located entirely above a height of 125 feet shall be inscribed within a rectangle. The maximum length of any side of such rectangle that is parallel or within 45 degrees of being parallel to Second Street or Center Boulevard, whichever is closest, shall be 95 feet. The maximum length of any other side of such rectangle shall be 170 feet. Each #story# of a tower located entirely above a height of 125 feet shall not exceed a gross area of 11,000 square feet.

However, on Parcel G in the East River Subdistrict, the maximum length of the side of such rectangle that is parallel or within 45 degrees of being parallel to Second Street shall not exceed 170 feet.
- (e) Tower and base integration
 

Notwithstanding the setback provisions of paragraph (c) of Section 125-33, up to 50 percent of the #street wall# width of a tower may rise sheer from grade without setback.

125-35  
Authorization for Height and Setback Modifications

Within the #Special Southern Hunters Point District#, for any #development# or #enlargement#, the City Planning Commission may modify the regulations set forth in Section 125-30, inclusive, provided the Commission finds that such modifications:

- (a) will result in a better distribution of #bulk# on the #zoning lot# and will not adversely affect access to light and air for surrounding public access areas, #streets# and properties;
- (b) are consistent with the goals of the Special District to provide flexibility of architectural design and encourage more attractive building forms; and
- (c) will result in a #development# or #enlargement# that enhances the streetscape and is compatible with #development# in the surrounding area.

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

125-40  
DISTRICT PLAN ELEMENTS

125-41  
Sidewalk Widening

Map 5 (Mandatory Sidewalk Widening and Publicly Accessible Open Area) in Appendix A of this Chapter specifies locations of mandatory sidewalk widening. The depth of such sidewalk widening shall be as indicated on Map 5 and shall be measured perpendicular to the #street line# unless otherwise indicated. All sidewalk widening shall be improved to Department of Transportation standards for sidewalks, shall be at the same level as the adjoining public sidewalk, and shall be accessible to the public at all times.

125-42  
Street Tree Plantings

All #developments#, #enlargements# that increase the #floor area# on a #zoning lot# by 20 percent or more, or conversions of a non-#residential building# to a #residential use# shall provide one #street# tree, pre-existing or newly planted, for every 25 feet of #street# frontage of the #zoning lot#. Fractions equal to or greater than one-half resulting from this calculation shall be considered to be one tree. Such trees shall be planted at approximately equal intervals along the entire length of the curb of the #street#, except where the

Department of Parks and Recreation determines such tree planting would be infeasible. The species and caliper of all #street# trees shall be determined by the Department of Parks and Recreation and all such trees shall be planted by the owner of the #development#, #enlargement# or converted #building# in accordance with the #street# tree planting standards of the Department of Parks and Recreation.

125-43  
Private Street Requirements

In the Newtown Creek Subdistrict, where a private street is provided pursuant to paragraph (a) of Section 125-22, such private street shall be constructed to minimum Department of Transportation standards for public #streets#, including lighting, curbs and curb drops. Such private street shall consist of a paved road bed with a minimum width of 34 feet from curb to curb with 13-foot wide sidewalks on each side along its entire length. Such private street shall be located as shown on Map 6.

125-44  
Publicly Accessible Open Area Requirements

- (a) In the East River Subdistrict, on Parcel G, where a publicly accessible private open area is required as shown on Map 5 (Mandatory Sidewalk Widening and Publicly Accessible Open Area), no excavation or building permit shall be issued for any #development# on such parcel until the Chairperson of the City Planning Commission certifies to the Department of Buildings that a site plan for such open area has been submitted for such area that is consistent with the Department of Parks and Recreation design standards used for the development of the adjacent #public park#. A certification under this paragraph shall be granted on condition that an acceptable restrictive declaration is executed and filed, binding the owners, successors and assigns to develop such publicly accessible private open area in accordance with the approved site plan and to maintain such open area in accordance with maintenance standards acceptable to the Department of Parks and Recreation.

In the event that Parcel G is not owned by the City, then, prior to design and development of the publicly accessible open area, the owner of Parcel G may make a request directed to the Office of the Mayor to transfer to the City its fee simple absolute interest, free and clear of any encumbrances in the such open area. The City may accept the transfer request, provided that development of the open area is made in accordance with guidelines established by the Chairperson of the City Planning Commission and the Commissioner of Parks and Recreation, and transfer is made pursuant to such instruments as are necessary for implementation. In the event of a transfer, the #bulk# and parking computations for the #zoning lot# shall include the transferred property and such transfer shall not be deemed a #non-compliance#.

- (b) In the Newtown Creek Subdistrict, where a publicly accessible private open area is provided pursuant to paragraph (a) of Section 125-22, no excavation or building permit shall be issued for any #development# on such parcel until the Chairperson of the City Planning Commission certifies to the Department of Buildings that a site plan for such open area has been submitted for such area that is consistent with the Department of Parks and Recreation design standards used for the development of the #public park# located on 55th Avenue between Center Boulevard and Second Street. A certification under this paragraph shall be granted on condition that an acceptable restrictive declaration is executed and filed, binding the owners, successors and assigns to develop such publicly accessible private open area in accordance with the approved site plan and to maintain such open area in accordance with maintenance standards acceptable to the Department of Parks and Recreation.

125-45  
Newtown Creek Waterfront Access Plan

Map 7 shows the boundaries of the area comprising the Newtown Creek Waterfront Access Plan and the location of certain features mandated or permitted by the Plan. The plan area consists of Block 11, Lot 1, as established on (effective date of amendment).

- (a) Modification of #use# requirements
 

All Use Group 6 and 9 #uses# listed in Section 62-212 (Waterfront-enhancing uses) shall be a permitted #use# in #Residence Districts# within the Newtown Creek Waterfront Access Plan, provided that:

  - (1) such #use# is limited to not more than 10,000 square feet of #floor area# per establishment;
  - (2) the total amount of #floor area# used for such #uses# does not exceed two percent of the total amount of #floor area# permitted on the #zoning lot#; and
  - (3) such #uses# are located below the level of the first #story# ceiling of a #building#.

Additionally, docks for water taxis and docks or mooring facilities for non-commercial pleasure boats (Use Group 6) shall be a permitted #use#

- (b) Modifications of design standards
 

The provisions of Sections 62-41 (Requirements for Waterfront Public Access) and 62-60 (DESIGN STANDARDS FOR THE WATERFRONT AREA) are modified at the following designated locations which are shown on Map 7:

- (1) #Shore public walkway#

The requirements for Prototype I described in paragraph (b)(1) of Section 62-831 (Waterfront Access Plan BK-1: Greenpoint-Williamsburg) shall apply to all new #development#.

- (2) #Upland connection#

A single #upland connection# shall be provided through Block 11, Lot 1 abutting the prolongation of 5th Street and extending from the shore public walkway northerly to 54th Avenue.

- (3) #Supplemental public access area#

#Supplemental public access areas# shall be provided pursuant to Section 62-415, paragraph (a), and shall be located as indicated on Map 7.

125-46  
Phased Implementation of Publicly Accessible Areas  
In the Newtown Creek Subdistrict, the Chairperson shall allow for the phased implementation of all required publicly accessible areas upon certification to the Commissioner of Buildings that a plan has been submitted that provides for an amount of public access area proportionate to the amount of #floor area# being #developed# in each phase. For any #development# located within 100 feet of a #shoreline#, the initial phase shall provide, at a minimum, the required #shore public walkway# and any adjacent #supplemental public access areas# located between such #development# and such #shore public walkway#. For any #development# that fronts upon 54th Avenue, the initial phase shall provide, at a minimum, the required publicly accessible private street.

125-50  
PARKING REGULATIONS

The regulations governing permitted and required #accessory# off-street parking spaces of 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 a Portion of Community Districts 1 and 2 in the Borough of Queens) and Article II, Chapter 5; Article III, Chapter 6; and Article IV, Chapter 4 (Accessory Off-Street Parking and Loading Regulations) shall apply except as set forth in this Section.

125-51  
General Regulations

For the purposes of Section 125-50 (PARKING REGULATIONS), inclusive, 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#.

No #public parking garages# or #public parking lots# shall be permitted.

125-52  
Location of off-street parking spaces

- (a) Enclosure of spaces
 

All off-street parking spaces shall be located within facilities that, except for entrances and exits, are entirely below the level of any #street# or publicly accessible open area upon which such facility or portion thereof fronts, or shall be 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# or publicly accessible open areas. Such #floor area# shall have a minimum depth of 30 feet.

- (b) Rooftop landscaping
 

Any roof area of a parking garage not otherwise covered by a #building# and larger than 400 square feet shall be landscaped. 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. Up to 25 percent of such roof area may be accessible solely from an adjacent #dwelling unit# and the remaining roof area shall be accessible for the recreational use of the occupants of the building in which it is located. Hard surfaced areas shall not cover more than 60 percent of such roof area. #Schools# shall be exempt from the provisions of this paragraph, (b).

125-53  
Maximum Size of Permitted Accessory Group Parking Facilities

In the East River Subdistrict, Section 13-134 (Multiple use development) shall apply except that the maximum number of spaces within an #accessory# parking facility for a multiple #use development# shall be 780. Section 13-141 (Location of accessory off-street parking spaces) shall not apply.

In the Newtown Creek Subdistrict, Section 13-134 shall apply except that the maximum number of spaces within an #accessory# parking facility for a multiple #use development# shall not exceed 40 percent of the number of #dwelling units# within the #development#.

125-54  
Off-site Facilities in the East River Subdistrict

In the East River Subdistrict, all #accessory# off-street parking spaces may be provided within parking facilities on #zoning lots# other than the same #zoning lot# as the #uses# to which they are #accessory#, provided such parking facilities are located within the #Special Southern Hunters Point District#, and the number of parking spaces within such facility shall not exceed the combined maximum number of spaces permitted on each off-site #zoning lot# using such facility, less the number of any spaces provided on such #zoning lots#.

125-55  
Location of curb cuts

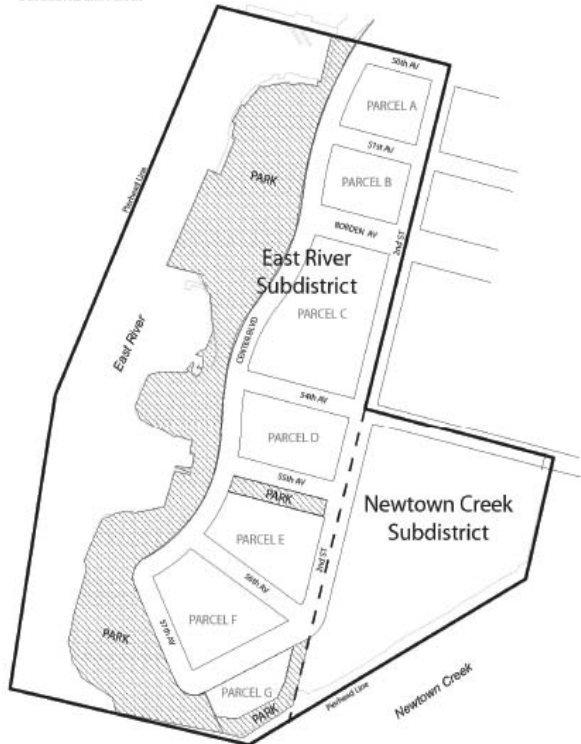
Curb cuts are permitted only in the locations indicated on Map 8 (Permitted Curb Cut Locations) in Appendix A. The aggregate width of all curb cuts provided for any #development# shall not exceed 50 feet.

125-56  
Accessory Indoor Bicycle Parking

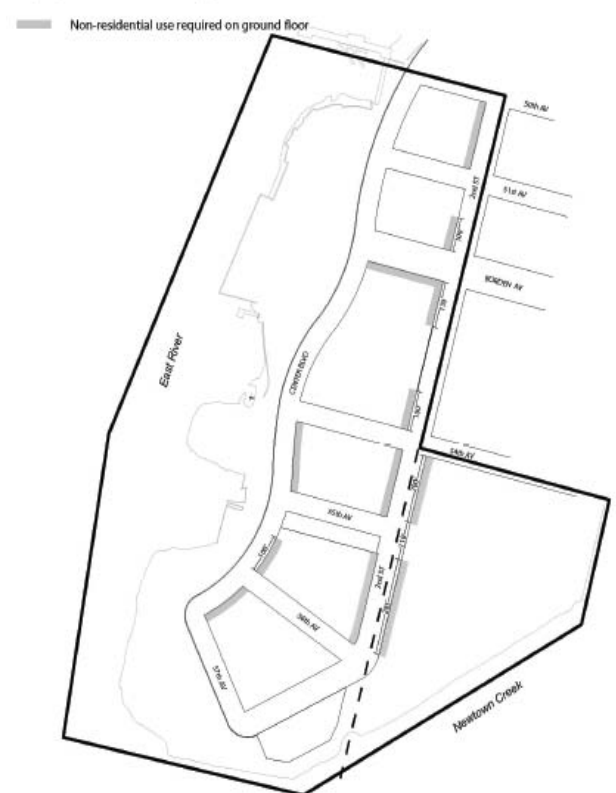
Within the #Special Southern Hunters Point District#, a designated area for #accessory# bicycle parking shall be provided for all #developments# or #enlargements#. Such designated area shall be enclosed, accessible and secure, and excluded from the definition of #floor area#. #Accessory# facilities, such as lockers, showers and circulation space shall also be excluded from the definition of #floor area#.

- (a) For #residential buildings# with ten or more #dwelling units#, one bicycle parking space shall be provided for every two #dwelling units#, up to a maximum of 200 bicycle parking spaces.
- (b) For #developments# or #enlargements# with at least 10,000 square feet of Use Group 6B office #use#, one bicycle parking space shall be provided for every 5,000 square feet of such office #use#, up to a maximum of 200 bicycle parking spaces.
- (c) For #developments# or #enlargements# with at least 10,000 square feet of Use Group 6A or 6C retail #use#, one bicycle parking space shall be provided for every 5,000 square feet of such #use#, up to a maximum of 100 bicycle parking spaces.

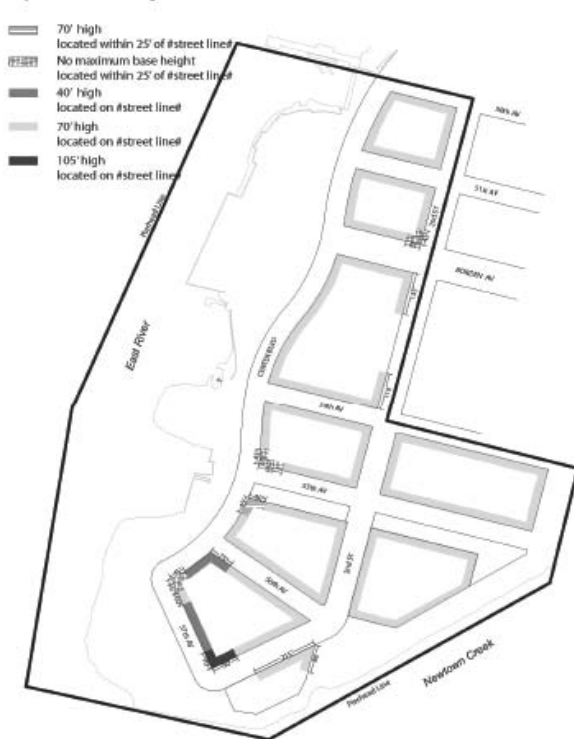
Special Southern Hunters Point District  
Map 1. Special Southern Hunter's Point District Plan, Subdistricts and Parcels



Special Southern Hunters Point District  
Map 2. Special Ground Floor Use Regulations



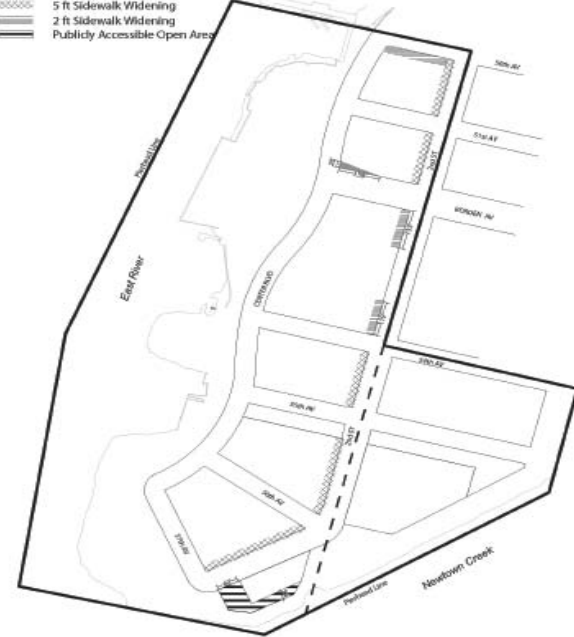
Special Southern Hunters Point District  
Map 3. Maximum Base Heights and Street Wall Locations



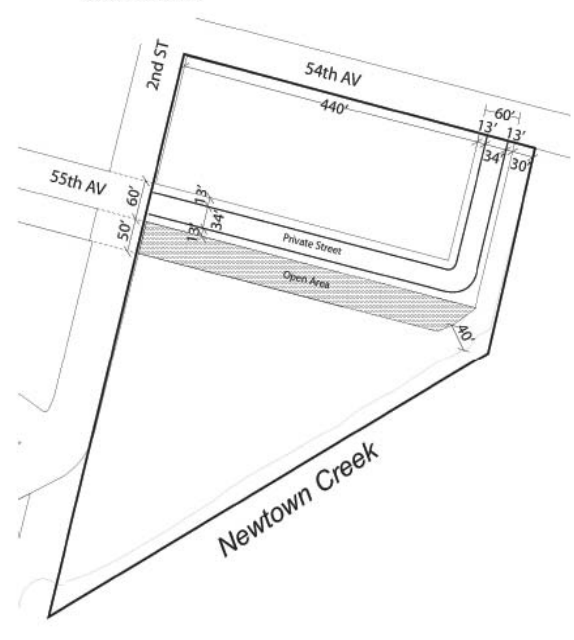
Special Southern Hunters Point District  
Map 4. Tower Areas



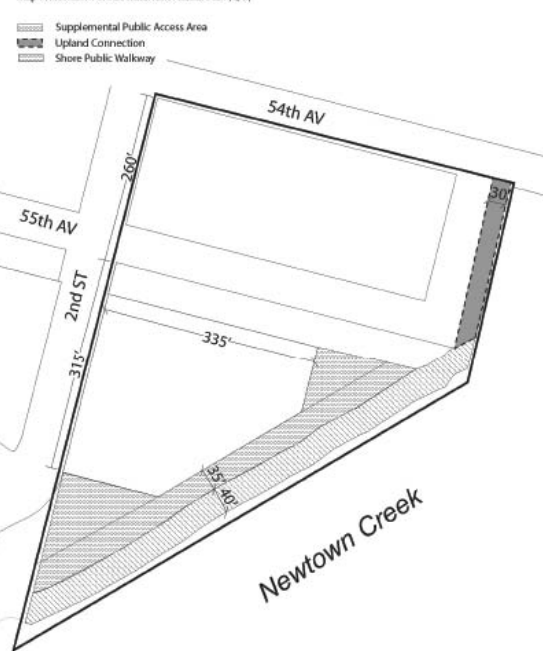
Special Southern Hunters Point District  
Map 5. Mandatory Sidewalk Widening and Publicly Accessible Open Area



Special Southern Hunters Point District  
Map 6. Publicly Accessible Private Street and Open Area in Newtown Creek Subdistrict



Special Southern Hunters Point District  
Map 7. Newtown Creek Waterfront Access Plan (Q-3)



Special Southern Hunters Point District  
Map 8. Permitted Curb Cut Locations



No. 8

**CD 2** **C 080364 PQQ**  
**IN THE MATTER OF** an application submitted by the Department of Housing Preservation and Development, pursuant to Section 197-c of the New York City Charter for the acquisition of property located at 2nd Street (Block 1, lots 1 and 10; Block 5, lot 1; Block 6, lots 1, 2, and 14); the bed of 54th Avenue between 2nd Street and the East River; and the bed of 55th Avenue between 2nd Street and the East River.

No. 9

**CD 2** **C 080365 HAQ**  
**IN THE MATTER OF** an application submitted by the Department of Housing Preservation and Development (HPD):

- 1) pursuant to Article 16 of the General Municipal Law of New York State for:
  - a) the designation of property located at 1, 2nd Street (Block 1, Lot 1), 2nd Street (Block 1, Lot 10), 54-02 2nd Street (Block 5, Lot 1), 51-24, 51-20, and 52-50 2nd Street (Block 6, Lots 1, 2, and 14), and de-mapped portions of 54th and 55th Avenues, 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 Hunters Point South, a mixed-use development.

**NOTICE**

**On Wednesday, August 13, 2008, at 9:00 A.M., in the Tishman Auditorium, of Vanderbilt Hall, New York University Law School Campus, located at 40 Washington Square South in Manhattan, a public hearing is being held by the Deputy Mayor for Economic Development in conjunction with the above ULURP hearing to receive comments related to a Draft Environmental Impact Statement (DEIS) concerning various actions to establish the Special Hunters Point South District including a change to the Zoning Map; discontinuance, elimination and closure all of the streets and parkland in the new special district and the establishment of a new street system and parks; and the acquisition and disposition of a site to create 5,000 units of housing, in Queens Community District 2.**

**This hearing is being held pursuant to the State Environmental Quality Review Act (SEQRA) and City Environmental Quality Review (CEQR), CEQR No. 08DME006Q.**

**BOROUGH OF QUEENS  
Nos. 10, 11, 12, 13, 14 & 15**

**WILLETS POINT DEVELOPMENT PLAN**

**NOTE: This hearing is not likely to begin before 12 noon.  
No. 10**

**CD 7 C 080221 MMQ**  
**IN THE MATTER OF** an application, submitted by the New York City Economic Development Corporation, pursuant to Sections 197-c and 199 of the New York City Charter and Section 5-430 et. seq. of the New York City Administrative Code by the New York City Economic Development Corporation, for an amendment to the City Map involving:

- the elimination, discontinuance and closing of streets within an area bounded by 126th Street, Northern Boulevard, Van Wyck Expressway Extension and Roosevelt Avenue;
- the adjustment of grades necessitated thereby; and
- any acquisition or disposition of real properties related thereto,

in accordance with Map Nos. 5000, 5001 and 5002, all dated March 25, 2008, and signed by the Borough President.

**No. 11**

**CD 7 C 080381 ZMQ**  
**IN THE MATTER OF** an application submitted by the New York City Economic Development Corporation and 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. 10a and 10b:

1. changing from an R3-2 District to a C4-4 District property bounded by Northern Boulevard, the westerly line of a westerly service entrance of Van Wyck Expressway Extension, the southeasterly street line of a service entrance, the southeasterly street line of Willets Point Boulevard\*, the northeasterly centerline prolongation of 34th Avenue\*, Willets Point Boulevard\*, and a southerly service exit of Northern Boulevard;
2. changing from an M3-1 District to a C4-4 District property bounded by Northern Boulevard, a southerly service exit of Northern Boulevard, Willets Point Boulevard\*, the northeasterly centerline prolongation of 34th Avenue\*, the southeasterly street line of Willets Point Boulevard\*, the southeasterly street line of a service entrance, the westerly boundary line of a park, a line 1280 feet northwesterly of Roosevelt Avenue, a line 540 feet northwesterly of a U.S. Pierhead and Bulkhead Line, Roosevelt Avenue, and 126th Street; and
3. establishing a Special Willets Point District ("WP") bounded by Northern Boulevard, a westerly service entrance of Van Wyck Expressway Extension, the westerly boundary line of a park, a line 1280 feet northwesterly of Roosevelt Avenue, a line 540 feet northwesterly of a U.S. Pierhead and Bulkhead Line, Roosevelt Avenue, and 126th Street;

as shown on a diagram (for illustrative purposes only), dated April 21, 2008, and subject to the conditions of CEQR Declaration E-214.

\* Note: Willets Point Boulevard and 34th Avenue are proposed to be demapped under a related concurrent application C 080221 MMQ for a change in the City Map.

**No. 12**

**CD 7 N 080382 ZRQ**  
**IN THE MATTER OF** an application submitted by the New York City Economic Development Corporation and the Department of Housing Preservation and Development pursuant to Section 201 of the New York City Charter for amendments of the Zoning Resolution of the City of New York, concerning the addition of Article XII, Chapter 4 (Special Willets Point District) and modifications of related sections, establishing a special district in Community District 7, Borough of Queens.

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 West Chelsea District

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

Establishment of the Special Willets Point District

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

\* \* \*

**12-10  
DEFINITIONS**

\* \* \*

Special West Chelsea District

Special Willets Point District

The "Special Willets Point District" is a Special Purpose District designated by the letters "WP" in which special regulations set forth in Article XII, Chapter 4, apply. The #Special Willets Point 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.

Story \* \* \*

**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).

Queens	* * *	#Enclosed Sidewalk Cafe#	#Unenclosed Sidewalk Cafe#
Downtown Jamaica District	No	Yes	Yes
Special Willets Point District	Yes	Yes	Yes

\* \* \*

*All text is new; it is not underlined*

**Article XII - Special Purpose Districts  
Chapter 4  
Special Willets Point District**

**124-00  
GENERAL PURPOSES**

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

- (a) to transform Willets Point into a diverse and sustainable community that enhances connections to its surroundings through a unique combination of uses;
- (b) to create a retail and entertainment destination that catalyzes future growth and strengthens Flushing's role as a nexus of economic, social and cultural activity;
- (c) to encourage a mix of uses that compliment sporting venues within Flushing Meadows – Corona Park;
- (d) to maximize utilization of mass transit, reducing the automobile dependency of the redevelopment;
- (e) to create a livable community combining housing, retail and other uses throughout the district;
- (f) to create a walkable, urban streetscape environment with publicly accessible parks and open spaces for pedestrians;
- (g) to build upon the diversity of Queens as well as the proximity of regional transportation facilities, including the Van Wyck and Whitestone expressways, LaGuardia and JFK Airports and the Long Island Railroad;
- (h) to encourage the pedestrian orientation of ground floor uses;
- (i) to provide flexibility of architectural design within limits established to assure adequate access of light and air to the street, and thus to encourage more attractive and economic building forms; and
- (j) to promote the most desirable use of land and building development in accordance with the District Plan and Urban Renewal Plan for Willets Point and thus improve the value of land and buildings and thereby improve the City's tax revenues.

**124-01  
General Provisions**

The provisions of this Chapter shall apply to all #developments#, #enlargements#, #extensions#, alterations and changes of #use# within the #Special Willets Point 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.

**124-02  
Definitions**

**Connector street**

A "connector street" shall be a way intended for general public use located and designed in accordance with requirements set forth in Section 124-41 (Standards for Streets and Blocks).

**Eastern perimeter street**

The "eastern perimeter street" shall be a way intended for general public use located and designed in accordance with

requirements set forth in Section 124-41 (Standards for Streets and Blocks).

**Primary retail street**

The "primary retail street" shall be a way intended for general public use located and designed in accordance with requirements set forth in Section 124-41 (Standards for Streets and Blocks).

**Residential street**

A "residential street" shall be a way intended for general public use located and designed in accordance with requirements set forth in Section 124-41 (Standards for Streets and Blocks).

**Retail street**

A "retail street" shall be a way intended for general public use located and designed in accordance with requirements set forth in Section 124-41 (Standards for Streets and Blocks).

**Service street**

A "service street" shall be a way intended for general public use located and designed in accordance with requirements set forth in Section 124-41 (Standards for Streets and Blocks).

**Street**

For the purposes of establishing #blocks# and applying the #use#, #signage#, height and setback, #court#, publicly accessible open space regulations and curb cut regulations of this Chapter, #connector streets#, the #eastern perimeter street#, the #primary retail street#, #residential streets#, #retail streets# and #service streets# shall be considered #streets#, and their boundaries shall be treated as #street lines#.

**124-03  
District Plan and Maps**

District Maps are located within Appendix A of this Chapter and are hereby incorporated and made part of this Resolution. They are incorporated for the purpose of specifying locations where special regulations and requirements set forth in the text of this Chapter apply.

The District Plan includes the following five maps:

- Map 1 - Special Willets Point District
- Map 2 - Mandatory Intersections
- Map 3 - Location Requirements for Convention Center, Cinema and Office Tower
- Map 4 - Height Limits
- Map 5 - Sheer Tower Wall Locations

**124-04  
Applicability of District Regulations**

**124-041  
Applicability of Chapter 1 of Article I**

Within the #Special Willets Point 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 tax lot or #zoning 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 (DEP) 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.

**124-042  
Applicability of Chapter 3 of Article VII**

The following special permits by the Board of Standards and Appeals shall not be applicable:

Section 73-16 (Public Transit, Railroad or Electric Utility Substations) shall not apply to electrical utility substations. In lieu thereof, such #uses# shall be allowed within the #Special Willets Point District# upon authorization of the City Planning Commission pursuant to Section 124-16 (Authorization for Electrical Utility Substations)

**124-043  
Applicability of Chapter 4 of Article VII**

The following special permits by the City Planning Commission shall not be applicable:

Section 74-61 (Public Transit, Railroad or Electric Utility Substations) shall not apply to electrical utility substations. In lieu thereof, such #uses# shall be allowed within the #Special Willets Point District# upon authorization of the City Planning Commission pursuant to Section 124-16 (Authorization for Electrical Utility Substations)

**124-05  
Certification for Large Developments**

The requirements of this Section shall apply to #zoning lots# of at least 200,000 square feet of #lot area# containing:

- (a) #developments# resulting in at least 100,000 square feet of #floor area#, and
- (b) #enlargements# resulting in at least 100,000 square feet of #floor area# on such #zoning lots#.

No building permit shall be issued until the Chairperson of the City Planning Commission certifies to the Department of Buildings that such #developments# or #enlargements# comply with the provisions of this Section.

A set of drawings of sufficient scope and detail shall be submitted showing that:

- (1) all #streets# and private streets within or abutting the proposed #development# or #enlargement# comply with the provisions of Section 124-41 (Standards for Streets and Blocks), inclusive;
- (2) all #streets# and private streets within or abutting the proposed #development# or #enlargement# are constructed to grades acceptable to the Commissioner of Buildings and the Commissioner of Transportation;
- (3) all publicly accessible open areas within or abutting the proposed #development# or #enlargement# comply with the provisions of Section 124-50 (PUBLICLY ACCESSIBLE OPEN SPACE REQUIREMENTS), inclusive, and
- (4) for any portion of the #Special Willets Point District# not within the proposed #development# or #enlargement# and for which a certification pursuant to this Section has not been obtained, plans shall be submitted showing that the #development# or #enlargement# that is the subject of this certification will not preclude such portions of the #Special Willets Point District# from complying with the provisions of Section 124-41 and 124-50 under future certifications pursuant to this Section.

The Chairperson may allow for phased #development# upon certification to the Commissioner of Buildings that a plan has been submitted that provides for the completion of any private streets and publicly accessible open spaces that are integral to the #development# of a #building# or #buildings# within each phase

All required private streets and publicly accessible open areas, once certified in accordance with the provisions of this Section, shall be duly recorded in the form of a signed declaration of restrictions, including a maintenance and operation agreement, indexed against the property, binding the owners, successors and assigns to provide such private streets and publicly accessible open areas and public access thereto in accordance with the plans certified by the Chairperson of the City Planning Commission. Such declaration or maintenance and operation agreement shall require that a bond be posted that would ensure that the private streets and public access areas are maintained in accordance with the declaration or maintenance and operation agreement and are closed only at authorized times. The filing of such declaration in the Borough Office of the Register of the City of New York shall be a precondition for the issuance of a building permit.

In addition, the private streets and publicly accessible open areas integral to the #development# or #enlargement# of a #building# or #buildings# shall be recorded on the certificate of occupancy for such #building# or #buildings# by the Department of Buildings and shall be a condition of issuance of such certificate of occupancy.

#### 124-10 USE REGULATIONS

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

#### 124-11 Regulation of Residential Uses

##### 124-111 Location of residential use within 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#.

##### 124-112 Residential entrances on residential streets

Each ground floor #dwelling unit# on a #residential street# shall be directly accessible from such #residential street#. No more than one entrance to a #residential street# shall be required for any one ground floor #dwelling unit#.

#### 124-12 Regulation of Commercial Uses

- (a) Within Area A, #uses# permitted in the underlying district shall be permitted.
- (b) Within Area B, #commercial# and special permit

#uses# shall be limited to those #uses# permitted in a C1-4 District, provided that #commercial uses# shall be located no more than 100 feet from a #connector street#, 34th Avenue, Willets Point Boulevard or Area A. However, Physical Culture or Health Establishments shall be permitted within Area B pursuant to Section 73-36, provided that such use shall be located no more than 100 feet from a #connector street#, 34th Avenue, Willets Point Boulevard or Area A.

- (c) Within Area B, #uses# permitted in the underlying district shall be permitted within an area south of Willets Point Boulevard and contiguous with Area A, provided that such area shall be limited to 115,000 square feet in land area. Such area shall be the same area to which Section 124-15(h) applies.

#### 124-13 Uses Permitted As-of-Right (not requiring Special Permit)

The following uses shall be permitted as-of-right and shall not require a special permit from the City Planning Commission or the Board of Standards and Appeals:

Trade Expositions with a capacity in excess of 2,500 persons (pursuant to Sections 124-181 and 124-41 (b)) provided that the facility has an area of no more than 400,000 square feet

Group Parking facilities exceeding 225 spaces, provided such facilities comply with the regulations set forth in Section 124-60 (OFF-STREET PARKING REGULATIONS), inclusive.

The following uses shall be permitted as-of-right in #buildings# with frontage on 126th Street and shall not require a special permit from the City Planning Commission or the Board of Standards and Appeals:

Eating and Drinking Establishments with a capacity of more than 200 persons (Use Group 12) shall be permitted as-of-right within 100 feet of a #Residence District# boundary

Physical Culture or Health Establishments

Indoor Interactive Entertainment Facilities

Amusement Arcades

#### 124-14 Retail Continuity

The following regulations shall apply within Area A to all portions of #buildings# with frontage on 126th Street, the #primary retail street#, the #secondary retail streets# and #connector streets#.

- (a) Ground floor #uses#
 

#Uses# located on the ground floor level or within five feet of #base flood elevation# shall be limited to #commercial uses# permitted by the underlying district, but not including #uses# listed in Use Groups 6B, 6E, 8C, 8D, 9B, 10B or 12D. A building's frontage shall be allocated exclusively to such #uses#, except for lobby space or entryways, parking where permitted pursuant to Section 124-60, inclusive, and vehicular access where permitted pursuant to Section 124-64 (Curb Cut restrictions). Such #uses# shall have a minimum depth of 50 feet measured from any #street wall# facing 126th Street, the #primary retail street# and #connector streets#.

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

- (b) Maximum length of establishments facing 126th Street and the #primary retail street#
 

The length of ground floor frontage occupied by any establishment shall not exceed 110 feet along 126th Street and 65 feet along the #primary retail street#. Such maximum lengths shall apply within 50 feet of any #streetwall# facing 126th Street and the #primary retail street#. However, the provisions of this paragraph (b) shall not apply within 300 feet of Northern Boulevard.
- (c) Access to each establishment
 

Access to each ground floor establishment shall be provided directly from a #street#.
- (d) Transparency
 

For any new #development# or #enlargement#, each ground floor #streetwall# 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 #streetwall#, 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 glazed area shall be glazed with transparent materials and up to 20 percent of such area may be glazed with translucent materials.

However, in locations where such ground floor #streetwall# above the level of the adjoining sidewalk or public access area is below #base flood

elevation#, the required glazed area shall occupy an area measured from #base flood elevation# to a height 10 feet above #base flood elevation#.

#### 124-15 Modification of Sign Regulations

The height of all #signs# shall be measured from #base flood elevation#. The underlying #sign# regulations shall apply, except as set forth in this Section.

- (a) Within Area B, the #sign# regulations of a C1 District shall apply, except pursuant to subsection (h) below.
- (b) Within Area A, the #sign# regulations of a C4 District shall apply, except for #streetwalls# facing Roosevelt Avenue, Northern Boulevard and 126th Street.
- (c) Within Area A, for #streetwalls# facing Roosevelt Avenue or Northern Boulevard, the #sign# regulations of a C4 District shall apply, except that #signs# shall be limited to 85 feet in height.
- (d) For #streetwalls# facing 126th Street to a height of 35 feet, the #sign# regulations of a C4 District shall apply, provided that the maximum projection of any #sign# from the exterior wall of a #building# shall be 4 feet, and the transparency requirements of paragraph (d) of Section 124-14 are met.
- (e) For #streetwalls# facing 126th Street above 35 feet in height, all #signs#, including #advertising signs#, #illuminated signs# and #flashing signs# shall be permitted without limitation on #surface area#, provided that:
  - (1) no such #signs# are higher than 85 feet;
  - (2) the maximum projection of any #sign# from the exterior wall of a #building# shall be 4 feet, except that projections not exceeding 6 feet are permitted, provided that such projections beyond four feet shall comprise not more than 20 percent of the #surface area# of such all #signs# on the establishment;
  - (3) the screening requirements for structured parking, if provided, of Section 124-62 are met;
- (f) Within 150 feet of the neighborhood park required pursuant to Section 124-50(b), #flashing signs# whose message is visible from such park shall not be permitted.
- (g) The provisions of Section 32-67 (Special Provisions Applying Along District Boundaries) shall not apply in the #Special Willets Point District#.
- (h) Within the area wherein Section 124-12 (c) applies, subsection (b) above applies.

#### 124-16 Authorization for Electrical Utility Substations

Electrical utility substations shall be allowed in the #Special Willets Point District# in order to serve the needs of the District, and the regulations thereof shall be modified as necessary to accommodate the operational needs of the substation, upon authorization of the City Planning Commission which shall be issued upon finding, with respect to a proposed site, that:

- (a) to the extent reasonably permitted by the operational needs of the substation, the architectural and landscaping treatment of such #use# will blend harmoniously with the abutting area; and
- (b) if the site proposed for such #use# is within Area A, that there are difficulties in locating such #use# within Area B.

The City Planning Commission may, consistent with cost-effective operations and capital planning, and the operational needs of the substation, prescribe appropriate conditions and safeguards on matters necessary to effectuate the provisions of paragraph (a) of this Section which are not regulated by other applicable codes, laws, rules or regulations. The applicant shall provide the Department of City Planning with a general description of such codes, laws, rules or regulations and a certification that the proposed substations shall comply therewith.

#### 124-17 Special Permit for Cogeneration Power Plant

The City Planning Commission may permit a power plant not to exceed 25,000 square feet in #floor area#, provided that:

- (a) the power plant is designed to maximize cogeneration potential to the greatest extent feasible; and
- (b) the power plant is designed primarily to serve the Willets Point District; and

In addition, the Commissioner shall refer such application to the Department of Environmental Protection for a report.

The Commission may prescribe appropriate conditions or safeguards to minimize adverse effects on the character of the surrounding area including safety devices and the concealment of such use with building enclosures, landscaping, buffer zones, or other methods.

**124-18  
Location and Other Requirements for Specific Uses**

**124-181  
Convention center**

A trade exposition center, hereinafter referred to as a convention center, is permitted in the #Special Willets Point District# only in accordance with this Section and Section and 124-412(b). A convention center may only be located in either of two areas within the #Special Willets Point District#, as depicted on Map 3 and as further described herein:

- (a) Entirely within 1,800 feet of the intersection of Roosevelt Avenue and 126th Street; or
- (b) Entirely within 650 feet of Northern Boulevard.

Furthermore, a convention center may not be located within 200 feet of 126th Street, and any portion of a convention center located between 200 feet and 450 feet of 126th Street shall be limited to no more than 50,000 square feet of #floor area#.

Section 124-14 (Retail Continuity) shall not be applicable to a convention center. In lieu thereof, the transparency requirements of this Section shall apply to the #streetwall# of the convention center facing a #connector street#. Such #streetwall# shall be glazed with 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 such #streetwall#, measured to a height of 15 feet above the level of the adjoining sidewalk or public access area. Not less than 40 percent of such area shall be glazed with transparent materials.

The main entrance(s) of such convention center shall be on a #connector street#.

**124-182  
Location of theaters**

Theaters comprising over 10,000 square feet in #floor area# shall be located entirely within 600 feet of the intersection of Roosevelt Avenue and 126th Street.

**124-183  
Location of office uses in towers**

Use Group 6B office #uses# located on any #story# entirely above 120 feet in height shall be located entirely within 600 feet of the intersection of Roosevelt Avenue and 126th Street.

**124-20  
BULK REGULATIONS**

In the #Special Willets Point District#, bulk regulations shall be as set forth in this Section, inclusive.

**124-21  
Floor Area Regulations**

#Zoning lots# containing less than 200,000 square feet of #lot area# shall not exceed a #floor area ratio# of 2.0.

#Zoning lots# containing at least 200,000 square feet of #lot area# shall have a maximum #floor area ratio# as follows:

- (a) Except as set forth in paragraph (3) below:
  - (1) Within Area A north of 34th Avenue, the maximum #commercial floor area ratio# shall be 2.0 and the maximum total #floor area ratio# shall be 3.4.
  - (2) Within Area A south of 34<sup>th</sup> Avenue, the maximum #commercial floor area ratio# shall be 2.0 and the maximum total #floor area ratio# shall be 5.0.
  - (3) #Zoning lots# within Area A of at least 28 acres of #lot area# shall have a maximum #commercial floor area ratio# of 2.0 and a maximum total #floor area ratio# of 4.6.
- (b) Except as set forth in paragraph (4) below:
  - (1) Within Area B north of 34th Avenue, the #floor area ratio# shall not exceed 2.0.
  - (2) Within Area B south of 34th Avenue and north of Willets Point Boulevard, the maximum #commercial floor area ratio# shall be 2.0 and the maximum total #floor area ratio# shall be 3.0.
  - (3) Within Area B south of Willets Point Boulevard, the maximum #commercial floor area ratio# shall be 2.0 and the maximum total #floor area ratio# shall be 4.0.
  - (4) #Zoning lots# within Area B of at least 33 acres of #lot area# shall have a maximum #commercial floor area ratio# of 2.0 and a maximum total #floor area ratio# of 2.25.

**124-22  
Height and Setback Regulations**

The height and setback regulations of this Section shall apply throughout the #Special Willets Point District#, except that #developments# or #enlargements# that result in less than 100,000 square feet of #floor area# on #zoning lots# of less than 200,000 square feet shall be limited to the height and setback regulations of an R6B district. The height of all

#buildings or other structures# shall be measured from the level of the adjoining sidewalk or other publicly accessible open area. For the purposes of this Section, 34th Avenue and Willets Point Boulevard shall be considered to be #connector streets# and 127th Street shall be considered to be a #residential street#.

(a) Street Wall Location and Base Heights

- (1) Except along 126th Street, Northern Boulevard and #residential streets#, at least 70 percent of the #aggregate width of street walls# shall be located within eight feet of the #street line# or public access area and shall extend without setback to at least a minimum base height of 60 feet or the height of the building, whichever is less. The maximum height of a #building or other structure# before setback shall be 85 feet. However, the minimum base height of a convention center shall be 40 feet or the height of the #building#, whichever is less.
- (2) Along 126th Street, at least 80 percent of the #aggregate width of street walls# shall be located within 60 feet of the #street line# of 126th Street and shall extend to at least a minimum base height of 60 feet, or the height of the #building#, whichever is less. The maximum height of a #building or other structure# before setback shall be 85 feet.
- (3) Along 126th Street, for #buildings# directly opposite Citifield Stadium, the provisions of subparagraph (2) above shall apply except that an additional lower setback shall be permitted where eating and drinking establishments with outdoor seating on terraces overlooking 126th Street are provided or where Physical Culture or Health Establishments utilize the outdoor area on the second #story#. Such terraces shall be located on the roof level of the ground floor level of the #building#, at a height not lower than 20 feet or higher than 30 feet above the level of the sidewalk fronting the 126th #streetwall# of the #building#, and shall have a minimum depth of 15 feet.
- (4) Along #residential streets#, at least 70 percent of the #aggregate width of street walls# shall be located within eight feet of the #street line# or public access area and shall extend without setback to at least a minimum base height of 40 feet or the height of the building, whichever is less. The maximum height of a #building or other structure# before setback shall be 85 feet. Where #streetwalls# facing #residential streets# contain ground floor #dwelling units#, such #streetwalls# shall be set back at least four feet from the #street line#. The #building# may project into the required setback area provided that:
  - (i) any such projection does not exceed 20 feet in width;
  - (ii) any such projection does not exceed 25 feet in height;
  - (iii) the aggregate width of all such projections at the level of any #story# shall not exceed 50 percent of the width of the #street wall# of the #building#; and
  - (iv) all such projections are at least 10 feet apart.
- (5) Along Northern Boulevard, no portion of a #streetwall# shall be located closer to Northern Boulevard than eight feet. At least 70 percent of the #aggregate width of street walls# shall be located between eight and 15 feet of the Northern Boulevard #street line# and shall extend without setback to at least a minimum base height of 60 feet or the height of the building, whichever is less. The maximum height of a #building or other structure# before setback shall be 85 feet.
- (6) Wherever an open area is provided between the #streetwall# of a #building# and the #streetline#, such area shall be planted, except at entrances to and exits from the #building#, and except where non-#residential uses# are provided at the ground floor level of the #building#.

(b) Required setbacks and maximum building height

Except as provided in paragraph (c)(6) of this Section 124-22, setbacks are required for all portions of #buildings# that exceed a height of 85 feet. Such setbacks shall be provided at a height not lower than 60 feet. The depth of the required setback shall be at least 10 feet measured from any required #streetwall# fronting on a #wide street#, and at least 15 feet from any required #streetwall#

fronting on a #narrow street#. Where portions of #buildings# that exceed a height of 85 feet are not located above a required #streetwall#, such portions shall be set back at least ten feet from a #wide street line# and at least 15 feet from a #narrow street line#. However, dormers may penetrate a height of 85 feet in accordance with the provisions of paragraph (c) of Section 23-621 (Permitted obstructions in certain districts). Within the area shown on Map 4 as limited to 218 feet above mean sea level, no portion of a #building# shall exceed a height of 120 feet except in accordance with the tower provisions of paragraph (c) below.

(c) Towers

Within the area shown on Map 4 as limited to 218 feet above mean sea level, any #story# of a #building# containing #residences# located above a height of 120 feet shall comply with the provisions of this paragraph (c). Such portions of a #building# are hereinafter referred to as "towers."

- (1) Maximum tower size
 

Each #residential story# of a tower located entirely above a height of 120 feet shall not exceed a gross area of 11,000 square feet.
- (2) Maximum tower length
 

The maximum length of any #residential story# located entirely above a height of 120 feet shall not exceed 170 feet. Such length shall be measured by inscribing within a rectangle the outermost walls of the tower at the level of each #story# entirely above a height of 120 feet. No side of such rectangle shall exceed a length of 170 feet.
- (3) Orientation
 

The length of any #residential story# located entirely above a height of 120 feet shall be at least 1.5 times its width and oriented so that the long side of the such tower faces within 15 degrees of south. Such length shall be measured by inscribing within a rectangle the outermost walls of the tower at the level of each #story# entirely above a height of 120 feet. The length of such rectangle shall be at least 1.5 times its width. The orientation provisions of this paragraph (3) need not apply if at least 75 percent of all towers in the #Special Willets Point District# for which building permits have been issued comply with such provisions.
- (4) Uppermost #story#
 

The uppermost #story# that contains #floor area# within a tower must provide a setback so that such #story# covers not more than 85 percent and not less than 50 percent of the gross area of the #story# immediately below.
- (5) Distance between towers
 

The minimum distance between all towers shall be 60 feet.
- (6) Sheer tower walls
 

The setback provisions of paragraph (b) of this Section shall not apply to any tower or portion thereof located within the sheer tower location areas shown on Map 5.
- (d) Maximum total height
 

The maximum height of any #building or other structure# shall be as depicted on Map 4 (Height Limits). The height limits established in Map 4 include reference points for two #airport referenced imaginary surfaces# that are continuous planes, and one area with a maximum height limitation of 218 feet. The coordinates of the points are as follows:

Point 1	73°50'36.8"W	40°45'45.6"N
Point 2	73°50'42.9"W	40°45'38.1"N
Point 3	73°50'26.6"W	40°45'39.3"N
Point 4	73°50'33.6"W	40°45'30.7"N

The height limits hereby established supersede the height limits described in Article VI, Chapter 1. Application may be made to the Board of Standards and Appeals pursuant to Section 73-66 (Height Regulations around Airports) for a permit to construct a #building or other structure# in excess of what is permitted pursuant to this subparagraph (c), provided that such application is also referred to the Port Authority of New York and New Jersey.

**124-40  
MANDATORY IMPROVEMENTS**

**124-41  
Standards for Streets and Blocks**

#Developments# or #enlargements# that result in a total of at least 100,000 square feet of #floor area# on #zoning lots# of at least 200,000 square feet, shall front upon #streets# that

comply with the requirements of this Section 124-41, inclusive.

#### 124-411 Maximum length of blocks

The maximum length of a #block# shall be 450 feet except as provided below:

- (a) where a #block# includes a convention center, such length shall be unlimited;
- (b) where a #block# bounds the intersection of 126th Street and Northern Boulevard, such length shall be limited to 675 feet;
- (c) where a #block# bounds the intersection of 126th Street and Roosevelt Avenue, such length shall be limited to 575 feet;
- (d) #Blocks# or portions of #blocks# east of a line 500 feet east of and parallel to 126th Street and west of a line 1,500 feet east of and parallel to 126th Street shall have a maximum distance between intersections on a #connector street# of 218 feet, except where a #block# includes a convention center or the minimum 2-acre park required pursuant to Section 124-50.

#### 124-412 New streets

The provisions of this Section shall apply to all private streets constructed after (effective date of amendment):

- (a) Primary Retail Street.
 

One #primary retail street# shall be provided parallel to, or generally parallel to, 126th Street, and comply with the following requirements:

  - (1) the western boundary of such #street# shall be not less than 220 feet and not more than 320 feet from 126th Street;
  - (2) such #street# shall intersect two #retail streets# and two #connector streets#;
  - (3) the width of such #street# shall be 70 feet, comprised of:
    - (i) two 15 foot wide sidewalks on the outer edge of the #street#;
    - (ii) two nine foot wide strips adjacent to the inner edge of the sidewalks that can be used as either parking lanes or a landscaped amenity that may include seating and walkways; and
    - (iii) two travel lanes in the center totaling 22 feet in width.
- (b) Connector Streets
 

Two #connector streets# shall be provided as follows:

  - (1) One #connector street# shall intersect 126th Street opposite 34th Avenue within the area shown on Map 2;
  - (2) One #connector street# shall intersect 126th Street opposite the south side of Citifield Stadium within the area shown on Map 2;
  - (3) Both #connector streets# shall intersect with the #primary retail street# and with each other at a point east of the #primary retail street#.
  - (4) The width of each #connector street# shall be at least 75 feet and no more than 86 feet, comprised of:
    - (i) two 15 foot wide sidewalks, one on each outer edge;
    - (ii) two nine foot wide strips adjacent to the inner edge of the sidewalks that can be used as either parking lanes or a landscaped amenity that may include seating and walkways; and
    - (iii) at least two travel lanes and not more than three travel lanes totaling at least 22 feet and not more than 33 feet in width, and one bike lane at least 5 feet wide.
    - (iv) However, where portions of such #street# accommodates a change of grade, the sidewalk area shall be permitted to be divided into two areas, one 10 feet wide adjacent to the #building# and one 5 feet wide adjacent to and at the level of the travel lanes and/or parking areas, and street trees shall not be required until such time that the travel lanes are raised to the level of the 10-foot wide sidewalk.
  - (5) Where a convention center fronts upon a #connector street#, the requirements set forth in this paragraph (b) shall be modified to eliminate the nine foot wide strip and, in lieu thereof, require a 12 foot wide drop-off lane that, in the aggregate, shall not exceed 300 feet.
- (c) Retail Street.
 

A minimum of two and maximum of three #retail streets# shall be provided as follows:

  - (1) One #retail street# shall intersect 126th Street opposite the entrance to Citifield stadium, within the area shown on Map 2;
  - (2) One #retail street# shall intersect 126th

Street opposite the north side of Citifield Stadium within the area shown on Map 2;

- (3) Two #retail streets# shall intersect with the #primary retail street#;
- (4) The width of each #retail street# shall be no more than / at least 68 feet wide, comprised of:
  - (i) Two 13 foot wide sidewalks, one on each outer edge;
  - (ii) Two ten foot wide strips adjacent to the inner edge of the sidewalks that can be used as a landscaped pedestrian amenity that may include seating and walkways; and
  - (iii) two travel lanes totaling at least 22 feet in width.
- (d) Eastern Perimeter Street
 

One #eastern perimeter street# shall be provided as follows:

  - (1) the eastern boundary of such #street# shall be within 20 feet of the eastern boundary of the #Special Willets Point District#, extending between Roosevelt Avenue and a #connector street#;
  - (2) the width of such #street# shall be at least 62 feet and no more than 75 feet, comprised of:
    - (i) a 13 foot wide sidewalk along its western boundary and a sidewalk at least five feet wide along its eastern boundary;
    - (ii) two eight foot wide strips adjacent to the inner edge of the sidewalks that can be used as either a parking lane or as a landscaped pedestrian amenity that may include seating and walkways; and
    - (iii) at least two and no more than three travel lanes totaling at least 20 feet and not more than 33 feet in width.
- (e) Residential Street.
 

All #streets# other than those listed in paragraphs (a) through (d) above that have ground floor #residential uses# fronting on such #street# shall be considered #residential streets#, except where such #residential uses# are opposite a block containing no #residential uses# on any floor fronting such #street#. #Residential streets# shall be provided as follows:

  - (1) A #residential street# shall be 62 feet wide, comprised of:
    - (i) Two 13 foot wide sidewalks, one on each outer edge;
    - (ii) two eight foot wide strips adjacent to the inner edge of the sidewalks that can be used as either a parking lane or as a landscaped pedestrian amenity that may include seating and walkways; and
    - (iii) two travel lanes totaling between 20 and 22 feet in width.
    - (iv) However, where portions of such #street# accommodates a change of grade, the sidewalk area shall be permitted to be divided into two areas, one 8 feet wide adjacent to the #building# and one 5 feet wide adjacent to and at the level of the travel lanes and/or parking areas, and street trees shall not be required until such time that the travel lanes is raised to the level of the 8-foot wide sidewalk.
    - (v) However, where a sidewalk is directly adjacent to publicly accessible open space, such sidewalk may be reduced to 10 feet in width.
- (f) Service Street.
 

All newly constructed #streets# other than those listed in paragraphs (a) through (e) above shall be improved as a #service street#, and shall be provided as follows:

  - (1) A #service street# shall be 62 feet wide, comprised of:
    - (i) Two 13 foot wide sidewalks, one on each outer edge;
    - (ii) two eight foot wide strips adjacent to the inner edge of the sidewalks that can be used as either a parking lane or as a landscaped pedestrian amenity that may include seating and walkways; and
    - (iii) two travel lanes totaling between 20 and 22 feet in width.
    - (iv) However, where portions of such #street# accommodates a change of grade, the sidewalk area shall be permitted to be divided into two areas, one 8 feet wide adjacent to the #building# and one 5 feet wide adjacent to and at the level of the travel lanes and/or parking areas, and street trees shall not be required until such time that

the travel lanes is raised to the level of the 8-foot wide sidewalk.

#### 124-42 Street Tree Planting

All new #developments# or #enlargements# shall provide and maintain trees of not less than three-inch caliper at the time of planting in the sidewalk adjacent to the #building# on the side of the sidewalk closest to the travel lane. All such trees shall be provided for the entire length of the frontage of the building, for every 25 feet of such frontage. Species shall be selected, installed and maintained in accordance with specifications established by the Department of Parks and Recreation. However, street trees need not be provided where such trees may interfere with truck movements in the loading area for a convention center.

#### 124-43 Mandatory Sidewalk Widening

All #developments# or #enlargements# on 34th Avenue shall provide a sidewalk widening of no less than 13 feet in width. Such sidewalk widenings may be utilized to satisfy the requirements of Section 124-42 (Street Tree Planting). No obstructions shall be permitted from the lowest level to the sky except for those permitted pursuant to Section 37-073(f)(3). When one end of the sidewalk widening abuts an existing building, the special design treatment specified in Section 37-073(f)(5) shall be required.

#### 124-44 Roof Design Requirements

Any 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. Up to five percent of such roof area may be used for mechanical equipment, provided that such mechanical equipment is fully enclosed, except that openings in such enclosure shall be permitted only to the extent necessary for ventilation and exhaust, and that it is screened from view by a fence which is at least 75 percent opaque or by at least three feet of dense planting. Up to 25 percent of such roof area may be accessible solely from an adjacent #dwelling unit# and the remaining roof area shall be accessible for the recreational use of the occupants of the building in which it is located. Hard surfaced areas shall not cover more than 60 percent of such roof area.

#### 124-50 PUBLICLY ACCESSIBLE OPEN SPACE REQUIREMENTS

Publicly accessible open spaces shall be provided as specified in this Section, inclusive. In the event of a conflict between the provisions of this Section, inclusive, and any underlying regulation, the provisions of this Section shall govern.

#### 124-51 Amount of Publicly Accessible Open Space

Publicly accessible open space within the #Special Willets Point District# shall total not less than eight acres. Such required amounts shall be open to the sky and shall not include any sidewalks required pursuant to this Section.

- (a) Within Area A, for #developments# or #enlargements# that result in a total of at least 100,000 square feet of #floor area# on #zoning lots# of at least 200,000 square feet, 30 square feet of publicly accessible open space shall be provided for each 1,000 square feet of #floor area#.
- (b) Within Area B, for #developments# or #enlargements# that result in a total of at least 100,000 square feet of #floor area# on #zoning lots# of at least 200,000 square feet, 50 square feet of publicly accessible open space shall be provided for each 1,000 square feet of #floor area#.

Such publicly accessible open space may be transferred from the #zoning lot# containing the #development# or #enlargement# to any other #zoning lot# in the #Special Willets Point District# provided that such publicly accessible open space meets the standards of Section 124-52, inclusive.

#### 124-52 Types and Standards of Publicly Accessible Open Space

The following types and standards of publicly accessible open space shall apply:

- (a) Park
 

At least one park not less than two acres in area shall be provided. Such park shall be bounded on all sides by #streets# or a #school#, and at least one of the #streets# bounding the park shall be a #connector street#. No portion of such park shall be closer than 200 feet from the boundaries of the #Special Willets Point District#. Up to five percent of the area of such outdoor park may be covered by a #building or other structure#.
- (b) 126th Street
 

The provisions of this paragraph (b) shall apply along the western boundary of #blocks# bounding 126th Street:

  - (1) A sidewalk with a minimum width of 15 feet shall be located adjacent to the curb, and have an elevation not higher than the one foot above the level of the road bed.
  - (2) A pedestrian amenity area at least 20 feet wide and no more than 35 feet wide shall be located between such sidewalk and the #streetwall# of any #building# fronting upon 126th Street. Pedestrian circulation space at least 5 feet wide shall be provided within such area within 1.5 feet of the #ground floor elevation# of such #streetwalls# to allow pedestrian movement in a direction parallel with the #street# and connecting with sidewalks of #streets# intersecting 126th Street;
  - (3) On each such #block# there shall be a minimum of two ramps connecting the sidewalk along 126th Street and the pedestrian circulation space. In addition, stairways shall be provided linking the sidewalk and pedestrian circulation space so that each establishment on the #block# with entrances facing 126th Street is readily accessible by such stairs or ramps;

- (4) All publicly accessible open spaces shall comply with the provisions of Sections 37-725 (Steps), 37-726 (Permitted obstructions), 37-728 (Standards of accessibility for persons with disabilities), 37-73 (Kiosks and Open Air Cafes) and 37-74 (Amenities) except for the following modifications:
- (i) Section 37-73 shall be modified so that only certification pursuant to Section 124-05 is required. Subsections (c) and (d) of Section 37-73 shall not apply, and filing of plans for cafes in the Borough Office of the City Register shall not be required.
  - (ii) Section 37-73 (b) shall be modified to permit open air cafes to be at a different elevation from adjoining public access areas and from adjoining sidewalks.
  - (iii) For publicly accessible open space on the western boundary of #blocks# facing Citifield Stadium, Section 37-73 (b) shall be modified to limit the aggregate area of open air cafes to no more than 50 percent of the public access area, and to allow open air cafes to occupy up to 75 percent of #street# frontage.
  - (iv) Section 37-741 shall be modified so that the sentence that reads "A minimum of one linear foot of the required seating for every two linear feet of #street# frontage must be located within 15 feet of the #street line#," shall not apply.
  - (v) For public access areas on the western boundary of #blocks# facing Citifield Stadium, Section 37-741 shall be modified so that seating for open air cafes may meet the seating requirement, in the category of movable seating, provided that 25 percent of the linear seating capacity is provided through other seating types.
  - (vi) For publicly accessible open space on the western boundary of #blocks# not facing Citifield Stadium, Section 37-742 shall be modified to require planters, planting beds and accessible lawns at a rate of 200 square feet for every 1,000 square feet of publicly accessible open space.
  - (vii) Section 37-747 shall not apply; in lieu thereof, paragraph (i) of this Section 124-54 (Hours of Access) shall apply.
- (c) Roosevelt Avenue
- Along the south side of #blocks# bounding Roosevelt Avenue, the following provisions shall apply:
- (1) A bike lane with a minimum width of 5 feet shall be located no more than 16 feet from the curb line;
  - (2) A pedestrian amenity area at least 20 feet and not more than 45 feet in width shall be provided between the bike lane and the #street wall# of a #building#;
  - (3) Within the pedestrian amenity area, there shall be a sidewalk with a minimum width of 13 feet generally parallel to Roosevelt Avenue linking the sidewalk along 126th Street to either a sidewalk along the #eastern perimeter street#, if built, or the sidewalk leading to the Roosevelt Avenue Bridge.
  - (4) A minimum of 50 percent of the pedestrian amenity area shall be planted.
- (d) Block at Roosevelt and 126th Street
- In the event that a utility easement is retained on the #block# bounded by Roosevelt Avenue and 126th Street, improvements shall be provided as follows:
- (1) An entry plaza of at least 7,000 square feet shall be provided adjacent to the intersection of 126<sup>th</sup> Street and Roosevelt Avenue, as follows:
    - (i) the plaza shall include no less than 60 feet and no more than 80 feet of frontage along 126<sup>th</sup> Street;
    - (ii) each #use# or establishment with frontage on the plaza shall include at least one entrance to such plaza;
    - (iii) at least two amenities shall be provided from among those listed in Section 37-748, except that a kiosk that provides information instead of food service shall also be permitted;
    - (iv) the area of such plaza does not overlap with the requirements of paragraph (c) (Roosevelt Avenue) above.
  - (2) A central plaza of at least 20,000 square feet shall be provided as follows:
    - (i) the plaza shall have at least 100

- (ii) the prolongation of the centerline of the primary retail street shall intersect with such plaza;
  - (iii) such plaza shall meet the pedestrian amenity standards of subsection (b) (4) (126<sup>th</sup> Street) above.
- (3) A pedestrian corridor area shall be provided linking the entry plaza required pursuant to paragraph (d)(1) above and the central plaza required pursuant to paragraph (d)(2) above, as follows:
- (i) such corridor shall be at least 60 feet in width and include within such width a 40 foot utility easement;
  - (ii) such corridor shall be at least 150 feet in length;
  - (iii) each #use# or establishment with frontage on such corridor shall include at least one entrance to such corridor;
  - (iv) each side of such corridor area shall be planted with street trees of not less than three-inch caliper at the time of planting for the entire length of such corridor, at a rate of one tree for every 25 feet of the length of each side of such corridor.
- (e) Northern Boulevard
- Along the north side of #blocks# bounding Northern Boulevard, the following provisions shall apply:
- (1) A sidewalk with a minimum width of 13 feet shall be located adjacent to the curb and have an elevation not higher than one foot above the road bed of Northern Boulevard;
  - (2) An open area at least 8 feet wide and no more than 15 feet wide shall be located between the sidewalk and the #street wall# of a #building#, except that such area need not be provided where such areas may interfere with truck movements in the loading area for a convention center located on any such #block#;
  - (3) A minimum of 70 percent of such open area shall be planted.
- However, the requirements of this paragraph (e) shall not apply if a convention center is located on such #block#.
- (f) Eastern Perimeter Street
- Along the #eastern perimeter street# between the required sidewalk and the eastern boundary of the #Special Willets Point District#, an open area with a minimum depth of 8 feet and a maximum depth of 15 feet shall be provided. At least 70 percent of such open area shall be planted.
- (g) Convention Center
- If a convention center is provided, a pedestrian amenity area shall be required between the #street line# and the #street wall# of the convention center. The pedestrian amenity area shall have a depth of at least 10 and not more than 22 feet and meet the standards of paragraph (b)(4) (126th Street) above.
- (h) Standards for Additional Areas
- If the amount of public access areas required pursuant to paragraphs (a) through (g) above does not total eight acres, the difference shall be provided in the form of one or more public access areas located anywhere not closer than 100 feet to the boundary of the #Special Willets Point District#.
- (i) Hours of Access
- All publicly accessible open space shall be accessible to the public from sunrise to one hour after sunset. Entry plaques for public access areas over one-half acre in size shall be provided as described in Section 37-751(a).

**124-60 OFF-STREET PARKING REGULATIONS**

**124-61 Required and Permitted Parking**

Off-street parking shall be provided for all required parking spaces and loading as specified by the underlying district, except as modified by the special regulations of this Section.

**124-62 Use and Location of Parking Facilities**

The provisions of this Section shall apply to all off-street parking spaces within the #Special Willets Point District#.

Floor space used for parking shall be exempt from the definition of #floor area#.

Parking facilities with over 225 parking spaces shall provide adequate reservoir space at the vehicular entrances to accommodate either ten automobiles or five percent of the total parking spaces provided in such facility, whichever amount is greater, but in no event shall such reservoir space be required for more than 50 automobiles.

- (a) All off-street parking spaces shall be located within facilities that, except for entrances and exits, meet the following standards:
  - (1) Are located entirely below the level of any #street# or publicly accessible open area upon which such facility, or portion thereof, fronts; or

- (2) Are located in a #cellar# no more than four feet above grade within Area B provided that the #street wall# is set back at least four feet from the #street line# except for projections permitted pursuant to Section 124-22(a)(4) and planted areas are provided pursuant to Section 124-22(a)(5) and further provided that 50 percent of such #streetwall# with adjacent parking spaces consists of opaque materials; or
- (3) Are located, at every level above-grade, behind #commercial#, #community facility# or #residential# #floor area# at least 25 feet from any #streetwall# or public access area, or
- (4) Are located above-grade and adjacent to a #streetwall# or public access area provided that any non-horizontal parking deck structures are not visible from the exterior of the #building# in elevation view and opaque materials are located in the exterior #building# wall between the bottom of the floor of each parking deck and no less than three feet above such deck and a total of at least 50 percent of such #streetwall# with adjacent parking spaces consists of opaque materials. A parking structure so screened shall be permitted only in the following locations:
  - (i) Except for within #blocks# that bound the intersection of 126th Street and Northern Boulevard or 126th Street and Roosevelt Avenue, a parking facility may be located adjacent to a #streetwall# facing 126th Street above a height of 35 feet and limited to a height of 85 feet, provided that no less than 60 percent and no more than 70 percent of the surface area of the portion of such #streetwall# with adjacent parking spaces consists of one or more of the following: #signs#, graphic or sculptural art, or living plant material; and provided that at least 25 feet of #commercial#, #community facility# or #residential floor area# separates such parking spaces from any other adjacent #street#;
  - (ii) A parking facility may be located adjacent to a #streetwall# limited to a height of 85 feet on a #block# that bounds the intersection of 126th Street and Northern Boulevard provided that such #streetwall# is on Northern Boulevard and is more than 100 feet from 126th Street; and provided that no less than 60 percent and no more than 70 percent of the surface area of the portion of such #streetwall# with adjacent parking spaces consists of one or more of the following: #signs#, graphic or sculptural art, or living plant material; and provided that at least 25 feet of #commercial#, #community facility# or #residential floor area# separates such parking spaces from any other adjacent #street#;
  - (iii) A parking facility not on a #block# that bounds the intersection of 126th Street and Northern Boulevard may be located adjacent to a #streetwall# limited to a height of 40 feet facing Northern Boulevard provided that such #streetwall# with adjacent parking spaces is on Northern Boulevard and is more than 100 feet from 126th Street; and provided that at least 25 feet of #commercial#, #community facility# or #residential floor area# separates such parking spaces from any other adjacent #street#;
  - (iv) A parking facility may be located adjacent to a #streetwall# on a #block# that bounds the intersection of 126th Street and Roosevelt Avenue provided that such #streetwall# with adjacent parking spaces is more than 100 feet from 126th Street, Roosevelt Avenue and any #connector street#;
  - (v) A parking facility may be located adjacent to a #streetwall# limited to a height of 40 feet facing the eastern boundary of the #Special Willets Point District#, within 200 feet of such eastern boundary, so that such parking facility is not visible from a #connector street#. and provided that at least 25 feet of #commercial#, #community facility# or #residential floor area# separates such parking spaces from any other adjacent #street#.
- (5) A parking facility with parking spaces adjacent to an exterior #building# wall that is not a #streetwall# shall provide screening of such exterior wall so that any non-horizontal parking deck structures are not visible from the exterior of the #building# in elevation view and opaque materials are located in the exterior #building# wall between the bottom of the

floor of each parking deck and no less than three feet above such deck and a total of at least 50 percent of such exterior #building# wall with adjacent parking spaces consists of opaque materials.

- (6) No parking spaces shall be open to the sky, and a parking facility shall have a roof that meets the requirements of Section 124-44.
- (b) All #accessory# off-street parking spaces may be made available for public use. However, any such space shall be made available to the occupant of a #residence# to which it is #accessory# within 30 days after written request therefore is made to the landlord. Furthermore, if #accessory# and public parking spaces are provided on the same block, all such spaces shall be located within the same parking facility.
- (c) All #accessory# off-street parking spaces may be provided within parking facilities in #buildings# other than the same #building# as the #uses# to which they are #accessory#, provided that:
  - (1) the off-street parking space within such facility is counted only once in meeting the parking requirements for a specific #building#; and
  - (2) such parking facilities are located within the #Special Willets Point District#; or
  - (3) such parking facilities are located within distances specified by Sections 36-421 and 36-43, as applicable.

**124-63 Loading Restrictions**

Loading areas shall not be permitted within 75 feet of 126th Street or within 50 feet of the Primary Retail Street. Loading areas for a convention center use shall not be permitted within 100 feet of a Connector Street.

**124-64 Curb Cut Restrictions**

Along 126th Street, the #primary retail street#, the #connector streets#, across from public open space of 2 acres in size or greater, and within 50 feet of the intersection of any #streets#, no driveway curb cuts for parking facilities or loading berths shall be permitted, except for a convention center or a #transient hotel# with 50,000 at least square feet of #floor area#, and except that the City Planning Commission may authorize curb cuts, provided the Commission finds that such curb cuts are needed, do not unduly inhibit surface traffic or pedestrian flow and do not impair the essential character of the surrounding area.

Where permitted, the maximum aggregate width of curb cuts on any frontage shall be limited to 24 feet for #residential streets# and 60 feet for all other #streets#, except that the maximum shall be 100 feet for #blocks# that bound the intersection of 126th Street and Northern Boulevard or 126th Street and Roosevelt Avenue and for #blocks# that contain a #transient hotel# #transient hotel# with 50,000 at least square feet of #floor area#. For a convention center, the maximum aggregate width of curb cuts on any frontage shall be limited to 100 feet, except that curb cuts shall be unlimited directly adjacent to the loading area of the convention center. All curb cuts shall be achieved without any reduction to the grade of the sidewalk over which they pass.

**124-65 Indoor Bicycle Parking**

Within the #Special Willets Point District#, a designated area for #accessory# bicycle parking shall be provided for all #developments# or #enlargements#. Such designated area shall be enclosed, accessible and secure, and excluded from the definition of #floor area#. #Accessory# facilities, such as lockers, showers and circulation space shall also be excluded from the definition of #floor area#.

- (a) For #residential buildings# with ten or more #dwelling units#, one bicycle parking space shall be provided for every two #dwelling units#, up to a maximum of 200 bicycle parking spaces.
- (b) For #developments# or #enlargements# with at least 10,000 square feet of Use Group 6B office #use#, one bicycle parking shall be provided for every 5,000 square feet of such Office #use#, up to a maximum of 200 bicycle parking spaces.
- (c) For #developments# or #enlargements# with at least 10,000 square feet of Use Group 6A or 6C retail #use#, one bicycle parking space shall be provided for every 10,000 square feet of such #use#, up to a maximum of 100 bicycle parking spaces.

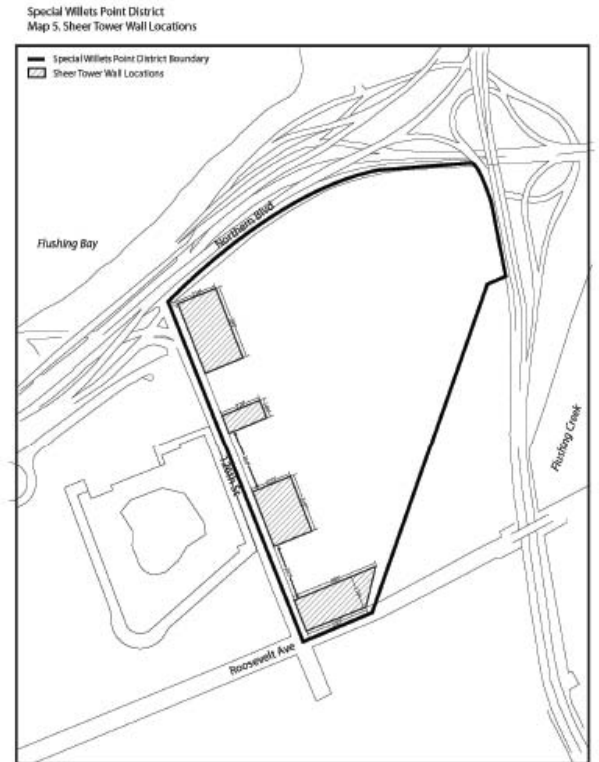
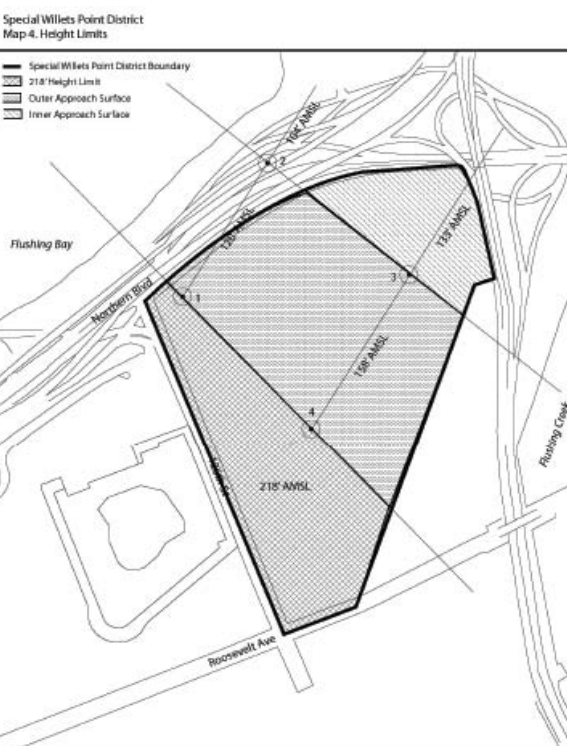
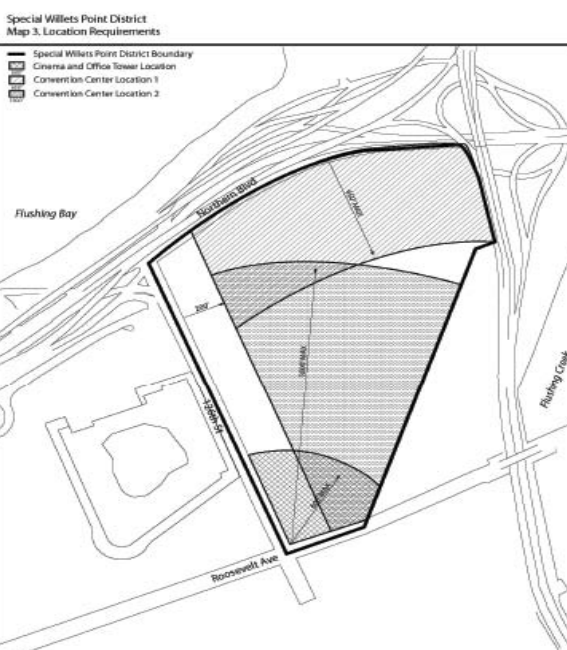
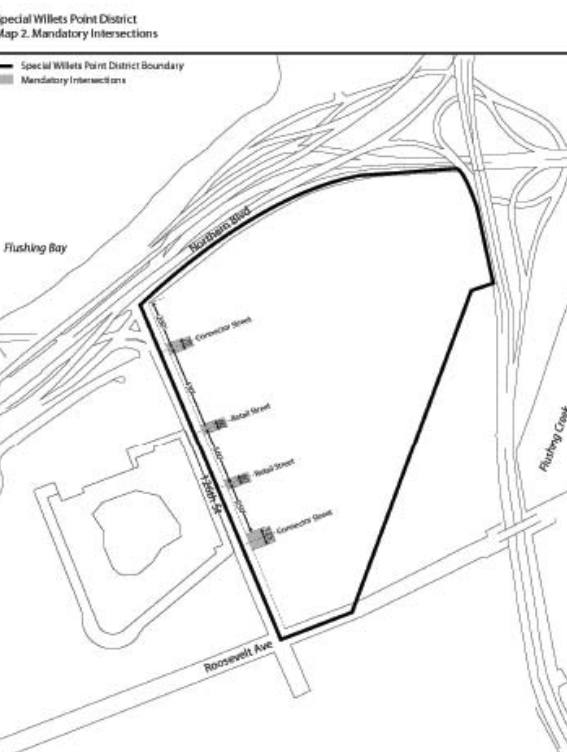
**124-70 SPECIAL PERMIT TO MODIFY USE OR BULK REGULATIONS**

For any #development#, #enlargement#, alteration or change of #use# within the #Special Willets Point District#, the City Planning Commission may permit modification of the #use# or #bulk# regulations, except #floor area ratio# provisions, provided the Commission shall find that such:

- (a) modification will aid in achieving the general purposes and intent of the Special District;
- (b) #use# modification will encourage a lively pedestrian environment along the street, or is necessary for, and the only practicable way to achieve the programmatic requirements of the #development#;
- (c) #bulk# modifications will enhance the distribution of #bulk# within the District;
- (d) #bulk# modifications will permit adequate access of light and air to surrounding streets; and
- (e) #development# or #enlargement# will relate harmoniously to the character of the surrounding area.

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

**Appendix A Special Willets Point District**



**No. 13**

**CD 7 IN THE MATTER OF N 080383 HGQ**  
 IN THE MATTER OF the designation of the Willets Point Urban Renewal Area, as an area appropriate for urban renewal, pursuant to Section 504 of Article 15 of the General Municipal Law (Urban Renewal Law) of New York State, located in Community District 7 in the Borough of Queens and described as follows:

Land Use	Block	Lot(s)
Commercial	1820	1, 6, 9, 18, 34, 108
Commercial	1821	1, 6, 16, 25, 27
Commercial	1822	1, 5, 7, 17, 21, 23, 28, 33, 55, 58
Commercial	1823	1, 3, 5, 7, 12, 14, 19, 20, 21, 23, 26, 28, 33, 40, 44, 47, 52, 55, 58, 59, 60
Commercial	1824	1, 12, 19, 21, 26, 28, 33, 38, 40, 45, 53
Commercial	1825	1, 19, 21, 25, 28, 30, 37, 46, 48, 53, 55, 58
Commercial	1826	1, 5, 14, 18, 20, 31, 35
Commercial	1827	1
Commercial	1828	1, 4, 8, 11, 13, 17, 21, 23, 29, 34, 37, 39
Commercial	1829	19, 21, 40, 71
Commercial	1830	1, 9, 10, 21
Commercial	1831	1, 10, 35
Commercial	1832	1, 10
Commercial	1833	p/o 1, 103, 111, 117, 120, 141, 143, 151, 155, 158, 165, 166, 168, 170, 172, 177, 179, 180, 186, 188, 192, 197, 199, 201, 203, 212, 215, 230, 300, 425

All mapped and/or built streets within the project boundary.

**No. 14**

**CD 7 IN THE MATTER OF C 080384 HUQ**  
 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 Willets Point Urban Renewal Plan for the Willets Point Urban Renewal Area, Community District 7, Borough of Queens.

The proposed plan consists of the following properties to be acquired:

Block	Lot(s)
1820	1, 6, 9, 18, 34, 108
1821	1, 6, 16, 25, 27
1822	1, 5, 7, 17, 21, 23, 28, 33, 55, 58
1823	1, 3, 5, 7, 12, 14, 19, 20, 21, 23, 26, 28, 33, 40, 44, 47, 52, 55, 58, 59, 60
1824	1, 12, 19, 21, 26, 28, 33, 38, 40, 45, 53
1825	1, 19, 21, 25, 28, 30, 37, 46, 48, 53, 55, 58
1826	1, 5, 14, 18, 20, 31, 35
1827	1
1828	1, 4, 8, 11, 13, 17, 21, 23, 29, 34, 37, 39
1829	19, 21, 40, 71
1830	1, 9, 10, 21
1831	1, 10, 35
1832	1, 10
1833	p/o 1, 103, 111, 117, 120, 141, 143, 151, 155, 158, 165, 166, 168, 170, 172, 177, 179, 180, 186, 188, 192, 197, 199, 201, 203, 212, 215, 230, 300, 425

All mapped and/or built streets within the project boundary.

**No. 15**

**CD 7 IN THE MATTER OF C 080385 HDQ**  
 IN THE MATTER OF an application, submitted by the Department of Housing Preservation and Development, pursuant to Section 197-c of the New York City Charter, for the disposition of city-owned property comprising sites within







For the period July 1, 2011 to June 30, 2012 - \$1,069  
 For the period July 1, 2012 to June 30, 2013 - \$1,095  
 For the period July 1, 2013 to June 30, 2014 - \$1,121  
 For the period July 1, 2014 to June 30, 2015 - \$1,147  
 For the period July 1, 2015 to June 30, 2016 - \$1,173  
 For the period July 1, 2016 to June 30, 2017 - \$1,199  
 For the period July 1, 2017 to June 30, 2018 - \$1,225  
 For the period July 1, 2018 to June 30, 2019 - \$1,251

the maintenance of a security deposit in the sum of \$3,700, and the filing of an insurance policy in the minimum amount of \$250,000/\$1,000,000 for bodily injury and property damage for each occurrence in the aggregate amount of \$100,000.

**#10** In the matter of a proposed revocable consent authorizing HS Townhouse Corp to construct, maintain and use a stoop, steps and planted area on the north sidewalk of State Street, west of Hoyt Street, in front of the property located at 305A State Street, in the Borough of Brooklyn. The proposed revocable consent is for a term of ten years from the Date of Approval by the Mayor to June 30, 2019 and provides, among other terms and conditions, for compensation payable to the City according to the following schedule:

From the date of approval to June 30, 2009 - \$991/annum.  
 For the period July 1, 2009 to June 30, 2010 - \$1,017  
 For the period July 1, 2010 to June 30, 2011 - \$1,043  
 For the period July 1, 2011 to June 30, 2012 - \$1,069  
 For the period July 1, 2012 to June 30, 2013 - \$1,095  
 For the period July 1, 2013 to June 30, 2014 - \$1,121  
 For the period July 1, 2014 to June 30, 2015 - \$1,147  
 For the period July 1, 2015 to June 30, 2016 - \$1,173  
 For the period July 1, 2016 to June 30, 2017 - \$1,199  
 For the period July 1, 2017 to June 30, 2018 - \$1,225  
 For the period July 1, 2018 to June 30, 2019 - \$1,251

the maintenance of a security deposit in the sum of \$3,700, and the filing of an insurance policy in the minimum amount of \$250,000/\$1,000,000 for bodily injury and property damage for each occurrence in the aggregate amount of \$100,000.

**#11** In the matter of a proposed revocable consent authorizing HS Townhouse Corp to construct, maintain and use a stoop, steps and planted area on the north sidewalk of State Street, west of Hoyt Street, in front of the property located at 307 State Street, in the Borough of Brooklyn. The proposed revocable consent is for a term of ten years from the Date of Approval by the Mayor to June 30, 2019 and provides, among other terms and conditions, for compensation payable to the City according to the following schedule:

From the date of approval to June 30, 2009 - \$517/annum.  
 For the period July 1, 2009 to June 30, 2010 - \$528  
 For the period July 1, 2010 to June 30, 2011 - \$539  
 For the period July 1, 2011 to June 30, 2012 - \$550  
 For the period July 1, 2012 to June 30, 2013 - \$561  
 For the period July 1, 2013 to June 30, 2014 - \$672  
 For the period July 1, 2014 to June 30, 2015 - \$583  
 For the period July 1, 2015 to June 30, 2016 - \$594  
 For the period July 1, 2016 to June 30, 2017 - \$605  
 For the period July 1, 2017 to June 30, 2018 - \$616  
 For the period July 1, 2018 to June 30, 2019 - \$627

the maintenance of a security deposit in the sum of \$3,700, and the filing of an insurance policy in the minimum amount of \$250,000/\$1,000,000 for bodily injury and property damage for each occurrence in the aggregate amount of \$100,000.

**#12** In the matter of a proposed revocable consent authorizing HS Townhouse Corp to construct, maintain and use a stoop, steps and planted area on the north sidewalk of State Street, west of Hoyt Street, in front of the property located at 307A State Street, in the Borough of Brooklyn. The proposed revocable consent is for a term of ten years from the Date of Approval by the Mayor to June 30, 2019 and provides, among other terms and conditions, for compensation payable to the City according to the following schedule:

From the date of approval of June 30, 2009 - \$891/annum.  
 For the period July 1, 2009 to June 30, 2010 - \$ 914  
 For the period July 1, 2010 to June 30, 2011 - \$ 937  
 For the period July 1, 2011 to June 30, 2012 - \$ 960  
 For the period July 1, 2012 to June 30, 2013 - \$ 983  
 For the period July 1, 2013 to June 30, 2014 - \$1,006  
 For the period July 1, 2014 to June 30, 2015 - \$1,029  
 For the period July 1, 2015 to June 30, 2016 - \$1,052  
 For the period July 1, 2016 to June 30, 2017 - \$1,075  
 For the period July 1, 2017 to June 30, 2018 - \$1,098  
 For the period July 1, 2018 to June 30, 2019 - \$1,121

the maintenance of a security deposit in the sum of \$3,700, and the filing of an insurance policy in the minimum amount of \$250,000/\$1,000,000 for bodily injury and property damage for each occurrence in the aggregate amount of \$100,000.

**#13** In the matter of a proposed revocable consent authorizing HS Townhouse Corp to construct, maintain and use a stoop and a planted area on the north sidewalk of State Street, west of Hoyt Street, in front of the property located at 309 State Street, in the Borough of Brooklyn. The proposed revocable consent is for a term of ten years from the Date of Approval by the Mayor to June 30, 2019 and provides, among other terms and conditions, for compensation payable to the City according to the following schedule:

From the date of approval to June 30, 2009 - \$517/annum.  
 For the period July 1, 2009 to June 30, 2010 - \$528  
 For the period July 1, 2010 to June 30, 2011 - \$539  
 For the period July 1, 2011 to June 30, 2012 - \$550  
 For the period July 1, 2012 to June 30, 2013 - \$561  
 For the period July 1, 2013 to June 30, 2014 - \$672  
 For the period July 1, 2014 to June 30, 2015 - \$583  
 For the period July 1, 2015 to June 30, 2016 - \$594  
 For the period July 1, 2016 to June 30, 2017 - \$605  
 For the period July 1, 2017 to June 30, 2018 - \$616

For the period July 1, 2018 to June 30, 2019 - \$627

the maintenance of a security deposit in the sum of \$3,700, and the filing of an insurance policy in the minimum amount of \$250,000/\$1,000,000 for bodily injury and property damage for each occurrence in the aggregate amount of \$100,000.

**#14** In the matter of a proposed revocable consent authorizing WB IMICO Stanhope LLC to modify existing consent so as to construct, maintain and use snow melting conduits on the east sidewalk of Fifth Avenue, south of East 81st Street, in the Borough of Manhattan. The proposed modification of revocable consent is for a term of ten years from the Date of Approval by the Mayor to June 30, 2018 and provides, among other terms and conditions, for compensation payable to the City according to the following schedule:

From the date of approval to June 30, 2009 - \$10,788/annum  
 For the period July 1, 2009 to June 30, 2010 - \$11,095  
 For the period July 1, 2010 to June 30, 2011 - \$12,625  
 For the period July 1, 2011 to June 30, 2012 - \$12,932  
 For the period July 1, 2012 to June 30, 2013 - \$13,239  
 For the period July 1, 2013 to June 30, 2014 - \$13,546  
 For the period July 1, 2014 to June 30, 2015 - \$13,853  
 For the period July 1, 2015 to June 30, 2016 - \$14,160  
 For the period July 1, 2016 to June 30, 2017 - \$14,467

the maintenance of a security deposit in the sum of \$14,500, and the filing of an insurance policy in the minimum amount of \$250,000/\$1,000,000 for bodily injury and property damage for each occurrence in the aggregate amount of \$100,000.

jj23-a13

## URBAN DEVELOPMENT CORPORATION

### NOTICE

#### LEGAL NOTICE

NEW YORK STATE URBAN DEVELOPMENT CORPORATION D/B/A EMPIRE STATE DEVELOPMENT CORPORATION NOTICE OF PUBLIC HEARING TO BE HELD TUESDAY, SEPTEMBER 2, 2008 AND CONTINUED ON THURSDAY, SEPTEMBER 4, 2008, PURSUANT TO SECTIONS 6 AND 16 OF THE NEW YORK STATE URBAN DEVELOPMENT CORPORATION ACT AND ARTICLE 2 OF THE NEW YORK STATE EMINENT DOMAIN PROCEDURE LAW IN CONNECTION WITH THE PROPOSED COLUMBIA UNIVERSITY EDUCATIONAL MIXED USE DEVELOPMENT LAND USE IMPROVEMENT AND CIVIC PROJECT

PLEASE TAKE NOTICE that a public hearing, open to all persons, will be held at the Aaron Davis Hall of the City University of New York, West 135th Street at Convent Avenue, New York, New York 10031, from 1:00 P.M. until 4:00 P.M. and from 5:30 P.M. until 9:00 P.M. on Tuesday, September 2, 2008 and continued on Thursday, September 4, 2008, from 1:00 P.M. until 4:00 P.M. and from 5:30 P.M. until 9:00 P.M. by the New York State Urban Development Corporation d/b/a Empire State Development Corporation ("ESDC") pursuant to Sections 6 and 16 of the New York State Urban Development Corporation Act (Chapter 174, Section 1, Laws of 1968, as amended; the "UDC Act") and Article 2 of the New York State Eminent Domain Procedure Law ("EDPL") to consider: (a) the General Project Plan (the "General Project Plan") for the proposed Columbia University Educational Mixed-Use Development Land Use Improvement and Civic Project (the "Project"); (b) the proposed acquisition by ESDC, by condemnation or voluntary transfer, of certain property located within the Project Site (described below) in furtherance of the Project; and (c) the essential terms of proposed conveyances of property so acquired by ESDC to Columbia University in furtherance of the Project.

For those who wish to speak at the hearing, speaker registration will commence 15 minutes before each session on each hearing date at the Aaron Davis Hall.

The public hearing is for the purpose of (1) informing the public about the Project; (2) giving all interested persons an opportunity to provide comments on the General Project Plan, pursuant to Section 16 of the UDC Act; (3) describing the sub-standard conditions and underutilization of the Project Site; (4) giving all interested persons an opportunity to comment on the essential terms of the proposed property conveyances with respect to the Project, pursuant to Section 6 of the UDC Act; (5) reviewing the public use, benefit or purpose to be served by the proposed Project and the impact of the Project on the environment and residents of the locality where the Project would be constructed, pursuant to Article 2 of the EDPL; and (6) advising all persons and property owners within the Project Site of what properties are contemplated for acquisition by eminent domain.

#### Project Site and Project Description

The proposed Project is located in the Manhattanville neighborhood of West Harlem in northern Manhattan, on an approximately 17-acre site (the "Project Site"), the principal portion of which is bounded by and includes West 125th Street on the south, West 133rd Street on the north, Broadway on the east and Twelfth Avenue on the west, as well as certain areas located beneath City streets within this area and beneath other City streets in the Project Site. The remaining portion of the Project Site consists of an area which is bounded by and includes Broadway on the west, West 133rd and West 134th Streets on the south and north, respectively, and a line between West 133rd and West 134th Streets approximately 200 feet east of Broadway, along with an irregularly-shaped block enclosed by and including Broadway on the west, Old Broadway on the east, West 131st Street on the south and West 133rd Street on the north. The Project Site constitutes the principal component of the West Harlem Rezoning and Academic Mixed-Use Development Project (the "Rezoning").

The Project is described in detail in the General Project Plan, available to the public as set forth below. The Project consists

of the development of a modern, open, integrated campus for Columbia University ("Columbia"). The new campus would comprise a total of approximately 6.8 million gross square feet ("GSF") of new, state-of-the-art facilities housed in up to 16 new buildings and in an adaptively reused existing building that would be used primarily for teaching facilities, academic research, Columbia housing, and recreational and open active ground floor uses. Approximately 2 million gross square feet of the Project total would be developed as a continuous, multi-level, below-grade facility of up to approximately 80 feet in depth which would be used for activities that support the academic, academic research, housing, recreation and teaching programs of Columbia and other occupants of the Project Site. The Below-Grade Facility would extend in part below City owned streets, and would connect most of the buildings on the principal portion of the Project Site. In addition, approximately two acres (94,000 square feet) of publicly accessible, grade-level, open space and a market zone along Twelfth Avenue would be created, and sidewalks would be widened. Build out of the Project is anticipated to occur in two phases over an approximately 25-year period.

#### Public Use, Benefit or Purpose

The Project would: (i) maintain and improve the status of the City and State of New York as centers for higher education and scientific research, (ii) eliminate an underutilized and substandard urban landscape in order to accommodate new educational facilities with open areas accessible to the local community, (iii) create new, stable jobs in the community and thereby help preserve Columbia's position as the seventh largest private employer in the City, (iv) further scientific research into neurological ailments and other diseases, (v) expand the number of affordable housing units in proximity to the Project Site; (vi) provide tangible community benefits in terms of new publicly accessible, park-like open spaces, recreational opportunities and other civic amenities; and (vii) enliven 125<sup>th</sup> Street to help draw residents to the West Harlem Piers Park.

A number of ESDC discretionary actions are subject to review pursuant to the UDC Act and the EDPL. These actions include ESDC's affirmation of the General Project Plan, the voluntary acquisition or condemnation of privately owned property interests in land and City owned property interests in land and the disposition by ESDC of such property within the Project Site to Columbia in furtherance of the Project.

After the public hearing is held and the comment period is concluded, and after consideration of all comments received, the ESDC Directors will be requested to affirm or, if appropriate, modify the General Project Plan, and make statutory findings under the UDC Act and the EDPL. In addition, to effectuate the Project, as described in the General Project Plan, ESDC would exercise its statutory authority to override the requirements of Sections 198 and 199 (City Map) and Sections 197-c and 197-d (Uniform Land Use Review Procedure or "ULURP") of the New York City Charter to the extent otherwise applicable to Project implementation. In view of the benefits to be realized by the Project and the opportunity of the public to comment upon the General Project Plan at the public hearing, no concomitant public purpose would be served by the delay in having one or more governmental entities comply with additional approval processes.

#### Proposed Property Acquisition

The General Project Plan contemplates that ESDC would assist Columbia in assembling the Project Site through exercise of its statutory powers under the UDC Act, including the power of eminent domain. If so authorized by the Directors after this public hearing and their consideration of the comments on the General Project Plan and the proposed acquisitions, any acquisitions by ESDC would be considered in stages as necessary or appropriate in ESDC's discretion to carry out the development of the Project. Initially, ESDC would acquire certain properties and property interests needed for the first ten-year phase of the Project's development, including, without limitation, subsurface interests underlying and adjacent to City streets within the Project Site which are needed for tie backs and supports and for the construction, maintenance and development of the Below-Grade Facility beneath West 130th, West 131st, and West 132nd Streets. Later, to facilitate the Project's second phase of development, ESDC would consider the exercise of its power of eminent domain to acquire any remaining property interests on or in the Project Site as may be necessary to further Project purposes. ESDC would not use its eminent domain power to acquire the seven residential properties on the Project Site while they remain occupied by residential tenants.

The first ten-year phase of the Project includes the following property, which would be subject to acquisition by ESDC for Project purposes: Block 1986, Lots 30 and 65; Block 1987, Lots 1 and 7 and the western portion of Lot 9; Block 1995, Lots 31 and 35; Block 1996, Lots 14, 15, 16, 18, 20, 21, 23, 29, 34, 36, 50, 56 and 61; Block 1997, Lots 1, 6, 9, 14, 17, 18, 21, 27, 29, 30, 33, 34, 40, 44, 47, 48, 49, 52, 55, 56, 61 and 64; Block 1998, Lots 1, 3, 6, 10, 13, 16, 24, 26, 29, 38, 49, 57 and 61; and subsurface interests in below-grade portions of West 125th Street, West 129th Street, West 130th Street, West 131st Street and West 132nd Street, and adjacent areas of Broadway and Twelfth Avenue. During this first ten-year phase of the Project, ESDC would not acquire through eminent domain Block 1997, Lot 6 (owned by the City and leased to an affiliate of the MTA); Block 1997, Lots 29 and 48, so long as they continue to be used for religious purposes; Block 1998, Lot 38 (owned by the City of New York and operated by its Department of Housing Preservation and Development); Block 1998, Lot 49, so long as it continues to be used for public utility purposes; or any part of Block 1999. All acquisitions by condemnation would be made in full compliance with the requirements of the UDC Act and EDPL.

#### Proposed Disposition

Columbia would pay the full cost of any property acquired by ESDC in connection with the Project. Upon ESDC's acquisition of any property interest in the Project Site, the payment by Columbia of all of ESDC's costs and expenses of acquiring the same, the payment of all fees, claims and expenses incurred or accrued by ESDC and ESDC's securing full possession thereof, ESDC would convey and release such property interest, without further consideration, to Columbia by deed without any grantor's covenants. All property now or hereafter owned by Columbia within the Project Site and all property acquired by ESDC and conveyed to Columbia will be subject to a Declaration of Covenants and Restrictions that would secure Columbia's compliance with the requirements of the General Project Plan as well as certain obligations incurred by Columbia in connection with the Rezoning.

## Availability of the General Project Plan

The General Project Plan, which contains a detailed description of the Project, the Final Environmental Impact Statement ("FEIS") and the Neighborhood Conditions Reports are on file at the office of ESDC, 633 Third Avenue, New York, New York 10017 and are available for inspection by the general public between the hours of 9:30 A.M. to 5:00 P.M., Monday through Friday, public holidays excluded. A copy of the General Project Plan is available, without charge, to any person requesting such copies at the office of ESDC at the address given above. Copies of the General Project Plan are also available at the ESDC web site at <http://www.nylovesbiz.com/Columbia>. Pursuant to Section 16(2) of the UDC Act, ESDC also has filed a copy of the General Project Plan, and the findings required under Section 10 of the UDC Act, in the office of the Clerk of New York County and the office of the Clerk of the City of New York, and has provided copies thereof to the Mayor of the City of New York, the Manhattan Borough President, the Chair of the City Planning Commission, and the Chair of Manhattan Community Board 9. Copies of the General Project Plan, the FEIS and Neighborhood Conditions Reports will also be available at the public hearing. Maps and general property descriptions of the proposed properties that may be acquired and adjacent parcels shall also be available for viewing at the hearing. To inspect and/or obtain copies of the General Project Plan from ESDC, please contact Regina Stephens at (212) 803-3818.

## Receipt of Comments

Comments on the General Project Plan, proposed condemnations, acquisitions and proposed transfers by ESDC to Columbia are requested. **According to EDPL Section 202(C), any property owner who may subsequently wish to challenge the condemnation of their property via judicial review, may do so only on the basis of issues, facts, and objections raised at the hearing.** Comments may be: (1) made orally or in writing at the hearing on September 2, 2008, or September 4, 2008; (2) delivered in writing to ESDC, 633 Third Avenue, New York, New York 10017 (Attention: Regina Stephens), on or before 5:30 pm on Friday, October 10, 2008; or (3) sent by e-mail to [Columbia@empire.state.ny.us](mailto:Columbia@empire.state.ny.us), on or before 5:30 P.M. on Friday, October 10, 2008. Written or e-mailed comments received after 5:30 P.M. on October 10, 2008 will not be considered.

The hearing is accessible to people who are mobility impaired. Sign language interpreter services will be provided upon advance request by contacting Regina Stephens at (212) 803-3818 on or before August 25, 2008.

Dated: August 3, 2008  
New York, New York

NEW YORK STATE  
URBAN DEVELOPMENT CORPORATION D/B/A  
EMPIRE STATE DEVELOPMENT CORPORATION

By: Eileen McEvoy  
Corporate Secretary

a4-8

## PROPERTY DISPOSITION

## CITYWIDE ADMINISTRATIVE SERVICES

## DIVISION OF MUNICIPAL SUPPLY SERVICES

## SALE BY SEALED BID

## SALE OF: 4 LOTS OF MISCELLANEOUS EQUIPMENT, USED.

S.P.#: 09002 DUE: August 21, 2008

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.

DCAS, Division of Municipal Supply Services, 18th Floor Bid Room, Municipal Building, New York, NY 10007.  
For sales proposal contact Gladys Genoves-McCauley (718) 417-2156 for information.

a8-21

## POLICE

## OWNERS ARE WANTED BY THE PROPERTY CLERK DIVISION OF THE NEW YORK CITY POLICE DEPARTMENT.

The following listed property is in the custody, of the Property Clerk Division without claimants.

Recovered, lost, abandoned property, property obtained from prisoners, emotionally disturbed, intoxicated and deceased persons; and property obtained from persons incapable of caring for themselves.  
**Motor vehicles, boats, bicycles, business machines, cameras, calculating machines, electrical and optical property, furniture, furs, handbags, hardware, jewelry, photographic equipment, radios, robes, sound systems, surgical and musical instruments, tools, wearing apparel, communications equipment, computers, and other miscellaneous articles.**

## INQUIRIES

Inquiries relating to such property should be made in the Borough concerned, at the following office of the Property Clerk.

## FOR MOTOR VEHICLES

## (All Boroughs):

- \* College Auto Pound, 129-01 31 Avenue, College Point, NY 11354, (718) 445-0100
- \* Gowanus Auto Pound, 29th Street and 2nd Avenue, Brooklyn, NY 11212, (718) 832-3852
- \* Erie Basin Auto Pound, 700 Columbia Street,

Brooklyn, NY 11231, (718) 246-2029

## FOR ALL OTHER PROPERTY

- \* Manhattan - 1 Police Plaza, New York, NY 10038, (212) 374-4925.
- \* Brooklyn - 84th Precinct, 301 Gold Street, Brooklyn, NY 11201, (718) 875-6675.
- \* Bronx Property Clerk - 215 East 161 Street, Bronx, NY 10451, (718) 590-2806.
- \* Queens Property Clerk - 47-07 Pearson Place, Long Island City, NY 11101, (718) 433-2678.
- \* Staten Island Property Clerk - 1 Edgewater Plaza, Staten Island, NY 10301, (718) 876-8484.

j1-d31

## AUCTION

## PUBLIC AUCTION SALE NUMBER 1138

NOTICE IS HEREBY GIVEN of a ONE (1) day public auction of unclaimed salvage vehicles, motorcycles, automobiles, trucks, and vans. Inspection day is August 11, 2008 from 10:00 A.M. - 2:00 P.M. Salvage vehicles, motorcycles, automobiles, trucks, and vans will be auctioned on August 12, 2008 at approximately 9:30 A.M.

Auction will be held at the Erie Basin Auto Pound, 700 Columbia Street (in Redhook area of B'klyn., 2 blocks from Halleck Street).

For information concerning the inspection and sale of these items, call the Property Clerk Division's Auction Unit information line (646) 610-4614.

jy30-a12

## PROCUREMENT

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

## CHIEF MEDICAL EXAMINER

## AGENCY CHIEF CONTRACTING OFFICER

## INTENT TO AWARD

## Goods

QIAGEN M48 BIROBOT – Sole Source – Available only from a single source - PIN# 09R001340 – DUE 08-15-08 AT 11:00 A.M. – The Office of Chief Medical Examiner intends to enter into a sole source contract with Qiagen, Inc., located at 27220 Turnberry Lane, Suite 200, Valencia, CA 91355-1005 for the provision of two (2) M48 BioRobots.

Any other vendor who is capable of providing the Qiagen M48 BioRobot to the NYC Office of Chief Medical Examiner may express their interest by writing to: Arlene Kelly, NYC Office of Chief Medical Examiner, 421 East 26th Street, 10th Fl., New York, NY 10016, (212) 323-1704, [akelly@ocme.nyc.gov](mailto:akelly@ocme.nyc.gov)

a5-11

## CITYWIDE ADMINISTRATIVE SERVICES

## DIVISION OF MUNICIPAL SUPPLY SERVICES

## SOLICITATIONS

## Goods

FASTENERS, STEEL WASHERS, RE-AD – Competitive Sealed Bids – PIN# 8570900055 – DUE 09-04-08 AT 10:30 A.M.

TOILETRIES FOR DOC COMMISSARY BRAND SPECIFIC RE-AD – Competitive Sealed Bids – PIN# 8570801218 – DUE 08-26-08 AT 10:30 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.

Department of Citywide Administrative Services  
Office of Vendor Relations, 1 Centre Street, Room 1800  
New York, NY 10007. Jeanette Megna (212) 669-8610.

a8

AUDIOVISUAL SYSTEMS FOR DOHMH EOC – Competitive Sealed Bids – PIN# 8570800902 – DUE 08-25-08 AT 10:30 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.

Department of Citywide Administrative Services  
Office of Vendor Relations, 1 Centre Street, Room 1800  
New York, NY 10007. Jeanette Megna (212) 669-8610.

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## AWARDS

## Goods

TRUCK, LIGHT DUTY, SUV AND VANS – Competitive Sealed Bids – PIN# 857800539 – AMT: \$402,270.00 – TO: Major Chevrolet Inc., 43-40 Northern Boulevard, Long Island City, NY 11101.

DULPO DUETTO SYSTEM FOR HRA – Competitive Sealed Bids – PIN# 857800777 – AMT: \$230,626.00 – TO: The Equipment Source Inc., 1253 Springfield Avenue, Unit 307, New Providence, NJ 07974.

- TRAILER, BATH/LOCKER ROOM DSNY – Competitive Sealed Bids – PIN# 857801047 – AMT: \$249,870.00 – TO: Nadler Mobile, LLC, 11 Harmony Road, Suite F, Spring Valley, NY 10977.
- GRP: INTERNATIONAL TRUCKS – Competitive Sealed Bids – PIN# 857801132 – AMT: \$1,155,000.00 – TO: Truck King Intl. Sales and Services, Inc., 9505 Avenue D, Brooklyn, NY 11236.
- DUCTILE IRON M.J. FITTINGS AND ACCESSORIES – Competitive Sealed Bids – PIN# 857801048 – AMT: \$477,777.00 – TO: T. Mina Supply Inc., 126-53 36th Avenue, Flushing, NY 11368-1512.

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## VENDOR LISTS

## Goods

ACCEPTABLE BRAND LIST – In accordance with PPB Rules, Section 2-05(c)(3), the following is a list of all food items for which an Acceptable Brands List has been established.

1. Mix, Biscuit - AB-14-1:92
2. Mix, Bran Muffin - AB-14-2:91
3. Mix, Corn Muffin - AB-14-5:91
4. Mix, Pie Crust - AB-14-9:91
5. Mixes, Cake - AB-14-11:92A
6. Mix, Egg Nog - AB-14-19:93
7. Canned Beef Stew - AB-14-25:97
8. Canned Ham Shanks - AB-14-28:91
9. Canned Corned Beef Hash - AB-14-26:94
10. Canned Boned Chicken - AB-14-27:91
11. Canned Corned Beef - AB-14-30:91
12. Canned Ham, Cured - AB-14-29:91
13. Complete Horse Feed Pellets - AB-15-1:92
14. Canned Soups - AB-14-10:92D
15. Infant Formula, Ready to Feed - AB-16-1:93
16. Spices - AB-14-12:95
17. Soy Sauce - AB-14-03:94
18. Worcestershire Sauce - AB-14-04:94

Application for inclusion on the above enumerated Acceptable Brand Lists for foods shall be made in writing and addressed to: Purchase Director, Food Unit, Department of Citywide Administrative Services, Division of Municipal Supply Services, 1 Centre Street, 18th Floor, New York, NY 10007. (212) 669-4207.

j4-jy17

EQUIPMENT FOR DEPARTMENT OF SANITATION – In accordance with PPB Rules, Section 2.05(c)(3), an acceptable brands list will be established for the following equipment for the Department of Sanitation:

- A. Collection Truck Bodies
- B. Collection Truck Cab Chassis
- C. Major Component Parts (Engine, Transmission, etc.)

Applications for consideration of equipment products for inclusion on the acceptable brands list are available from: Vendor Relations, Department of Citywide Administrative Services, Division of Municipal Supply Services, 1 Centre Street, 18th Floor, New York, NY 10007. (212) 669-8562.

j4-jy17

OPEN SPACE FURNITURE SYSTEMS - CITYWIDE – In accordance with PPB Rules, Section 2.05(c)(3), an Acceptable Brands List, #AB-17W-1:99, has been established for open space furniture systems.

Application for consideration of product for inclusion on this acceptable brands list shall be made in writing and addressed to: Vendor Relations, Department of Citywide Administrative Services, Division of Municipal Supply Services, 1 Centre Street, 18th Floor, New York, NY 10007, (212) 669-8562.

j4-jy17

## DESIGN &amp; CONSTRUCTION

## AGENCY CHIEF CONTRACTING OFFICER

## SOLICITATIONS

## Construction / Construction Services

WINDSOR PARK COMMUNITY LIBRARY RENOVATION - LQD122-WP – Sole Source – Available only from a single source - PIN# 8502009LQ0002P – DUE 08-19-08 AT 4:00 P.M. – The Department of Design and Construction intends to enter into a sole source contract with The Queens Library for the above project. The contractor must have unique knowledge of the site, and must guarantee the assumption of all costs above the estimated cost of construction. In addition, the contractor must make a private financial contribution to fund the design and construction of the project. Any firm which believes that it is also qualified to provide these services or would like to provide such services in the future is invited to indicate by letter to: Department of Design and Construction, 30-30 Thomson Avenue, 5th Floor, Long Island City, New York 11101. Steven Wong, Program Director (718) 391-2550, [wongs@ddc.nyc.gov](mailto:wongs@ddc.nyc.gov)

a7-13

LQD122ARI, AVERNE LIBRARY RENOVATION, QUEENS – Sole Source – Available only from a single source - PIN# 8502009LQ0001P – DUE 08-19-08 AT 4:00 P.M. – The Department of Design and Construction intends to enter into a sole source contract with The Queens Public Library for the above project. The contractor must have unique knowledge of the site, and must guarantee the assumption of all costs above the estimated cost of construction. Any firm which believes that it is also qualified to provide these services or would like to provide such services in the future is invited to indicate by letter to: Steven Wong, Program Director, 5th Floor, 30-30 Thomson Avenue, Long Island City, New York 11101, (718) 391-2550, [wongs@ddc.nyc.gov](mailto:wongs@ddc.nyc.gov)

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## ENVIRONMENTAL PROTECTION

## VENDOR LISTS

## Construction Related Services

CONSULTANT PRE-QUALIFICATION LIST – CONSULTANT PRE-QUALIFICATION FOR:

I. FACILITY PLANNING, DESIGN AND DESIGN SERVICES DURING CONSTRUCTION:

A. Water Pollution Control and Water Supply Facilities Construction, Reconstruction and Improvements

B. Water Quality Improvement Program

C. Pumping Station and Force Main Construction, Reconstruction and Improvements

D. Related Department Support and Ancillary Facilities

E. Landfill Remediation

F. Road and Bridge Reconstruction

G. Dam Reconstruction

H. Shaft and Tunnel Construction

II. CONSTRUCTION MANAGEMENT SERVICES:

A. Water Pollution Control Facilities Construction, Reconstruction and Improvements

B. Water Supply Facilities Construction, Reconstruction and Improvements

C. Pumping Station and Force Main Construction, Reconstruction and Improvements

D. Related Department Support and Ancillary Facilities

E. Landfill Remediation

F. Road and Bridge Reconstruction

G. Dam Reconstruction

H. Shaft and Tunnel Construction

J. Concrete Quality Control/Quality Assurance Program

This Ad is for the purpose of updating existing pre-qualified lists in accordance with the PPB Rules. Firms already pre-qualified for the above services do not need to re-apply unless significant changes in personnel or experience have occurred. Firms who have previously failed to qualify may re-apply if they feel that they now have the required personnel and/or experience to qualify. Please see attached catalogue of pre-qualification categories for descriptions and procedures.

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 Environmental Protection  
59-17 Junction Blvd., 17th Floor, Flushing, New York 11373.  
Migdalia Gonzalez (718) 595-3232, mindyg@dep.nyc.gov

a6-12

## HEALTH AND HOSPITALS CORPORATION

The New York City Health and Hospitals Corporation is regularly soliciting bids for supplies and equipment at its Central Purchasing Offices, 346 Broadway, New York City, Room 516, for its Hospitals and Diagnostic and Treatment Centers. All interested parties are welcome to review the bids that are posted in Room 516 weekdays between 9:00 a.m. and 4:30 p.m. For information regarding bids and the bidding process, please call (212) 442-3863.

j1-d31

### SOLICITATIONS

#### Goods

**SEEKING TO CONTRACT A BARBER** – 1 CSB – BID# QHN 2009 1011EHC – DUE 08-28-08 AT 2:00 P.M.

● **VENODYNE COMPRESSION SLEEVES** – 1 CSB – BID# QHN 2009 1010EHC – DUE 08-26-08 AT 2:00 P.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.

Queens Health Network, Procurement Services and Contracts, 82-68 164th Street, "S" Building, 2nd Fl., Jamaica, NY 11432. Wendella Rose (718) 883-6000.

a8

**COMBISET BLOOD LINE #2622-3 (FRESENIUS MEDICAL OF AMERICA)** – CSB – PIN# 111090000008 – DUE 08-21-08 AT 12:00 P.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.

Bellevue Hospital Center, Purchasing Department  
462 First Avenue, Room 12E31, NY, NY 10016.  
Wilda Suarez, Procurement Analyst, (212) 562-3950.

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**VARIOUS HEMODIALYSIS SUPPLIES** – 1 CSB – BID# QHN 2009 1009EHC – DUE 08-27-08 AT 2:00 P.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.

Queens Health Network, Procurement Services and Contracts, 82-68 164th Street, "S" Building, 2nd Fl., Jamaica, NY 11432. Wendella Rose (718) 883-6000.

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**NEOGUARD LIMBOARDS** – Competitive Sealed Bids – PIN# 231-09-017 – DUE 08-20-08 AT 10:00 A.M.

● **ARTHO CARE RAPID RHINO** – Competitive Sealed Bids – PIN# 231-09-024 – DUE 08-20-08 AT 11:00 A.M.

● **BAXTER PERITONEAL DIALYSIS SOLUTIONS** – Competitive Sealed Bids – PIN# 231-09-025 – DUE 08-20-08 AT 2:30 P.M.

● **VARIOUS MEDICAL/SURGICAL SUPPLIES** – Competitive Sealed Bids – PIN# 231-09-026 – DUE 08-20-08 AT 3:30 P.M.

For Woodhull Medical and Mental Health Center, Med./Surg. Department, located at 760 Broadway, Brooklyn, NY 11206.

Bid document fee \$25.00 per set (check or money order), non-refundable, made payable to NYCHHC.

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.

Cumberland Diagnostic and Treatment Center, Rm. C-32  
100 North Portland Avenue, Brooklyn, NY 11205.  
Enid Rodriguez (718) 260-7663, enid.rodriguez@nychhc.org

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#### Goods & Services

**TO REPAIR AND MAINTAIN AIR CONDITIONING SYSTEM** – Competitive Sealed Bids – PIN# 21109006 – DUE 08-22-08 AT 3:00 P.M. – Service Contract from 07/01/2008 - 06/30/2009. At 413 East 120th Street, New York, N.Y.

A pre-bid conference will be held on 8/12/2008 at 9:00 A.M. at Metropolitan Hospital, 1901 1st Avenue, Room BD 28, New York, NY 10029.

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.

Generations+ / Northern Manhattan Health Network for Metropolitan Hospital clo Lincoln Hospital Center  
234 East 149th Street, Bronx, NY 10451.  
Junior Cooper (718) 579-5096.

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#### Services

**PREVENTIVE REFRIGERATION MAINTENANCE** – CSB – PIN# 21-09-005 – DUE 08-20-08 AT 11:00 A.M. – From 8/1/08 to 6/30/09 for Jacobi Medical Center. Voluntary pre-bid meeting is scheduled for 8/15/08 at 11:00 A.M. at Jacobi Medical Center, 1400 Pelham Parkway, Bronx, NY, Purchasing Department, Nurses Residence Building #4, Room 7S17.

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.

Jacobi Medical Center, Purchasing Department,  
Nurses Residence, Rm. 7S17, 1400 Pelham Parkway South and Eastchester Road, Bronx, NY 10461.  
Karyn Hill (718) 918-3149. Fax request to (718) 918-7823.

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#### Construction / Construction Services

**BOILER ROOM CONDENSATE TANK REMOVAL 90K-110K** – CSB – PIN# 13200601 – DUE 09-09-08 AT 1:30 P.M. – Seaview Hospital - Boiler Room condensate tank replacement, Staten Island, NY. Bid document fee \$25.00 per set (check or money order), non-refundable.

Mandatory meetings/site tours are scheduled at 10:30 A.M. Monday, August 25, 2008 and Tuesday, August 26, 2008 at 460 Brielle Ave., Staten Island, NY, in the Fireside Room. All bidders must attend on one of these dates.

Technical questions must be submitted in writing, by mail or fax, no later than five (5) calendar days before bid opening to Clifton McLaughlin fax (212) 442-3851, for bid results, please call after 4:00 P.M. at (212) 442-3771.

Requires trade licenses (where applicable). Under Article 15A of the State of New York, the following M/WBE goals apply to this contract MBE 10% and WBE 5%. These goals apply to any bid submitted of \$100,000 or more. Bidders not complying with these terms may have their bids declared non-responsive.

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.

Health and Hospitals Corporation, 346 Broadway,  
12th Floor West, New York, NY 10013.

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## HOMELESS SERVICES

### OFFICE OF CONTRACTS AND PROCUREMENT

#### SOLICITATIONS

#### Human / Client Service

**SAFE HAVEN OPEN-ENDED RFP** – Competitive Sealed Proposals – Judgment required in evaluating proposals - PIN# 071-08S-04-1164 – DUE 08-27-10 – The Department of Homeless Services has issued an Open Ended Request for Proposals (PIN 071-08S-04-1164) as of August 27, 2007 seeking appropriately qualified vendors to develop and operate a stand-alone Safe Haven for chronic street homeless single adults and/or adult couples without minor children.

There is no due date for proposals under this RFP. Proposals will be reviewed by the Department as they are received and contracts will be awarded on an on-going basis until the Department's needs are met.

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.  
Suellen Schulman (212) 361-8400, sschulma@dhs.nyc.gov

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**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, mzoita@dhs.nyc.gov

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## HOUSING AUTHORITY

### SOLICITATIONS

#### Goods

**FUEL OIL REQUIREMENT PURCHASE CONTRACT** – Competitive Sealed Bids – PIN# 8013321 – DUE 09-02-08 AT 10:00 A.M. – There is a non-refundable fee of \$25.00 payable by certified check or postal money order for each set of contract documents.

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

Housing Authority, 23-02 49th Avenue, 4th Floor Bid Room,  
Long Island City, NY 11101. Joseph Schmidt (718) 707-8921.

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#### Services (Other Than Human Services)

**PROPERTY AND BOILER AND MACHINERY INSURANCE** – Request for Proposals – PIN# PROP BM 08-09 – DUE 09-05-08 AT 4:00 P.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.

Towers Perrin, One Stamford Plaza, 263 Tresser Blvd., Stamford, CT 06901. Todd Hohlweck (203) 363-1974, todd.hohlweck@towersperrin.com

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## 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





# 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, 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
- 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 or 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.