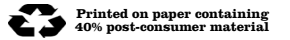




# THE CITY RECORD

Official Journal of The City of New York

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## 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

### MANHATTAN BOROUGH PRESIDENT

#### ■ MEETING

PUBLIC NOTICE IS HEREBY GIVEN THAT THE MANHATTAN BOROUGH BOARD MEETING is scheduled for August 21, 2008 from 8:30 A.M. to 10:00 A.M., at the Harlem State Office Building located at 163 West 125th Street, 2nd Floor, Art Gallery.

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

a12-20

### 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 southwestly 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 southwestly 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 southwestly of Hartman Lane, Beach Channel Drive, a line 200 feet southwestly 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 southwestly 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 Gouveneur 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:
- a. 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
- b. 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 southwestly 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, Beach 97th Street, 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:
- a. 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;
- b. 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
- c. 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:
- a. Rockaway Beach Boulevard, a line midway between Beach 98th Street and Beach 99th Street, Shore Front Parkway, and Beach 99th Street;
- b. 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
- c. 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:
  - a. 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
  - b. 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:
  - a. Rockaway Beach Boulevard, the centerline of former Beach 43rd Street, a line 85 feet northerly of Shore Front 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;
- 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. a line 100 feet northwesterly of Rockaway Beach Boulevard, Beach 98th Street, Rockaway Beach Boulevard, and Beach 99th Street; and
  - b. 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:
  - 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 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;
- b. a line 100 feet northwesterly of Rockaway Beach Boulevard, Beach 109th Street, Rockaway Beach Boulevard, and the northwesterly prolongation of the southwesterly street line of Beach 111th Street;
- c. Rockaway Beach Boulevard, Beach 108th Street, a line 100 feet southeasterly of Rockaway Beach Drive, and Beach 109th Street;
- d. a line 100 feet northwesterly of Rockaway Beach Boulevard, Beach 96th Street, Rockaway Beach Boulevard, a line midway between Beach 96th Street and Cross Bay Parkway, a line 100 feet southeasterly of Rockaway Beach Boulevard, Beach 97th Street, Rockaway Beach Boulevard, and Beach 98th Street; and
- e. Rockaway Beach Boulevard, Beach 90th Street, a line 100 feet southeasterly of Rockaway Beach Boulevard, and Cross Bay Parkway;
- 52. establishing within a proposed R5D District a C1-3 District bounded by:
  - a. 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;
  - b. 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;
  - c. 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;
  - d. a line 100 feet northerly of Beach Channel Drive, Beach 64th Street, Beach Channel Drive, and Beach 65th Street; and
  - e. 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. 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. 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:
  - a. Rockaway Freeway, Beach 102nd Street, Rockaway Beach Boulevard, and Beach 108th Street;
  - b. a line 100 feet northwesterly and northerly of Rockaway Beach Boulevard, Beach 86th Street, Rockaway Beach Boulevard, and Beach 90th Street; and

c. 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 curbline 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 curbline of East 4th Street, easterly along the southern curbline 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 curbline of the Bowery, southerly along the western curbline 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 curbline of Great Jones Street, easterly along the southern curbline 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 curblineline of the Bowery, southerly along the western curblineline of the Bowery, westerly along the northern curblineline 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 curblineline of Jones Alley, southerly along the eastern property line of 337 Lafayette Street (aka 51-53 Bleecker Street) to the northern curblineline of Bleecker Street, and westerly along the northern curblineline 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:

- changing from an R7-2 District to an R7A District property bounded by:
  - East 13th Street, a line 100 feet easterly of Second Avenue, East 7th Street, and a line 100 feet westerly of Second Avenue;
  - 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;
  - 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;
  - 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;
  - 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
- 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;
- 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;
- changing from an R7-2 District to a R8A District property bounded by:
  - 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
  - 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;
- changing from an R7-2 District to a R8B District property bounded by:
  - 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;
  - East 13th Street, a line 100 feet westerly of First Avenue, East Houston Street, and a line 100 feet easterly of Second Avenue;
  - East 13th Street, a line 100 feet westerly of Avenue A, East 6th Street, and a line 100 feet easterly of First Avenue;
  - 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;
  - 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;
  - 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;
  - 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
  - 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;
- changing from a C6-1 District to a C4-4A District property bounded by:
  - 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
  - a line 100 feet southerly of Delancey Street, Ludlow Street, Grand Street, and Chrystie Street;
- changing from a C6-1 District to a C6-2A District property bounded by:
  - 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
- 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
- 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.

No. 2

CD 3 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:

- changing from an R7-2 District to an R7A District property bounded by:
  - East 13th Street, a line 100 feet easterly of Second Avenue, East 7th Street, and a line 100 feet westerly of Second Avenue;
  - 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;
  - 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;
  - 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;
  - 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
  - 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;
- 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;
- 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;
- changing from an R7-2 District to a R8A District property bounded by:
  - 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
  - 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 - Loaisaida 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. 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.

No. 3

CD 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 strikethrough 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).

Table with 2 columns: Community District and Zoning District. Lists districts like Community District 1, Brooklyn and their corresponding zoning codes (R6, R6A, R6B, R7A, etc.).

\*\*\*
3/26/08

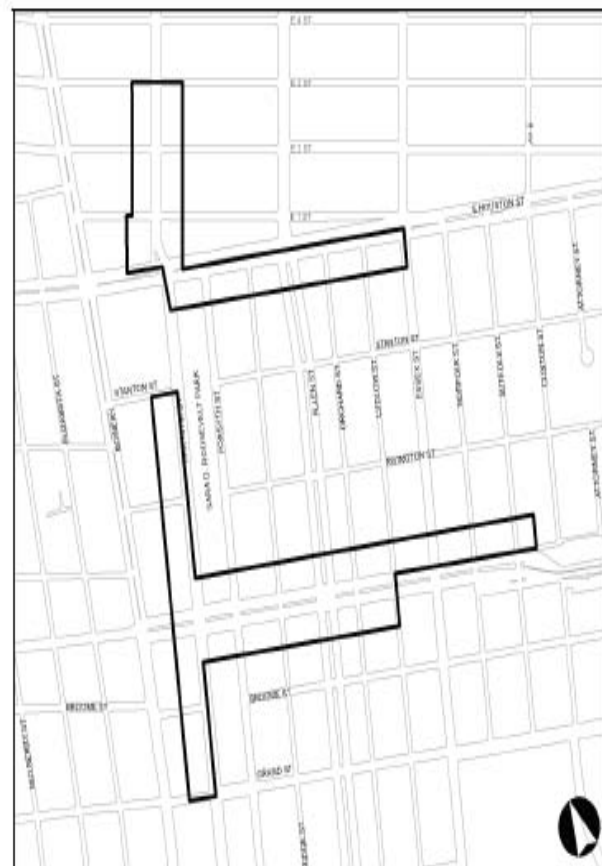
23-922
Inclusionary housing designated areas

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

CD 3 N 080398(A) ZRM
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.

Matter in underline is new, to be added
Matter in strikethrough 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

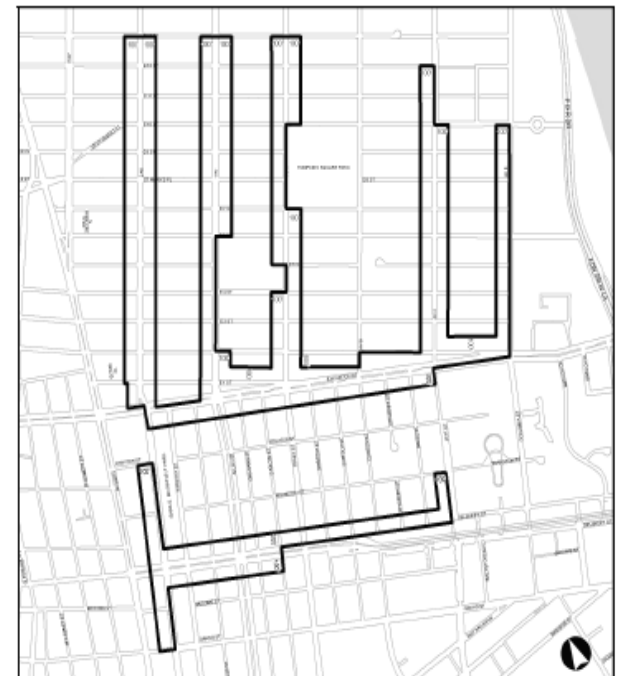
In #Inclusionary Housing designated areas#, as listed in the following table, the maximum permitted #floor area ratios# shall be as set forth in Section 23-942 (In Inclusionary Housing designated areas). The locations of such districts are specified in Section 23-922 (Inclusionary Housing designated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

Table with 2 columns: Community District and Zoning District. Lists districts like Community District 1, Brooklyn and their corresponding zoning codes (R6, R6A, R6B, R7A, etc.).

\*\*\*
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\*; and
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 strikethrough 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).

Table with 3 columns: Queens, #Enclosed Sidewalk Cafe#, #Unenclosed Sidewalk Cafe#. Row: Downtown Jamaica District, No, Yes

Southern Hunters Point District 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# within the Newtown Creek Waterfront Access Plan.

(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#.

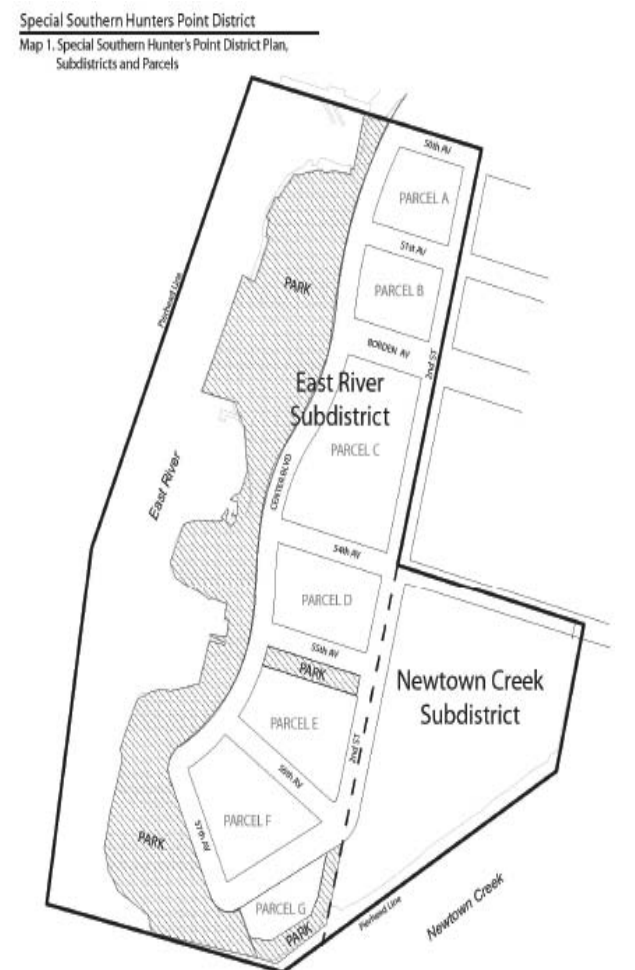
125-55  
Location of curb cuts

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.

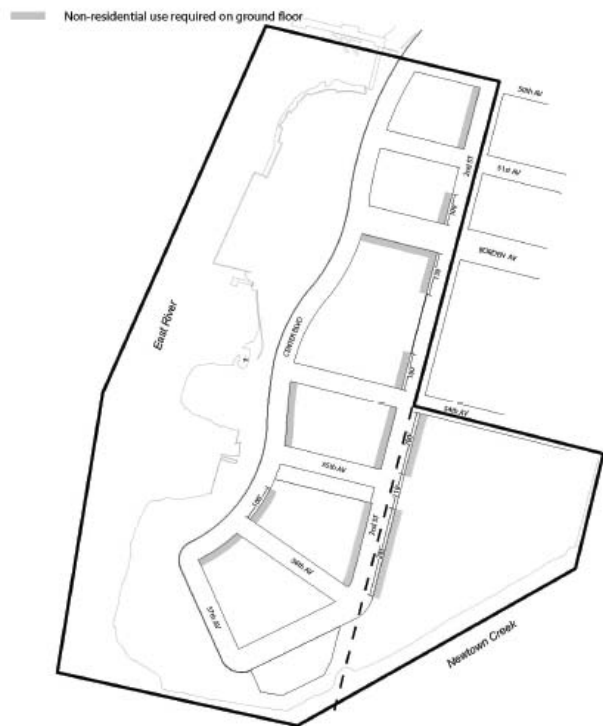
125-56  
Accessory Indoor Bicycle Parking

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#.

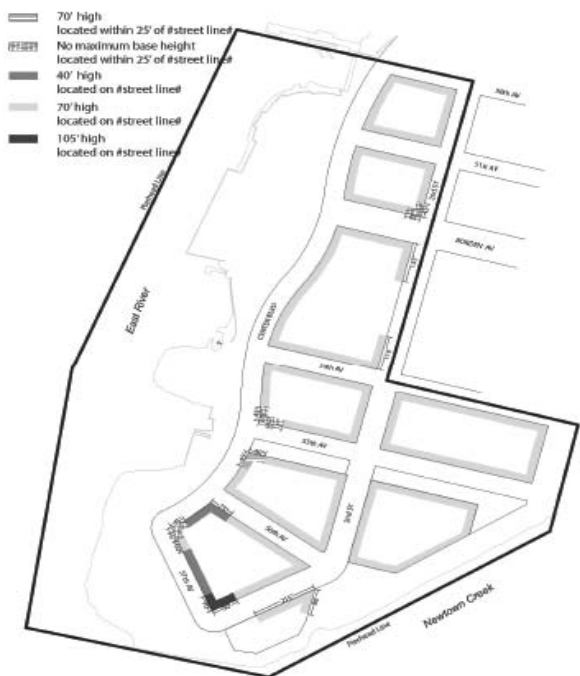
- (a) For #residential buildings# with ten or more #dwelling units#, one bicycle parking space shall be provided for every two #dwelling units#, up to a maximum of 200 bicycle parking spaces.
- (b) For #developments# or #enlargements# with at least 10,000 square feet of Use Group 6B office #use#, one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



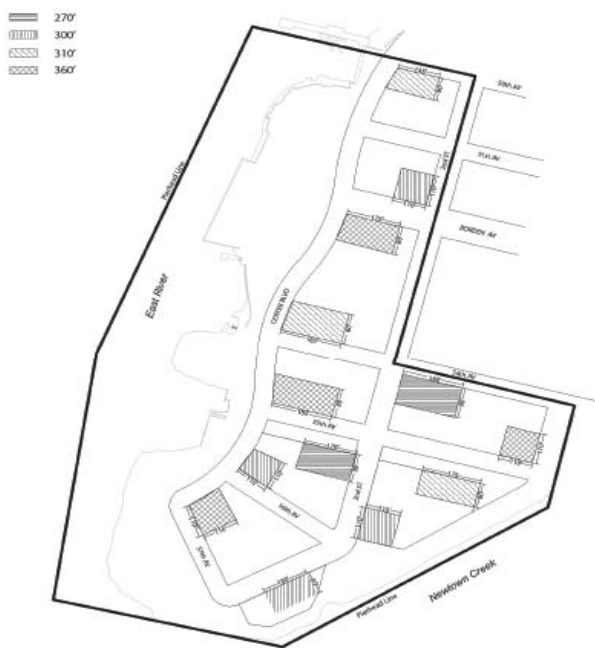
Special Southern Hunters Point District  
Map 2. Special Ground Floor Use Regulations



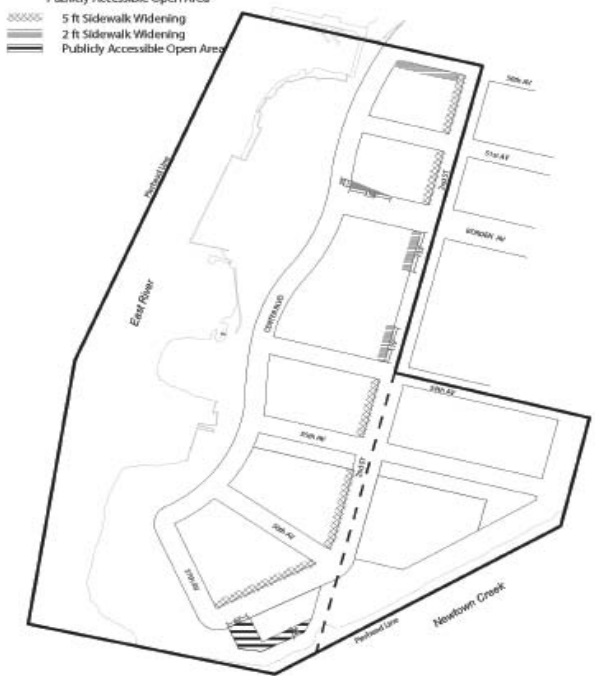
Special Southern Hunters Point District  
Map 3. Maximum Base Heights and Street Wall Locations



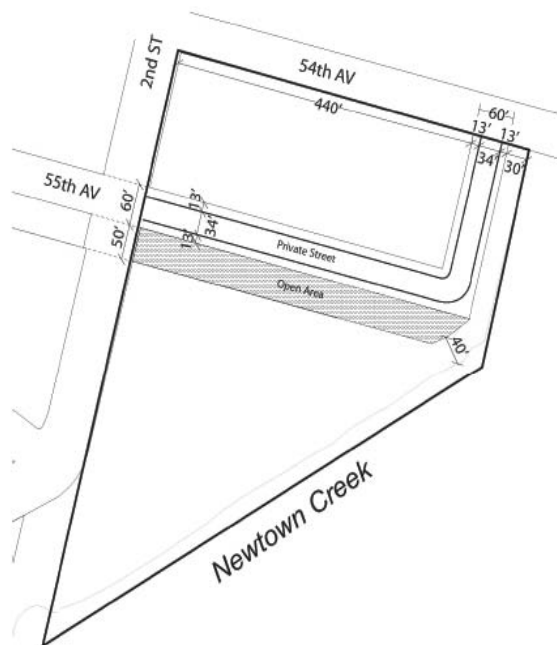
Special Southern Hunters Point District  
Map 4. Tower Areas



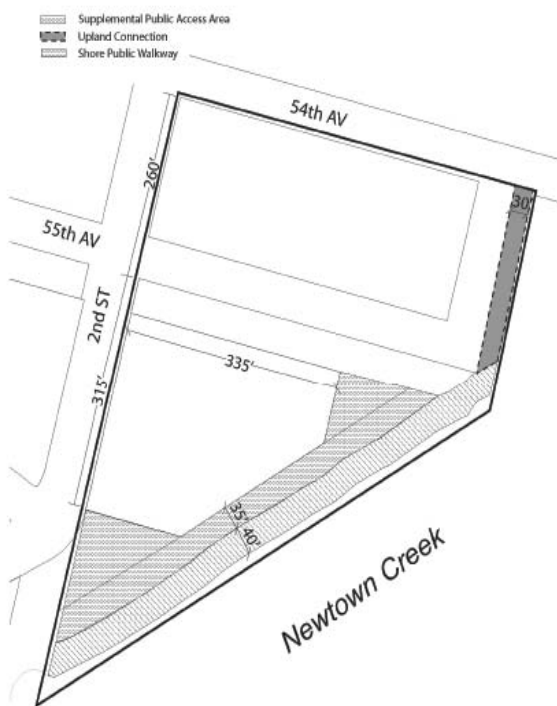
Special Southern Hunters Point District  
Map 5. Mandatory Sidewalk Widening and Publicly Accessible Open Area



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



**CD 2** **No. 8** **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.

**CD 2** **No. 9** **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

- 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** **C 080381 ZMQ**  
**CD 7** **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).

Table with 3 columns: Queens, #Enclosed Sidewalk Cafe#, #Unenclosed Sidewalk Cafe#. Rows include Downtown Jamaica District and Special Willets Point District.

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 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 34th 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 feet of frontage on a #connector street#;

- (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.

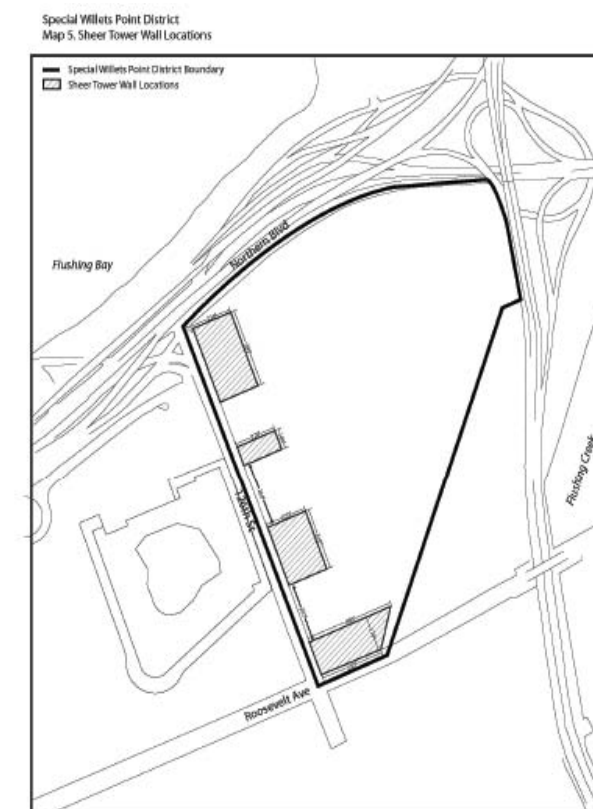
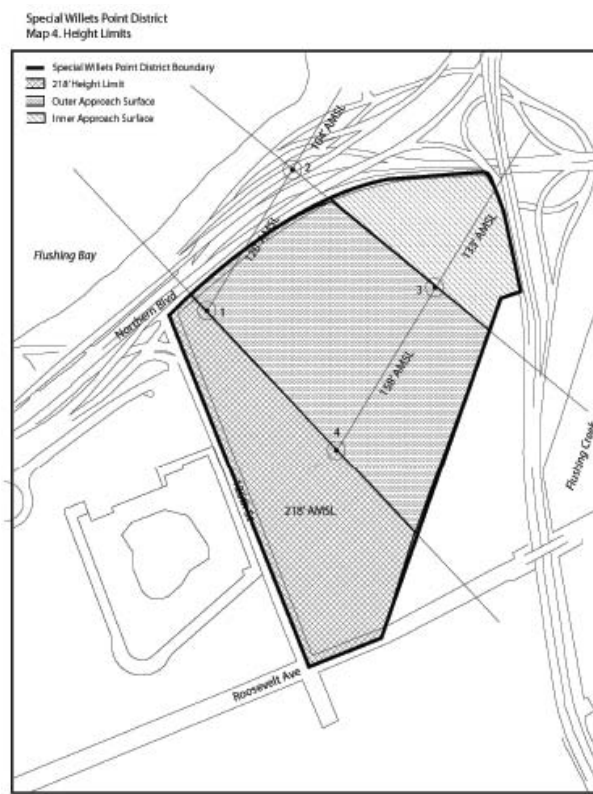
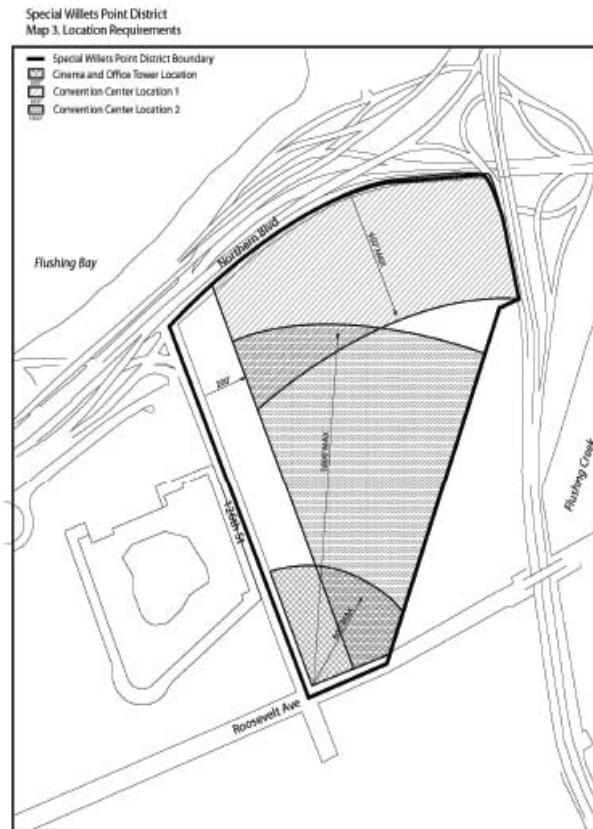
**124-70 SPECIAL PERMIT TO MODIFY USE OR BULK REGULATIONS**

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** 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, 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 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 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 the Willets Point Renewal Area.

The properties are to be disposed to a developer to be selected by HPD for redevelopment in accordance with the Willets Point Urban Renewal Plan and consists of the following:

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.

**NOTICE**

**On Wednesday, August 13, 2008, at 9:00 A.M., in the Tishman Auditorium, Vanderbilt Hall, New York University School Law 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 implement the Willets Point Development Plan and create the new Willets Point Urban Renewal Area, including a text amendment to create the Special Willets Point District, a change to the Zoning Map to change existing M1-1 and R3-2 zoning districts to a C4-4 zoning district, and the discontinuance, elimination and closure all of the streets in the approximately 61-acre area generally bounded by the Van Wyck Expressway, Roosevelt Avenue, 126th Street, and Northern Boulevard, in Queens Community District 7.**

**This hearing is being held pursuant to the State Environmental Quality Review Act (SEQRA) and City Environmental Quality Review (CEQR), CEQR No. 07DME014Q.**

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

**jy28-a13**

**CIVILIAN COMPLAINT REVIEW BOARD**

**MEETING**

The Civilian Complaint Review Board's Monthly Public meeting has been scheduled for Wednesday, August 13th, 2008 at 10:00 A.M., 40 Rector Street, 2nd Floor.

In addition, the Operations Committee will be meeting at 8:30 A.M. on the same day. The agency's Executive Director Report will be available online on Friday, Augsut 8th, 2008 at nyc.gov/ccrb

**a8-13**

**PARKS AND RECREATION**

**NOTICE**

**NOTICE OF PUBLIC HEARING ON THE DRAFT GENERIC ENVIRONMENTAL IMPACT STATEMENT**

**Fresh Kills Park Project**

<b>Project Identification</b> CEQR No. 06DPR0024	<b>Lead Agency</b> New York City Dept. of Parks and Recreation
<b>ULURP Nos.</b> 080321MMR N080419ZRR 080420ZMR	The Arsenal, Central Park 830 Fifth Avenue, Room 403 New York, NY 10065
SEQRA Classification: Type I	

**Contact Person**  
 Joshua Laird, Assistant Commissioner for Planning & Natural Resources (212) 360-3402  
 New York City Department of Parks and Recreation

The New York City Department of Parks and Recreation (DPR) as lead agency issued a Notice of Completion on May 16, 2008 for a Draft Generic Environmental Impact Statement (DGEIS) for the proposed Fresh Kills Park project in accordance with Article 8 of the Environmental Conservation Law. A public hearing on the DGEIS will be held on Thursday, September 4th, 2008 at 7:00 P.M. at Public School 58 on 77 Marsh Avenue, Staten Island, NY 10314. Comments are requested on the DGEIS and will be accepted until at least 10 days after the close of the hearing.

The DGEIS analyzes a proposal by DPR to map and develop Fresh Kills Park. The project site is an approximately 2,163-acre property, the majority of which is Fresh Kills Landfill. The boundaries of the project site are defined by parkland and residential uses, waterways, and both City and State roadways. The eastern boundary is Richmond Avenue. Along the eastern side of Richmond Avenue is the City's LaTourette Park which is hydrologically connected with the project site by Richmond Creek. In addition to Main Creek, Richmond Creek, the Great Fresh Kills, and the Little Fresh Kills waterways cross the project site. The Arthur Kill shoreline forms the site's western boundary. The southern boundary is Arthur Kill Road and the West Shore Expressway (New York State Highway Route 440) bisects the project site.

The proposed project is a major capital investment with a long-term, multi-phased implementation program. There are many City, State, and Federal land use and environmental approvals that are necessary to implement the proposed park. With respect to local (City) regulations, the following approvals are necessary:

- Amendment to the City map to establish as parkland those portions of this project site that are

- not currently mapped as parkland;
- Amendment to the City map to eliminate unbuilt paper streets;
- Amendment to the City map to map a public place to serve as the right-of-way for the future vehicular road system, which entails demapping a small portion of the existing mapped parkland;
- A zoning map amendment to assign a zoning district (M1-1) to the areas being de-mapped as park and simultaneously mapped as public place.
- A zoning map amendment to vacate the NA-1 zoning where it currently exists on the site; and
- A zoning text amendment to remove "Fresh Kills Park" from Section 105941 of the current zoning text.

The park mapping proposed actions examined in this DGEIS would redefine the limits of the parkland on the project site and establish a public place corridor for park roadways. The proposed actions would increase the amount of public parkland mapped at the site by 1,433 acres, creating a total of 1,895 acres of mapped parkland. The total site size is 2,163 acres, including this mapped parkland, a public place right-of-way, and navigable waters west of the West Shore Expressway bridge.

The purpose of the proposed project is to transform the project site over the next 30 years from an underutilized City waterfront property that includes a closed municipal solid waste landfill into a major recreational facility for the City and region. It would also provide substantial natural landscape enhancements and provide recreational fields; landscaped areas and enhanced ecological landscapes; new park roadways and connecting roads, including a new connection with the West Shore Expressway and a signature bridge across Fresh Kills Creek; water access for motorized and non-motorized craft; cultural, entertainment and commercial facilities (e.g., amphitheater, restaurants, event and banquet space); and the supporting park operations, maintenance facilities, and parking. The proposed park roadways would connect the park with Richmond Avenue on the east and the West Shore Expressway on the west. Necessary service roads, parking, and transit facilities (e.g., bus stops) would be supported by vehicular access. Existing natural areas, such as the Isle of Meadows, would continue to be protected.

In addition to the proposed project, the DGEIS examined various alternatives to the proposed actions including a No Action Alternative, a Two-Lane Park Road Alternative, an Alternative Road Alignment (west of Landfill Section 6/7), and Lesser Impact Alternative.

Copies of the Draft Generic Environmental Impact Statement, Final Scope of Work, and the Environmental Assessment Statement for the proposed Fresh Kills Park Project may be obtained from the New York City Department of Parks and Recreation, The Arsenal, Central Park, 830 Fifth Avenue, New York, NY 10065, Joshua Laird, Assistant Commissioner for Planning & Natural Resources, (212) 360-3402 and on the New York City Department of Parks and Recreation's website at: [http://www.nycgovparks.org/sub\\_your\\_park/fresh\\_kills\\_park/html/downloads.html](http://www.nycgovparks.org/sub_your_park/fresh_kills_park/html/downloads.html)

This notice has been prepared in accordance with Article 8 of the New York State Environmental Conservation Law.

**Contact Person:**  
 Joshua Laird, Assistant Commissioner for Planning & Natural Resources  
 New York City Department of Parks and Recreation  
 The Arsenal, Central Park  
 830 Fifth Avenue  
 New York, NY 10065  
 Phone: (212) 360-3402  
 Fax: (212) 360-3453  
 E-mail: [joshua.laird@parks.nyc.gov](mailto:joshua.laird@parks.nyc.gov)

**a8-12**

**TRANSPORTATION**

**PUBLIC HEARINGS**

NOTICE IS HEREBY GIVEN, pursuant to law, that the following proposed revocable consents, have been scheduled for a public hearing by the New York City Department of Transportation. The hearing will be held at 40 Worth Street, Room 814 commencing at 2:00 P.M. on Wednesday, August 13, 2008. Interested Parties can obtain copies of proposed agreements or request sign-language interpreters (with at least seven days prior notice) at 40 Worth Street, 9th Floor South, New York, NY 10013, or by calling (212) 442-8040.

**#1** In the matter of a proposed revocable consent authorizing The Vilcek Foundation Inc. to maintain and use snow melting tubing in the north sidewalk of East 73rd Street, east of Lexington Avenue, in the Borough of Manhattan. 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	- \$2,326/annum
For the period July 1, 2009 to June 30, 2010	- \$2,392
For the period July 1, 2010 to June 30, 2011	- \$2,458
For the period July 1, 2011 to June 30, 2012	- \$2,524
For the period July 1, 2012 to June 30, 2013	- \$2,590
For the period July 1, 2013 to June 30, 2014	- \$2,656
For the period July 1, 2014 to June 30, 2015	- \$2,722
For the period July 1, 2015 to June 30, 2016	- \$2,788
For the period July 1, 2016 to June 30, 2017	- \$2,854
For the period July 1, 2017 to June 30, 2018	- \$2,920
For the period July 1, 2018 to June 30, 2019	- \$2,986

the maintenance of a security deposit in the sum of \$3,000, and the filing of an insurance policy in the minimum amount



## COURT NOTICE

### LOWER MANHATTAN DEVELOPMENT CORPORATION

#### NOTICE

#### NOTICE OF APPLICATION TO CONDEMN PURSUANT TO SECTION 402(B) (2) OF THE EMINENT DOMAIN PROCEDURE LAW

PLEASE TAKE NOTICE that an application will be made by the LOWER MANHATTAN DEVELOPMENT CORPORATION ("LMDC") to the Supreme Court of the State of New York, New York County, in the Motion Support Court Room, Room 130, 60 Centre Street, New York, New York, on September 3, 2008, at 9:30 o'clock in the forenoon of that day, for an order pursuant to Section 402(B)(2) of the Eminent Domain Procedure Law: (a) authorizing LMDC to file an acquisition map, in connection with the World Trade Center Memorial and Cultural Program, in the Office of the Clerk of the County of New York or the Office of the Register, Borough of Manhattan; (b) directing that, upon the filing of the order and such map, title to the surface and subsurface rights and interests in the permanent, perpetual subsurface easements sought to be acquired shall immediately vest in LMDC; (c) providing that the compensation which should justly be made be ascertained and determined by the aforesaid Supreme Court, without a jury and without referral to a referee or commissioner; and (d) granting LMDC such other and further relief as the Court may deem just and proper.

PLEASE TAKE FURTHER NOTICE that the property interests sought to be acquired by LMDC are generally located within the area bounded by West, Liberty, Church and Vesey Streets, known as Manhattan Tax Block 58, Lot 1, and sometimes known as the World Trade Center Site (the "WTC Site"), and the areas directly adjacent thereto, in the Borough of Manhattan, County, City and State of New York, and includes:

- (a) title in fee to certain surface rights in certain parcels of land along Vesey, Church, Fulton, Dey, Cortlandt and Liberty Streets;
- (b) title in fee to certain subsurface rights in certain parcels of land within the beds of Greenwich and Church Streets; and
- (c) permanent, perpetual subsurface easements below portions of Vesey, Church and Liberty Streets;

all being a part of the World Trade Center Memorial and Cultural Program. The property interests sought to be acquired in this proceeding are generally described in Schedule A following this notice.

The property interests to be acquired in this proceeding shall **exclude**:

a. All right, title and interest of the Metropolitan Transit Authority - New York City Transit Authority (the "TA"), the Port Authority Trans-Hudson Corporation (the "PATH"), or both, in and to the following property, if and to the extent located within any property interest being acquired:

- 1. routes, tracks, tunnels, switches, sidings, extensions, connections, platforms, structures or terminals;
- 2. wires, conduits, pipes, ducts, telephone, signal and other communication or service facilities;
- 3. columns, footings, bracings, foundations and other structural members; and
- 4. any other device, equipment and facilities used in connection with the operation or maintenance of the TA's subway system.

b. Public and governmental utility facilities and reasonable rights of access to such public and governmental utility facilities necessary for the maintenance, operation, repair, replacement or use of the same whether or not embodied in recorded instruments. It being understood that the acquisition map does not purport to locate or describe below grade conditions or improvements.

c. With respect to any street shown in the acquisition map or with respect to any space 1.35 feet below the curb level of any such street, the right, title and interest of The City of New York (the "City") to install, replace and maintain water and sewer lines, pipes, equipment and related apparatus and further the exclusive right by the City in such space 1.35 feet below the curb level to license or grant utilities a right to install, replace and maintain such utilities therein, including, without limitation, electric, gas, telephone and communication cables, lying within the lines of any street shown on the acquisition map.

d. All equipment and other property of the City, including, but not limited to, police and fire communication lines, necessary for the maintenance of the public health and safety and having a physical manifestation within the property interests being acquired or located in any space more than 1.35 feet below any street; all recorded easements, licenses, and other agreements, if any, for such equipment and other property of the City; and reasonable rights of access to all such equipment and other property of the City necessary for the maintenance, operation, repair, replacement or use of the same whether or not embodied in

recorded instruments.

e. All agreements previously entered into by and between the City and The Port Authority of New York and New Jersey (the "Port Authority") with respect to the property interests described on the acquisition map, whether or not embodied in recorded instruments.

The property interests to be acquired in this proceeding shall also be subject to: (a) the Tie-Back Easement Terms agreed to between the Port Authority and LMDC; and (b) the use restrictions and other restrictions and requirements set forth in the Declarations of Restrictive Covenant, dated December 5, 2007, between the Port Authority and the City, more particularly described and defined as the Cortlandt Street Right of Way and the Dey Street Right of Way. In addition to the exclusions listed above, the City shall have the right to retain, install, maintain, repair, operate and replace any equipment or property necessary for the maintenance of the public health and safety within the property interests being acquired in this proceeding, or located in any space more than 1.35 feet below any street.

Such restrictions and requirements shall run with the land and shall only bind LMDC for so long as LMDC holds title to the property interests affected thereby, but shall be forever binding upon LMDC's transferees or assignees (whether direct or remote), including, without limitation, the Port Authority.

No existing agreements or understandings by or between the City and the Port Authority with respect to any of the above-noted property interests including, without limitation, their use, operation, repair, restriction or maintenance, whether direct or indirect, shall be affected or modified by their condemnation, acquisition or transfer.

PLEASE TAKE FURTHER NOTICE that a diagram or representation of the acquisition map, which shows the perimeters of the property to be acquired, is set forth below:

August 11, 2008

LOWER MANHATTAN DEVELOPMENT CORPORATION  
One Liberty Plaza, 20<sup>th</sup> floor New York, New York 10006  
Tel. (212) 962-2300

By: Irene Chang  
General Counsel and Secretary

#### Schedule A

**PARCEL 2.** Surface rights above 1.35 feet below top of curb in a parcel of land approximately 221 feet along the former southerly line of Vesey Street, as eliminated per Map Acc. No. 29910, between the westerly line of the former Washington Street, as eliminated per Map Acc. No. 29910, and the former easterly line of West Street, as eliminated per Map Acc. No. 29910, extending northerly approximately 14 feet.

**PARCEL 3.** Subsurface rights 1.35 feet below top of curb in a portion of the bed of Greenwich Street (creating a rectangle-like shape beginning from the corner formed by the intersection of the southerly line of Vesey Street and the easterly line of Greenwich Street, extending southerly approximately 48 feet along the easterly line of Greenwich Street, and extending westerly approximately 70 feet into the bed of Greenwich Street.)

**PARCEL 6.** Surface rights above 1.35 feet below top of curb in an "L"-shaped parcel of land measured from a point approximately 12 feet south of the corner formed by the intersection of the former southerly line of Vesey Street, as eliminated per Map Acc. No. 29910, and the former westerly line of Church Street, as eliminated per Map Acc. No. 29910, extending southerly approximately 149 feet along the former westerly line of Church Street, extending from the same point westerly approximately 401 feet between Church and Greenwich Streets, and extending southerly from the prior course approximately 70 feet.

**PARCEL 7.** Surface rights above 1.35 feet below top of curb in a portion of Fulton Street (creating a triangle-like shape beginning at a point approximately 37 feet west along the northerly line of Fulton Street from the corner formed by the intersection of the northerly line of Fulton Street and the former westerly line of Church Street, as eliminated per Map Acc. No. 29910, extending westerly approximately 24 feet along the northerly line of Fulton Street, and extending approximately 3 feet into the bed of Fulton Street).

**PARCEL 8.** In a sliver of Church Street (creating a triangle-like shape measured from a point approximately 5 feet north along the former westerly line of Church Street, as eliminated per Map Acc. No. 29910, from the corner formed by the intersection of the northerly line of Fulton Street with the former westerly line of Church Street, extending approximately 97 feet northerly along the former westerly line of Church Street, and extending from the same point approximately 3 feet into the bed of Church Street).

**PARCEL 9.** Subsurface rights 1.35 feet below top of curb in a portion of the bed of Church Street (creating a triangle-like shape beginning at the corner formed by the intersection of the former southerly line of Fulton Street, as eliminated per Map Acc. No. 29910, and the former westerly line of Church Street, as eliminated per Map Acc. No. 29910, extending northerly approximately 91 feet, and extending westerly approximately 16 feet from the prior course).

**PARCEL 11B.** Surface rights above 1.35 feet below top of curb in a portion of the bed of Dey Street beginning at a point that is approximately 14.6 feet west from the intersection of the former westerly line of Church Street, as eliminated per Map Acc. No. 29910, and the northerly line of Dey Street, extending westerly approximately 101 feet along the northerly line of Dey Street, and extending between the

northerly and southerly lines of Dey Street.

**PARCEL 13.** Surface rights above 1.35 feet below top of curb in a portion of the bed of Dey Street (creating a triangle-like shape beginning at a point approximately 15 feet west along the southerly line of Dey Street from the corner formed by the intersection of the southerly line of Dey Street and the former westerly line of Church Street, as eliminated per Map Acc. No. 29910, extending westerly approximately 40 feet along the southerly line of Dey Street, and extending from the same point approximately 5 feet northerly into the bed of Dey Street).

**PARCEL 14.** Subsurface rights 1.35 feet below top of curb in a portion of the bed of Church Street along the former westerly line of Church Street, as eliminated per Map Acc. No. 29910, between the northerly line of Cortlandt Street and the former southerly line of Fulton Street, as eliminated per Map Acc. No. 29910, extending approximately 10 feet easterly into the bed of Church Street).

**PARCEL 16A.** Surface rights above 1.35 feet below top of curb in an "L"-shaped parcel of land being in a portion of the bed of Cortlandt Street, beginning at the corner formed by the intersection of the westerly line of Church Street and the northerly line of Cortlandt Street, extending easterly approximately 111 feet along the northerly line of Cortlandt Street, and extending from the prior course approximately 45 feet south into the bed of Cortlandt Street).

**PARCEL 17.** Surface rights above 1.35 feet below top of curb in a portion of Cortlandt Street (creating a rectangle-like shape beginning at a point approximately 13 feet west along the southerly line of Cortlandt Street from the corner formed by the intersection of the southerly line of Cortlandt Street and the former westerly line of Church Street, as eliminated per Map Acc. No. 29910, extending approximately 53 feet westerly along the southerly line of Cortlandt Street, and extending from the same point approximately 5 feet northerly into the bed of Cortlandt Street).

**PARCEL 18.** In a sliver of Greenwich Street (creating a triangle-like shape beginning at a point approximately 24 feet north along the former easterly line of Greenwich Street, as eliminated by Map Acc. No. 29910, from the corner formed by the intersection of the former easterly line Greenwich Street and the former northerly line of Liberty Street, as eliminated per Map Acc. No. 29910, extending northerly approximately 47 feet along the former easterly line of Greenwich Street, and extending from the prior course approximately 3 feet into the bed of Greenwich Street).

**PARCEL 19.** Surface rights above 1.35 feet below top of curb in an "L"-shaped parcel of land beginning at a point approximately 47 feet south along the former easterly line of Greenwich Street, as eliminated per Map Acc. No. 29910, from the corner formed by the intersection of the northerly line of Liberty Street and the former easterly line of Greenwich Street, extending approximately 238 feet easterly, extending from the prior course approximately 203 feet northerly to a point on the southerly line of Cortlandt Street approximately 13 feet west of the corner formed by the intersection of the southerly line of Cortlandt Street and the former westerly line of Church Street, as eliminated by Map Acc. No. 29910, and extending from the prior course westerly along the southerly line of Cortlandt Street approximately 53 feet.

**PARCEL 20.** Subsurface rights 1.35 feet below top of curb in a portion of the beds of Greenwich and Liberty Streets (creating a rectangle-like shape beginning at a point in the bed of Liberty Street approximately 31 feet north of the corner formed by the intersection of the southerly line of Liberty Street and the westerly line of Greenwich Street, extending approximately 87 feet northerly, and extending from the prior course approximately 65 feet easterly into the bed of Greenwich Street).

**PARCELS 22, 38 & 39.** Surface rights above 1.35 feet below top of curb in an irregular-shaped parcel of land along the northerly line of Liberty Street as widened between the easterly line of West Street and the westerly line of Greenwich Street, extending southerly from the northerly line of Liberty Street into the bed of Liberty Street approximately 55 feet.

**PARCEL 40.** Surface rights above 1.35 feet below top of curb, in a parcel of land in a portion of the bed of Vesey Street (creating a rectangle-like shape beginning at the corner formed by the intersection of the southerly line of Vesey Street with the westerly line of the former Washington Street, extending easterly approximately 64 feet, and extending from the prior course northerly approximately 6 feet.)

**PARCEL 41.** Surface rights above 1.35 feet below top of curb in a parcel of land in a portion of the bed of Church Street (creating a rectangle-like shape beginning at the corner formed by the intersection of the former northerly line of Dey Street, as eliminated per Map Acc. No. 29910, and the former westerly line of Church Street, as eliminated per Map Acc. No. 29910, extending westerly along the former northerly line of Dey Street approximately 114 feet to a point on the westerly line of Church Street, and extending northerly from the prior course approximately 153 feet along the westerly line of Church Street).

**PARCEL 42.** Surface rights above 1.35 feet below top of curb in a parcel of land in a portion of the bed of Church Street (creating a rectangle-like shape beginning at the corner formed by the intersection of the former southerly line of Dey Street, as eliminated per Map Acc. No. 29910, and the former westerly line of Church Street, as eliminated per Map Acc. No. 29910, extending southerly approximately 214 feet along the former westerly line of Church Street between the former southerly line of Dey Street and the former northerly line of Cortlandt Street, as eliminated per Map Acc. No. 29910, and

extending westerly from the prior course approximately 125 feet).

**PARCEL A.** Subsurface easement extending vertically upward from approximate elevation 210 feet to approximate elevation 298 feet within horizontal limits of a cube — like parcel being approximately 76 feet on its sides in a portion of Vesey Street and West Broadway.

**PARCEL B.** Subsurface easement extending vertically upward from approximate elevation 217 feet to approximate elevation 303 feet within horizontal limits of a rectangle — like parcel being approximately 57 feet wide by 360 feet long in a portion of Vesey Street between West Broadway and Church Street.

**PARCEL C.** Subsurface easement extending vertically upward from approximate elevation 215 feet to approximate elevation 303 feet within horizontal limits of a portion of Church Street between southerly line of Vesey Street and the southerly line of Fulton Street approximately 70 feet wide by 210 feet long.

**PARCEL D.** Subsurface easement extending vertically upward from approximate elevation 210 feet to approximate elevation 299 feet within horizontal limits of a rectangle — like parcel being approximately 80 feet wide and 424 feet long in a portion of Church Street between Fulton and Cortlandt Streets.

**PARCEL E.** Subsurface easement extending vertically upward from approximate elevation 194 feet to approximate elevation 298 feet within horizontal limits of an irregular shape parcel in Church and Cortlandt Streets approximately 114 feet wide and 218 feet long.

**PARCEL F.** Subsurface easement extending vertically upward from approximate elevation 210 feet to approximate elevation 303 feet within horizontal limits of an irregular-shaped parcel within the beds of Liberty and Church Streets and the intersection of Liberty and Church Streets approximately 54 feet wide in Liberty Street and approximately 80 feet wide in Church Street.

**PARCEL G.** Subsurface easement extending vertically upward from approximate elevation 217 feet to approximate elevation 303 feet within horizontal limits of a rectangular-like parcel being approximately 54 feet wide and 186 feet long in a portion of Liberty Street between Greenwich Street and Trinity Place.

**PARCEL K.** Subsurface easement extending vertically upward from approximate elevation of 214 feet to approximate elevation 265 feet within horizontal limits of a parcel within Vesey Street being approximately 54 feet wide between West Street and West Broadway and a portion of Washington Street being approximately 63 feet wide.

**NOTE:** With respect to the foregoing permanent easements set forth in **Parcels A-G** and **Parcel K**, the project elevation 300 feet is 2.653 feet above the National Geodetic Vertical Datum of 1929.

The coordinates and bearings set forth in the above easement descriptions refer to the 10<sup>th</sup> Avenue Meridian as established by the Borough of Manhattan Topographical Bureau with Grid north being 28 degrees 59 minutes 13.5 seconds east of true north.

(SEE MAPS ON BACK PAGES)

a11-22

## PROPERTY DISPOSITION

## CITYWIDE ADMINISTRATIVE SERVICES

### DIVISION OF MUNICIPAL SUPPLY SERVICES

#### ■ AUCTION

#### PUBLIC AUCTION SALE NUMBER 09001-D

NOTICE IS HEREBY GIVEN of a bi-weekly public auction of City fleet vehicles consisting of cars, vans, light duty vehicles, trucks, heavy equipment and miscellaneous automotive equipment to be held on Wednesday, August 20, 2008 (Sale Number 09001-D). This auction is held every other Wednesday unless otherwise notified. Viewing is on auction day only from 8:30 A.M. until 9:00 A.M. The auction begins at 9:00 A.M.

**NOTE:** Location: 570 Kent Avenue, Brooklyn, NY (in the Brooklyn Navy Yard between Taylor and Clymer Streets).

A listing of vehicles to be offered for sale in the next auction can be viewed on our website, on the Friday prior to the sale date at: <http://www.nyc.gov/auctions>

Terms and Conditions of Sale can also be viewed at this site.

For further information, please call (718) 417-2155 or (718) 625-1313.

a11-20

#### ■ 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."*

### QUEENS BOROUGH PRESIDENT

#### ■ INTENT TO AWARD

Services (Other Than Human Services)

**PHOTOGRAPHER** – Negotiated Acquisition – Available only from a single source - PIN# 01320090003 – DUE 08-18-08 AT 4:00 P.M. – Continue to act as Photographer for Elected Official.

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 Borough President, 120-55 Queens Boulevard Room 250, Kew Gardens, NY 11424.  
Pat Horan (718) 286-2660, [phoran@queensbp.org](mailto:phoran@queensbp.org)

a11-15

## CITYWIDE ADMINISTRATIVE SERVICES

### DIVISION OF MUNICIPAL SUPPLY SERVICES

#### ■ SOLICITATIONS

Goods

**RMD LEAD PAINT ANALYZERS, PARTS/ACC. BRAND SPECIFIC** – Competitive Sealed Bids – PIN# 8570800912 – DUE 08-27-08 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.

a12

#### ■ 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

## CORRECTION

#### ■ SOLICITATIONS

Services (Other Than Human Services)

**INMATE BUS TRANSPORTATION TO NYS FACILITIES AT FISHKILL AND ELLENVILLE, N.Y.** – Competitive Sealed Bids – PIN# 072200900TPD – DUE 09-10-08 AT 11:00 A.M. – Bid packages must be picked up in person with a \$25.00 check or money order payable to: NYC Dept. of Finance between 9:00 A.M. and 4:00 P.M. at the Central Office of Procurement, 4th Floor, NY 10004. A pre-bid meeting and site visit will be held on August 26, 2008 at 10:00 A.M. at 17-17 Hazen Street, Rikers Island follow by a site visit. For admission to the pre-bid conference interested contractors must execute a "Clearance Request and Authorization Form" available in the bid package. This form must be faxed no later than 48 hours prior to the pre-bid conference to Sharon at (212) 487-7323 or 7324.

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 Correction, 17 Battery Place, 4th Floor  
New York, NY 10004. Sharon Hall-Frey (212) 487-2703  
[sharon.hall-frey@doc.nyc.gov](mailto:sharon.hall-frey@doc.nyc.gov)

a12

## DESIGN & 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.

a7-13

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

- II. CONSTRUCTION MANAGEMENT SERVICES: A. Water Pollution Control Facilities Construction, Reconstruction and Improvements

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.

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.

a6-12

BUREAU OF WATER SUPPLY

SOLICITATIONS

Services (Other Than Human Services)

SLUDGE REMOVAL AT THE MARGARETVILLE WASTEWATER TREATMENT PLANT, DELAWARE COUNTY, UPSTATE NEW YORK - Competitive Sealed Bids - PIN# 82608WS00050 - DUE 09-03-08 AT 11:30 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.

a12

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.

j1-d31

SOLICITATIONS

Goods

MEDICAL RECORDS FOLDERS - Competitive Sealed Bids - PIN# 231-09-041 - DUE 08-28-08 AT 10:00 A.M. SYNTHETIC BONES AND OPAQUE'S - Competitive Sealed Bids - PIN# 231-09-040 - DUE 08-27-08 AT 3:30 P.M.

For Woodhull Medical and Mental Health Center, Operating Room, 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.

a12

COMPRESSED GASES - Competitive Sealed Bids - PIN# 231-09-038 - DUE 08-27-08 AT 11:00 A.M. - For Woodhull Medical and Mental Health Center, Eng/Maint. Department, located at 760 Broadway, Brooklyn, NY 11206.

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.

a12

Services

ANNUAL FIRE AND SMOKE DAMPER INSPECTION - CSB - PIN# 21-09-012 - DUE 08-21-08 AT 11:00 A.M. - September, 2008, 25% phase re-inspection of fire and pneumatic smoke dampers for North Central Bronx Hospital.

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.

a12

PREVENTIVE MAINTENANCE SERVICE CONTRACT FOR THE MAGNETIC LOCK SYSTEM - 1 CSB - BID# QHN 2009 1014 EHC - DUE 09-05-08 AT 2:00 P.M. - There will be a mandatory pre-bid/site survey on Thursday, 8/28 and Friday, 8/29 at 10:00 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.

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

a12

MATERIALS MANAGEMENT

SOLICITATIONS

Goods

PHOTOCOPY PAPER - CSB - PIN# 011080280083 - DUE 08-28-08 AT 10:30 A.M. - (As Per Specifications). To include products, dock and desktop delivery.

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 & Hospitals Corp., Division of Materials Management, 346 Broadway, Suite 516, NY, NY 10013-3990.

a12

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

a27-f12

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.

Request for proposals is also available on-line at 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

f29-d31

HOUSING AUTHORITY

SOLICITATIONS

Services

SECURITY SERVICES AT 1925 UNIVERSITY AVENUE CONSOLIDATED AND MB-1 - CSB - DUE 09-19-08 AT 10:00 A.M. - No vendor shall be permitted to bid without first obtaining the RFP at Grenadier Realty Corp., 155 Elmira Loop, Brooklyn, NY 11239 from August 18th thru September 4th, 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.

a12

PURCHASING DIVISION

SOLICITATIONS

Goods

ELECTRICAL BREAKERS CONDUITS - Competitive Sealed Bids - RFQ #5881 - 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.

Housing Authority, 23-02 49th Avenue, 5th Floor SCOD Long Island City, NY 11101. Bid documents available via internet ONLY: http://www.nyc.gov/html/nycha/html/business/goods\_materials.shtml Atul Shah (718) 707-5450.

a12

STA-RITE SUMP PUMPS AND CENTRIFUGAL - Competitive Sealed Bids - RFQ #5877 JG - DUE 09-03-08 AT 10:35 A.M.

LADDERS: WOODEN, FIBERGLASS AND ALUMINUM - Competitive Sealed Bids - RFQ #5830 JG - DUE 09-03-08 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.

Housing Authority, 23-02 49th Avenue, 5th Floor SCOD Long Island City, NY 11101. Bid documents are available via internet ONLY: http://www.nyc.gov/html/nycha/html/business/goods\_materials.shtml Joseph Gross (718) 707-5462.

a12

KITCHEN COUNTER TOPS - Competitive Sealed Bids - RFQ #5873 - DUE 08-26-08 AT 10:35 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.

Housing Authority, 23-02 49th Avenue, 5th Floor SCOD Long Island City, NY 11101. Bid documents available via internet ONLY: http://www.nyc.gov/html/nycha/html/business/goods\_materials.shtml Wayne Lindenberg (718) 707-5464.

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HOUSING PRESERVATION & DEVELOPMENT

INTENT TO AWARD

Human/Client Service

TIL AND HDFC TECHNICAL ASSISTANCE SERVICES - Negotiated Acquisition - Available only from a single source - PIN# 806099000001 - DUE 08-22-08 AT 5:00 P.M. - Pursuant to Section 3-04(b)(2)(III) of the City of New York's Procurement Policy Board Rules, the Department of Housing Preservation and Development has identified the compelling need to extend the current contract for the provision of Tenant Interim Lease and Housing Development Fund Technical Assistance Services with Urban Homesteading Assistance Board beyond the permissible cumulative twelve month limit utilizing Negotiated Acquisition Extension (NAE) 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.

Housing Preservation and Development, 100 Gold Street, Room 8-S4, New York, NY 10038. Jay Bernstein (212) 863-6657, jb1@hpd.nyc.gov

a11-15

DIVISION PROPERTY MANAGEMENT

AWARDS

Human/Client Service

EMERGENCY FAMILY CENTERS - Renewal - PIN# 806033028192 - AMT: \$2,140,349.00 - TO: 138-152 West 143rd Street, HDFC AKA Harriet Tubman, 138-152 West 143rd Street, New York, NY 10030.

EMERGENCY FAMILY CENTERS - Renewal -

PIN# 806033028192 – AMT: \$2,055,284.00 – TO: 456 West 129th Street, Housing Corporation DBA Convent Avenue, 456 West 129th Street, Suite #7, New York, NY 10027.  
**● MORTGAGE FORECLOSURE PREVENTION PROGRAM** – BP/City Council Discretionary – PIN# 806080100006 – AMT: \$1,570,000.00 – TO: The Center for New York City Neighborhoods, Inc., 74 Trinity Place, Suite 1302, New York, NY 10006.

a12

## JUVENILE JUSTICE

### SOLICITATIONS

*Human/Client Service*

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

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

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

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

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

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

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

The Department will enter into negotiations with the vendor(s) determined to be the best qualified at the time of evaluation, based on consideration of the above-cited factors. A contract will be awarded to the responsible vendor(s) whose

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

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

*Department of Juvenile Justice, 110 William Street  
20th Floor, New York, NY 10038.*

*Chuma Uwechia (212) 442-7716, cuwechia@djj.nyc.gov*

n20-13

## TRANSPORTATION

### SOLICITATIONS

*Construction/Construction Services*

**CORRECTION: PRELIMINARY DESIGN INVESTIGATION FOR STATEN ISLAND FERRY FLEET** – Competitive Sealed Proposals – Judgment required in evaluating proposals - PIN# 84108MBPT281 – DUE 09-17-08 AT 2:00 P.M. – A pre-proposal conference (optional) will be held on August 20, 2008 at 10:00 A.M. at 1 Bay Street, Ferry Maintenance Facility, S.I., N.Y. 10301. This RFP is available on the NYCDOT website at <https://a841-dotwebpcard01.nyc.gov/RFP/html/asp/rfp.asp>. A deposit of \$50.00 in the form of a certified check or money order made payable to New York City Department of Transportation is required to obtain bid/contract documents. NO CASH ACCEPTED. Refund will be made only for contract Bid/Proposal documents that are returned in its original condition within 10 days after bid opening. Any person delivering bid documents must enter the building through 220 Church Street, New York, NY 10013. Due to increased building security bidders should ensure that proper identification is available upon request. Please ensure that your company's address, telephone and fax numbers are submitted by your company (or messenger service) when picking up contract documents. For additional information, please contact Gail Hatchett at (212) 839-2116.

*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 Transportation, Office of the Agency Chief Contracting Officer, Contract Unit, 40 Worth Street, Room 824A, New York, NY 10013. Bid Window (212) 442-7565.*

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## AGENCY RULES

## TAXI AND LIMOUSINE COMMISSION

### NOTICE

#### Notice of Revised Public Hearing Date for Proposed Rules

Notice is hereby given that a public hearing scheduled by the Taxi and Limousine Commission ("TLC") on proposed rules for adoption of amended vinyl upholstery and taxi airbags for taxicabs, scheduled to be held on September 11, 2008, at 9:30 a.m. by a notice appearing in The City Record on August 8, 2008, is rescheduled.

A public hearing on these proposed rules will now be held by the TLC at its offices at 40 Rector Street, 5<sup>th</sup> Floor, New York, New York 10006 on September 10, 2008, at 9:30 a.m. Persons wishing to testify at the hearing may notify the TLC in advance, either in writing or by telephone to the TLC's Office of Legal Affairs at the address and telephone number given below. Any request for a sign language interpreter or other form of reasonable accommodation at the hearing for a disability must be submitted to the Office of Legal Affairs in writing, by telephone, or by TTY/TDD no later than September 4, 2008.

The date for receipt of written comments is unchanged, and written comments in connection with these proposed rules should be submitted to the Office of Legal Affairs and must be received no later than September 8, 2008, to:

Charles R. Fraser  
*Deputy Commissioner of Legal Affairs/General Counsel*  
 Taxi and Limousine Commission  
 40 Rector Street, 5<sup>th</sup> Floor  
 New York, New York 10006  
 Telephone: 212-676-1117  
 Fax: 212-676-1102  
 TTY/TDD: 212-341-9569

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#### Notice of Revised Public Hearing Date for Proposed Rules

Notice is hereby given that a public hearing scheduled by the Taxi and Limousine Commission ("TLC") on proposed rules for adoption of additional accessible insignia for accessible

taxicabs, scheduled to be held on September 11, 2008, at 9:30 a.m. by a notice appearing in The City Record on August 8, 2008, is rescheduled.

A public hearing on these proposed rules will now be held by the TLC at its offices at 40 Rector Street, 5<sup>th</sup> Floor, New York, New York 10006 on September 10, 2008, at 9:30 a.m. Persons wishing to testify at the hearing may notify the TLC in advance, either in writing or by telephone to the TLC's Office of Legal Affairs at the address and telephone number given below. Any request for a sign language interpreter or other form of reasonable accommodation at the hearing for a disability must be submitted to the Office of Legal Affairs in writing, by telephone, or by TTY/TDD no later than September 4, 2008.

The date for receipt of written comments is unchanged, and written comments in connection with these proposed rules should be submitted to the Office of Legal Affairs and must be received no later than September 8, 2008, to:

Charles R. Fraser  
*Deputy Commissioner of Legal Affairs/General Counsel*  
 Taxi and Limousine Commission  
 40 Rector Street, 5<sup>th</sup> Floor  
 New York, New York 10006  
 Telephone: 212-676-1117  
 Fax: 212-676-1102  
 TTY/TDD: 212-341-9569

a12

## SPECIAL MATERIALS

## CITY PLANNING

### NOTICE

#### NOTICE OF COMPLETION OF THE FINAL ENVIRONMENTAL IMPACT STATEMENT

##### Hospital for Special Surgery Expansion

<b>Project Identification</b> CEQR No. 05DCP061M ULURP Nos. 060333ZSM M910485(A)ZSM, 060440MMM, 070145ZRM, N070146CMM, N070168CMM N070169CMM, N070170CMM SEQRA Classification: Type I Community District 8	<b>Lead Agency</b> City Planning Commission 22 Reade Street, 1W New York, NY 10007
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**Contact Person**  
 Robert Dobruskin, AICP, Director (212) 720-3423  
 Environmental Assessment and Review Division  
 New York City Department of City Planning

Pursuant to City Environmental Quality Review (CEQR), Mayoral Executive Order No. 91 of 1977, CEQR Rules of Procedure of 1991 and the regulations of Article 8 of the State Environmental Conservation Law, State Environmental Quality Review Act (SEQRA) as found in 6 NYCRR Part 617, a Final Environmental Impact Statement (FEIS) has been prepared for the action described below. Copies of the FEIS are available for public inspection at the office of the undersigned. The proposal involves actions by the City Planning Commission and Council of the City of New York pursuant to Uniform Land Use Review Procedures (ULURP). A public hearing on the Draft Environmental Impact Statement (DEIS) was held on July 2, 2008. Written comments on the DEIS were requested and were received by the Lead Agency until July 14, 2008. This FEIS incorporates responses to the public comments received on the DEIS and additional analysis conducted subsequent to the completion of the DEIS.

#### A. Introduction

The Hospital for Special Surgery (HSS) is proposing a major renovation and expansion for modernization of its existing facility located between East 70<sup>th</sup> Street, East 72<sup>nd</sup> Street, York Avenue, and the Franklin Delano Roosevelt (FDR) Drive in Community District 8 of Manhattan, New York. The proposed project is a Type I Action.

#### B. Description of the Proposed Actions

HSS seeks discretionary approvals, which require environmental review under the City's Environmental Quality Review (CEQR) procedures. The proposed project would require the following New York City Planning Commission (CPC) Uniform Land Use Review Procedure (ULURP) actions:

- Special Permit for new construction in the air space over the FDR Drive for the new River Building pursuant to Zoning Resolution (ZR) §74-682 and to allow for modifications for loading requirements;
- Modification of the existing Special Permit (C910485ZSM, approved February 24, 1992) for the East Wing of the Main Hospital pursuant to Zoning Resolution §74-682;
- Zoning Text Amendment to ZR section 74-682 (Developments Over Streets) to modify off-street loading requirements and to allow loading berths to be located anywhere within the HSS campus without regard for zoning lot lines for zoning lots adjacent to air space that has been closed, demapped and conveyed by the City to non-profit institutions in R9 or R10 districts, pursuant to State enabling legislation enacted in 1971; and
- City Map Amendment to eliminate, discontinue and

close portions of the FDR Drive right-of-way and the disposition of real property related thereto...

In 1971, enabling legislation was passed by the State of New York authorizing the City to close and discontinue in whole or in part the space over the FDR Drive...

In addition to the actions described above, the proposed project would require the following CPC actions:

- Approval by the CPC for building over the FDR Drive under the Article 15 of the Agreement;
Approval by the City Planning Commission under Article 13 of the Agreement...
Waterfront Revitalization Program consistency determination...

The proposed project would require the following City Planning Director of the New York City Department of City Planning action:

- Under the 1973 Agreement, Article 12B, as amended, approval by the Director of the New York City Department of City Planning for construction plans relating to construction phases, the EIS, landscape plan, lighting plan, security plan, ventilation plan, noise quality plan, and plans for closing the FDR Drive...

The proposed project would require approval by several other New York City agencies, including:

- Approval from the New York City Department of Transportation (NYCDOT) of any construction plans as they related to closures of streets, highways or individual lanes and diversions or rerouting of traffic; and
Approval from the New York City Art Commission for construction over a City highway (the FDR Drive).

The proposed project would require the following New York State actions:

- Certificate of Need (CON) from the New York State Department of Health (NYSDOH). The CON application was approved in November 2004 (not subject to SEQRA/CEQR);
Health facilities approval from the New York State Department of Health - Office of Health Systems Management (not subject to SEQRA/CEQR); and
Issuance of bonds by the Dormitory Authority of the State of New York (DASNY), a discretionary action subject to SEQRA/CEQR review.

The proposed project would require the following Federal actions:

- Federal construction loan insurance guarantee is needed from the Federal Housing Administration (FHA). HSS' application for loan guarantees with respect to the project is not currently under consideration. Accordingly, FHA has not made a commitment to provide loan guarantees to the proposed project, and accordingly, FHA's obligation under NEPA, if any, has not been triggered. However, the project will undergo NEPA and additional Federal reviewed as needed.

The project site is located in an R-9 zoning district, which is a general residence district allowing residential use and community facility use. The maximum floor area ratio (FAR) for an R9 district is 10.0 for community facility use and 7.52 for residential use. The maximum floor area can be increased to 12 FAR for the provision of a publicly accessible plaza.

C. Renovation & Expansion Plan

The HSS plans a renovation and expansion of existing facilities that would be completed in 2010. All of the expansion is allowed under the terms of the Agreement, as amended (in 1983 and 1993). The expansion plan will require modification of an existing Special Permit (C910485ZSM),

approved February 24, 1992, as well as a new Special Permit, pursuant to ZR section 74-682. As part of the proposed action, ZR Section 74-682 would be amended to allow for the modification of loading controls for an institution occupying more than one zoning lot whose expansion was authorized under the 1971 legislation.

With discretionary approval of the proposed actions, HSS proposes the new construction of 137,869 SF of zoning floor area of new space in two locations: 50,998 SF of zoning floor area on the East/West Wing (the elevators servicing the East Wing would be constructed in the West Wing) to add the 9th through 11th floors with a roof-top mechanical equipment room in the East Wing and 86,869 SF of zoning floor area for a new 12-story River Building with a roof-top mechanical equipment room to be constructed on a platform within the air space over the FDR Drive along the north side of East 71st Street. Access to the River Building would be provided by walking through the second floor of the adjacent Caspary Building. There would also be a new pedestrian bridge constructed at the third floor level connecting the East Wing of the existing Main Hospital to the new River Building. The East Wing of the existing Main Hospital was constructed on a platform within the air space over the FDR Drive along the south side of East 71st Street in 1995, pursuant to a Special permit granted in 1992 by the City Planning Commission (C 910485 ZSM).

D. The Proposed Project

The proposed project includes 137,869 SF of zoning floor area of new construction described above including the 50,998 SF of zoning floor area proposed to be constructed for the 9th through 11th floors of the East/West Wing and the 86,869 SF of zoning floor area new River Building proposed to be constructed on a platform over the FDR Drive. The build year for the proposed project is 2010.

The proposed project would provide the Hospital for Special Surgery with the additional space needed for modernization of the facility by expanding operating room capacity, inpatient beds, ambulatory surgery, diagnostic imaging services, sports medicine rehabilitation, and physician offices in a close proximity to the existing Buildings in order to maximize their operational capabilities. Expansion and modernization would allow the facility to accommodate high utilization and volume increases in surgeries and patients.

HSS asserts that the proposed River Building represents the last opportunity for the Hospital for Special Surgery to expand on its constrained campus, and is essential to the Hospital that it has the continued ability to serve the needs of its patients in a comprehensive manner. The twelve-story building contains only 86,869 square feet of zoning floor area, with floor plates ranging from approximately 9,400 SF on the lower four floors and 7,600 SF on floors five through twelve, in order to minimize visual impacts and reduce the bulk of the design. The small floor plate sizes limit the Hospital's ability to expand in an efficient manner, but in the Hospital's view reflect a balance between the Hospital's space needs today, the need to create flexibility within the building for changes in use, equipment, and technologies over time, and a desire to avoid undue conflicts with neighboring buildings.

The Hospital for Special Surgery has a certified capacity of 162 patient beds and an estimated 1,773 employees. The new construction permitted under the Agreement, as amended, and the subsequent City approvals, would result in a net gain of twenty-six (26) new patient beds and an estimated 464 employees by 2010.

HOUSING PRESERVATION & DEVELOPMENT

NOTICE

OFFICE OF PRESERVATION SERVICES
CERTIFICATION OF NO HARASSMENT UNIT

REQUEST FOR COMMENT ON APPLICATION FOR CERTIFICATION OF NO HARASSMENT PURSUANT TO LOCAL LAW 19 OF 1983

DATE OF NOTICE: August 8, 2008

TO: OCCUPANTS, FORMER OCCUPANTS AND OTHER INTERESTED PARTIES OF

Table with columns: Address, Application #, Inquiry Period. Lists addresses in Manhattan and Brooklyn with application numbers and inquiry periods.

The Department of Housing Preservation and Development has received an application for a certification that during the inquiry period noted for the premises above, that no harassment has occurred at such premises in the form of threats, use of physical force, deprivation of essential services such as heat, water, gas or electric, or by any other conduct intended to cause persons to vacate the premises or waive rights related to their occupancy. Upon the issuance of a Certification, an owner can legally convert the premises to non-single room occupancy use.

Comments as to whether harassment has occurred at the premises should be submitted to the Anti-Harassment Unit, 100 Gold Street, 3rd Floor, New York, NY 10038, by letter postmarked not later than 30 days from the date of this

notice or by an in-person statement made within the same period. To schedule an appointment for an in-person statement call (212) 863-8272.

a8-15

LANDMARKS PRESERVATION COMMISSION

NOTICE

BINDING REPORTS

Table with columns: ISSUE DATE: 07/22/08, DOCKET #: 091278, SRB #: SRB 09-2101, ADDRESS: VARIOUS LOCATIONS HISTORIC DISTRICT MULTIPLE DISTRICTS, BOROUGH: BROOKLYN, BLOCK/LOT: 7777 / 77

To the Mayor, the Council, and the Commissioner, New York City Department of Parks and Recreation.

This report is issued pursuant to Sections 3020 and 854 (h) of the New York City Charter and Section 25-318 of the Administrative Code of the City of New York, which require a report from the Landmarks Preservation Commission for certain plans for the construction, reconstruction, alteration, or demolition of any improvement or proposed improvement which is owned by the City or is to be constructed upon property owned by the City and is or is to be located on a landmark site or in a historic district or which contains an interior landmark.

The Landmarks Preservation Commission has reviewed a proposal for alterations at sidewalks in the Fiske Terrace/Midwood Park, Fort Greene, Greenpoint and Park Slope Historic Districts to address safety hazards, including displaced paving, and the widening of tree pits. The proposed work includes resetting of existing uneven bluestone sidewalk pavers at 201-203 Carlton Avenue, 352 Carlton Avenue, 365 Washington Avenue, and 54 Sterling Place to match their historic, level placement; replacing existing concrete sidewalk paving at 682-684 East 17th Street, 201-203 Carlton Avenue, 352 Carlton Avenue, 145 Milton Street, and 54 Sterling Place with new concrete paving, scored in a rectilinear pattern at all of the locations and tinted to match the color of bluestone paving at all of the locations except 145 Milton Street, and selectively removing sections of bluestone and concrete paving to expand existing tree pits at 201-203 Carlton Avenue, 352 Carlton Avenue, 365 Washington Avenue, 145 Milton Street and 54 Sterling Place, as described in written specifications, dated July 11, 2008, July 21, 2008, and July 22, 2008, and shown in current condition photographs and six marked sidewalk plans, labeled L1 through L6 by the Commission staff, all submitted by Sandra Yaeger as components of the application.

In reviewing this proposal, the Commission notes that 682-684 East 17th Street (aka 30-40 Irvington Place; block/lot: 5237/134) is located within the Fiske Terrace/Midwood Park Historic District; that 201-203 Carlton Avenue (aka 22 Willoughby Avenue, block/lot: 2090/33), 352 Carlton Avenue (block/lot: 2119/34), and 365 Washington Avenue (block/lot: 1946/13) are located within the Fort Greene Historic District; that 145 Milton Street (block/lot: 2563/63) is located within the Greenpoint Historic District; and that 54 Sterling Place (block/lot: 944/33) is located within the Park Slope Historic District.

With regard to this proposal, the Commission finds that the work will provide temporary access to facilitate trimming tree roots and thereby helping protect the paving from future displacement and disrepair; that the existing bluestone pavers will be reset to match their historic level, orientation in their existing locations; that the concrete paving to be removed is not a significant feature of the districts; that the rectilinear pattern of the proposed concrete paving will help the new concrete paving to harmonize with the surrounding paving; that the new concrete paving to be installed within streetscapes which feature bluestone and tinted concrete, matching the color of bluestone, will be tinted to match the surrounding paving, and the new concrete paving to be installed within streetscapes which feature untinted concrete will be untinted to match the surrounding paving, thereby supporting unified streetscapes; that the limited removal of bluestone paving to expand tree pits will help protect the trees, a historic feature of these residential districts, and will help prevent future displacement and disrepair of the remaining bluestone paving, thereby helping to support the long term preservation of the bluestone sidewalks, a significant historic feature of these streetscapes; and that the work will not diminish the special architectural and historic character of the Fiske Terrace/Midwood Park, Fort Greene, Greenpoint and Park Slope Historic Districts.

This report is issued on the basis of the building and site conditions described in the application and disclosed during the review process. By accepting this permit, the applicant agrees to notify the Commission if the actual building or site conditions vary or if original or historic building fabric is discovered. The Commission reserves the right to amend or revoke this permit, upon written notice to the applicant, in the event that the actual building or site conditions are materially different from those described in the application or disclosed during the review process.

All approved drawings are marked approved by the Commission with a perforated seal indicating the date of approval. The work is limited to what is contained in the perforated documents. Other work or amendments to this filing must be reviewed and approved separately. This report constitutes the permit; a copy must be prominently displayed at the site while work is in progress. Please direct inquiries to Bernadette Artus.

Robert B. Tierney, Chair

Table with columns: ISSUE DATE: 07/17/08, DOCKET #: 091738, SRB #: SRB 09-1813, ADDRESS: MACOMBS DAM BRIDGE Macombs Dam Bridge & 155th Street Viaduct INDIVIDUAL LANDMARK, BOROUGH: MANHATTAN, BLOCK/LOT: 7777 / 77

To the Mayor, the Council, and the Chief Engineer, NYC DOT.

This report is issued pursuant to Sections 3020 and 854 (h) of the New York City Charter and Section 25-318 of the Administrative Code of the City of New York, which require a report from the Landmarks Preservation Commission for certain plans for the construction, reconstruction, alteration, or demolition of any improvement or proposed improvement which is owned by the City or is to be constructed upon property owned by the City and is or is to be located on a landmark site or in a historic district or which contains an interior landmark.

The Landmarks Preservation Commission has reviewed a proposal for the construction of two ramps connecting new parking garages with the Macombs Dam Bridge (Jerome Avenue approach viaduct), located between the Major Degan Expressway and 161st Street; as shown and described in photographs and drawings labeled SBRI.0 through SBRI.4, all dated revised July 10, 2008, prepared by James R. Branch, P.E.

In reviewing this proposal, the Commission notes that the designation report for the Macombs Dam Bridge and 155th Street Viaduct, describes the bridge as a metal truss swing-type bridge, constructed in 1890-95, designed by Alfred Pancoast Boller. The Commission also notes that Commission Report 93-0015 (LPC 93-0157) was issued December 16, 1992, for the restoration and rehabilitation of the bridge and to construct a new control house, Jersey barriers, safety fences, warning and resistance barriers, and to retrofit truss members and to restore the gate houses. The Commission finally notes that the new garages are being constructed in conjunction with the construction of a new stadium.

The Commission has reviewed the application and these drawings and finds that this portion of the viaduct has been previously altered, therefore, this alteration will not cause the removal or alteration of historic fabric; that the proposed structural members will maintain the structural design of the bridge and will be painted to match the adjacent structural members. Based on these findings, the work has been found to be appropriate for this Individual Landmark; and that the proposed work will not diminish the character of this Individual Landmark. The work, therefore, is approved.

This report is issued on the basis of the building and site conditions described in the application and disclosed during the review process. By accepting this permit, the applicant agrees to notify the Commission if the actual building or site conditions vary or if original or historic building fabric is discovered. The Commission reserves the right to amend or revoke this permit, upon written notice to the applicant, in the event that the actual building or site conditions are materially different from those described in the application or disclosed during the review process.

All approved drawings are marked approved by the Commission with a perforated seal indicating the date of approval. The work is limited to what is contained in the perforated documents. Other work or amendments to this filing must be reviewed and approved separately. This report constitutes the permit; a copy must be prominently displayed at the site while work is in progress. Please direct inquiries to Jared Knowles.

Robert B. Tierney, Chair

Table with columns: ISSUE DATE: 07/08/08, DOCKET #: 091279, SRB #: SRB 09-1543, ADDRESS: VARIOUS LOCATIONS HISTORIC DISTRICT MULTIPLE DISTRICTS, BOROUGH: MANHATTAN, BLOCK/LOT: 7777 / 77

To the Mayor, the Council, and the Commissioner, New York City Department of Parks and Recreation.

This report is issued pursuant to Sections 3020 and 854 (h) of the New York City Charter and Section 25-318 of the Administrative Code of the City of New York, which require a report from the Landmarks Preservation Commission for certain plans for the construction, reconstruction, alteration, or demolition of any improvement or proposed improvement which is owned by the City or is to be constructed upon property owned by the City and is or is to be located on a landmark site or in a historic district or which contains an interior landmark.

The Landmarks Preservation Commission has reviewed a proposal for alterations at sidewalks in the Greenwich Village and St. Mark's Historic Districts to address safety hazards, including displaced paving, as well as the widening of tree pits. The proposed work includes resetting uneven bluestone sidewalk pavers at 25 Bank Street, 11 Commerce Street, 30 Grove Street, 23 Stuyvesant Street, and 262 West 11th Street to match their historic level placement; replacing existing concrete sidewalk paving at 262 West 11th Street with new concrete paving, scored in a rectilinear pattern and tinted to match the color of the adjoining bluestone paving; resetting existing granite block pavers at 23 Stuyvesant Street in a level position in their existing locations; replacing limited sections of concrete paving, adjoining the tree pits at 11 Commerce Street and 30 Grove Street, with bands of granite block pavers; and expanding a tree pit at 25 Bank Street by removing two slabs of bluestone paving, totaling approximately 11 square feet, at the area adjoining an existing tree pit, as described in written specifications, dated received June 26, 2008, July 7, 2008, and July 8, 2008, and shown in current condition photographs and six marked sidewalk plans, labeled L1 through L6 by the Commission staff, all submitted as components of the application.

In reviewing this proposal, the Commission notes that 25 Bank Street (block/lot: 615/48); 11 Commerce Street (block/lot: 587/63); 30 Grove Street (block/lot: 588/12); 303 West 4th Street (block/lot: 615/2); and 262 West 11th Street (block/lot: 622/46) are located within the Greenwich Village Historic District and that 23 Stuyvesant Street (block/lot: 465/28) is located within the St. Mark's Historic District. The Commission also notes that most of the sidewalks in the Greenwich Village and St. Mark's Historic Districts were originally bluestone; and that sections of bluestone paving remain throughout these historic districts.

With regard to this proposal, the Commission finds that the work will provide temporary access to facilitate removing tree roots, thereby helping protect the paving from future displacement and disrepair; that the existing bluestone pavers will be reset to match their historic placement; that the concrete paving to be removed is not a significant feature of the districts; that the rectilinear pattern of the proposed concrete paving and its gray-blue color, matching the color of the adjoining bluestone paving, will help the new concrete paving to harmonize with the surrounding paving; that the existing granite block pavers will be reset to match their existing placement; that the limited use of the granite block pavers around the tree pits will help prevent soil compaction while utilizing a paving material found throughout the Greenwich Village Historic District and will be in keeping with the character of the historic district; that the limited removal of two small pieces of bluestone paving to expand a tree pit will help prevent future displacement and disrepair of the remaining larger bluestone slabs when a tree is planted, thereby helping to support the long term

preservation of bluestone at this sidewalk; that the tree pit will only be enlarged to a scale and shape in keeping with tree pits found throughout the district; and that the work will not diminish the special architectural and historic character of the Greenwich Village and St. Mark's Historic Districts.

This report is issued on the basis of the building and site conditions described in the application and disclosed during the review process. By accepting this permit, the applicant agrees to notify the Commission if the actual building or site conditions vary or if original or historic building fabric is discovered. The Commission reserves the right to amend or revoke this permit, upon written notice to the applicant, in the event that the actual building or site conditions are materially different from those described in the application or disclosed during the review process.

All approved drawings are marked approved by the Commission with a perforated seal indicating the date of approval. The work is limited to what is contained in the perforated documents. Other work or amendments to this filing must be reviewed and approved separately. This report constitutes the permit; a copy must be prominently displayed at the site while work is in progress. Please direct inquiries to Bernadette Artus.

Robert B. Tierney  
Chair

Table with 3 columns: ISSUE DATE (08/01/08), DOCKET # (091490), SRB # (SRB 09-2483), ADDRESS (851 GRAND CONCOURSE, Bronx County Courthouse, INDIVIDUAL LANDMARK), BOROUGH (BRONX), BLOCK/LOT (2488 / 1)

To the Mayor, the Council, and the Assistant Commissioner, NYC Dept. of Citywide Administrative Services.

This report is issued pursuant to Sections 3020 and 854 (h) of the New York City Charter and Section 25-318 of the Administrative Code of the City of New York, which require a report from the Landmarks

Preservation Commission for certain plans for the construction, reconstruction, alteration, or demolition of any improvement or proposed improvement which is owned by the City or is to be constructed upon property owned by the City and is or is to be located on a landmark site or in a historic district or which contains an interior landmark.

The Landmarks Preservation Commission has reviewed a proposal for cleaning the facade using SureKlean 766 Limestone and Masonry Prewash and Afterwash and SureKlean T-515-Copper Stain Remover as manufactured by ProSoCo, Inc. with water pressure not to exceed 500 psi; as shown in existing condition photographs, photographs of cleaning test samples, and written specifications dated July 3, 2007; and submitted by Raymond J. Irrera, AIA as components of the application.

In reviewing this proposal, the Commission noted that the designation report describes 851 Grand Concourse as an austere classical style courthouse designed by Max Hausle and Joseph H. Freedlander and built in 1931-35.

With regard to this proposal, the Commission finds that the cleaning will be undertaken using the gentiest method possible without damaging the masonry facade; and that the proposed work will help return the facade closer to its original appearance. Based on these findings, the proposed work is determined to be appropriate to this Individual Landmark. The work, therefore, is approved.

This report is issued on the basis of the building and site conditions described in the application and disclosed during the review process. By accepting this permit, the applicant agrees to notify the Commission if the actual building or site conditions vary or if original or historic building fabric is discovered. The Commission reserves the right to amend or revoke this permit, upon written notice to the applicant, in the event that the actual building or site conditions are materially different from those described in the application or disclosed during the review process.

All approved drawings are marked approved by the Commission with a perforated seal indicating the date of approval. The work is limited to what is contained in the perforated documents. Other work or amendments to this filing must be reviewed and approved separately. This report constitutes the permit; a copy must be prominently displayed at the site while work is in progress. Please direct inquiries to Blaire Walsh.

Robert B. Tierney (BEW)  
Robert B. Tierney  
Chair

CHANGES IN PERSONNEL

FIRE DEPARTMENT FOR PERIOD ENDING 07/11/08

Table with columns: NAME, TITLE, NUM, SALARY, ACTION, PROV, EFF DATE. Lists personnel changes for the Fire Department.

ADMIN FOR CHILDREN'S SVCS FOR PERIOD ENDING 07/11/08

Table with columns: NAME, TITLE, NUM, SALARY, ACTION, PROV, EFF DATE. Lists personnel changes for Admin for Children's Svcs.

HRA/DEPT OF SOCIAL SERVICES FOR PERIOD ENDING 07/11/08

Table with columns: NAME, TITLE, NUM, SALARY, ACTION, PROV, EFF DATE. Lists personnel changes for HRA/Dept of Social Services.

Table with columns: NAME, TITLE, NUM, SALARY, ACTION, PROV, EFF DATE. Lists personnel changes for various departments including Carroll, Barbara, Charles, etc.

DEPT. OF HOMELESS SERVICES FOR PERIOD ENDING 07/11/08

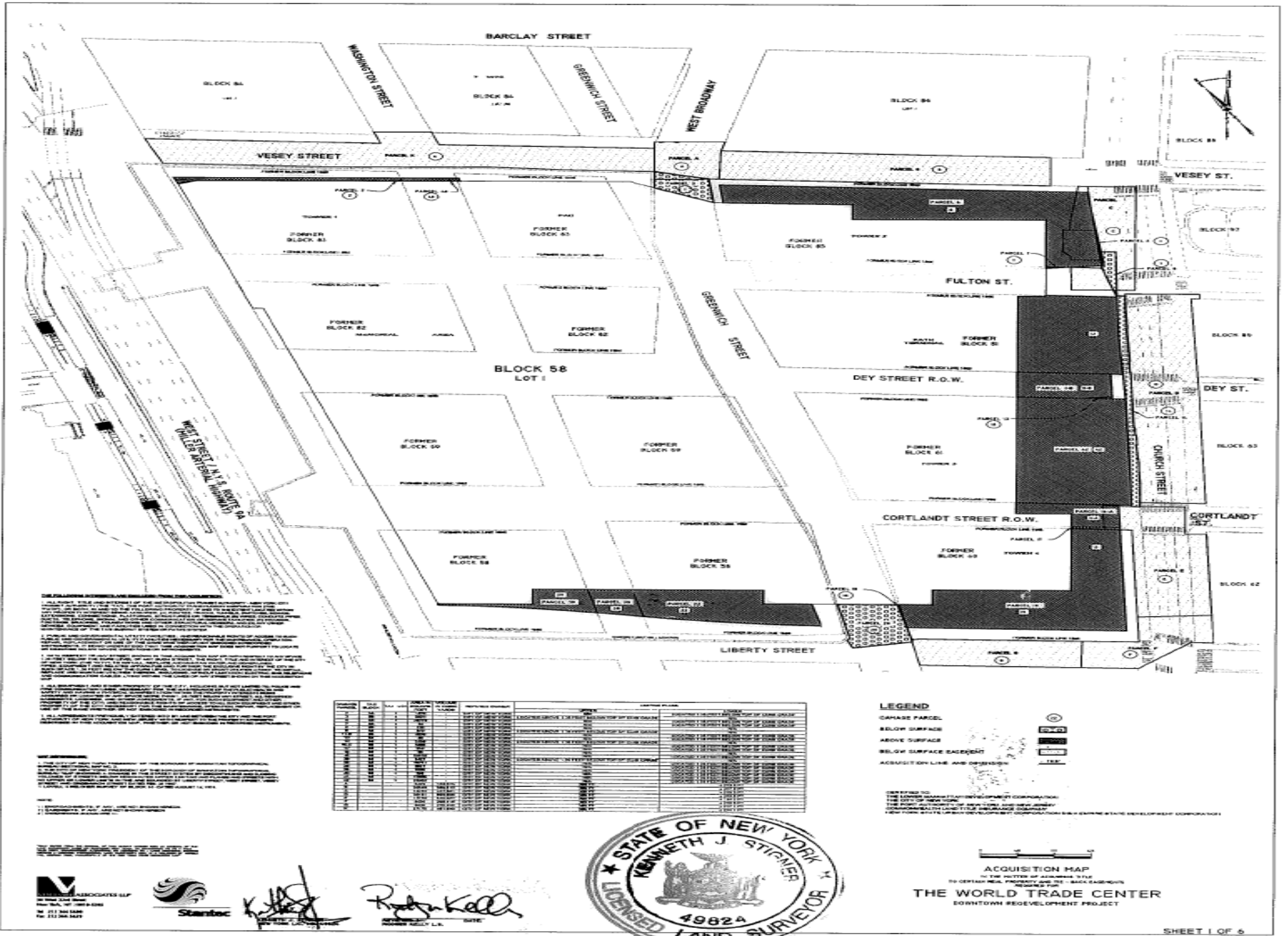
Table with columns: NAME, TITLE, NUM, SALARY, ACTION, PROV, EFF DATE. Lists personnel changes for Dept. of Homeless Services.

DEPARTMENT OF CORRECTION FOR PERIOD ENDING 07/11/08

Table with columns: NAME, TITLE, NUM, SALARY, ACTION, PROV, EFF DATE. Lists personnel changes for Department of Correction.



COURT NOTICE MAPS FOR WORLD TRADE CENTER



**NOTICE**

THE STATE OF NEW YORK, COUNTY OF NEW YORK, OFFICE OF THE SURVEYOR, DO hereby certify that the above described map was filed for record on August 12, 2008, at 10:00 AM.

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the Office of the Surveyor at Albany, New York, this 12th day of August, 2008.

KENNETH J. STIERER  
 LICENSED LAND SURVEYOR  
 49824

Parcel No.	Area (sq. ft.)	Area (sq. m.)	Notes
1	1,234,567	113,800	CHASE PARCEL
2	987,654	91,200	BELOW SURFACE
3	765,432	70,800	BELOW SURFACE
4	543,210	50,400	BELOW SURFACE
5	321,098	29,800	BELOW SURFACE
6	210,987	19,500	BELOW SURFACE
7	109,876	10,100	BELOW SURFACE
8	98,765	9,100	BELOW SURFACE
9	87,654	8,100	BELOW SURFACE
10	76,543	7,100	BELOW SURFACE
11	65,432	6,100	BELOW SURFACE
12	54,321	5,100	BELOW SURFACE
13	43,210	4,000	BELOW SURFACE
14	32,109	3,000	BELOW SURFACE
15	21,098	2,000	BELOW SURFACE
16	10,987	1,000	BELOW SURFACE
17	9,876	900	BELOW SURFACE
18	8,765	800	BELOW SURFACE
19	7,654	700	BELOW SURFACE
20	6,543	600	BELOW SURFACE
21	5,432	500	BELOW SURFACE
22	4,321	400	BELOW SURFACE
23	3,210	300	BELOW SURFACE
24	2,109	200	BELOW SURFACE
25	1,098	100	BELOW SURFACE
26	987	90	BELOW SURFACE
27	876	80	BELOW SURFACE
28	765	70	BELOW SURFACE
29	654	60	BELOW SURFACE
30	543	50	BELOW SURFACE
31	432	40	BELOW SURFACE
32	321	30	BELOW SURFACE
33	210	20	BELOW SURFACE
34	109	10	BELOW SURFACE
35	98	9	BELOW SURFACE
36	87	8	BELOW SURFACE
37	76	7	BELOW SURFACE
38	65	6	BELOW SURFACE
39	54	5	BELOW SURFACE
40	43	4	BELOW SURFACE
41	32	3	BELOW SURFACE
42	21	2	BELOW SURFACE
43	10	1	BELOW SURFACE
44	9	0.8	BELOW SURFACE
45	8	0.7	BELOW SURFACE
46	7	0.6	BELOW SURFACE
47	6	0.5	BELOW SURFACE
48	5	0.4	BELOW SURFACE
49	4	0.3	BELOW SURFACE
50	3	0.2	BELOW SURFACE
51	2	0.1	BELOW SURFACE
52	1	0.0	BELOW SURFACE

**LEGEND**

CHASE PARCEL

BELOW SURFACE

ABOVE SURFACE

BELOW SURFACE EASEMENT

ACQUISITION LINE AND DESCRIPTION

SCALE

1" = 100'

ACQUISITION MAP  
 IN THE MATTER OF ACQUISITION OF  
 CERTAIN REAL PROPERTY FOR THE  
 THE WORLD TRADE CENTER  
 DOWNTOWN REDEVELOPMENT PROJECT

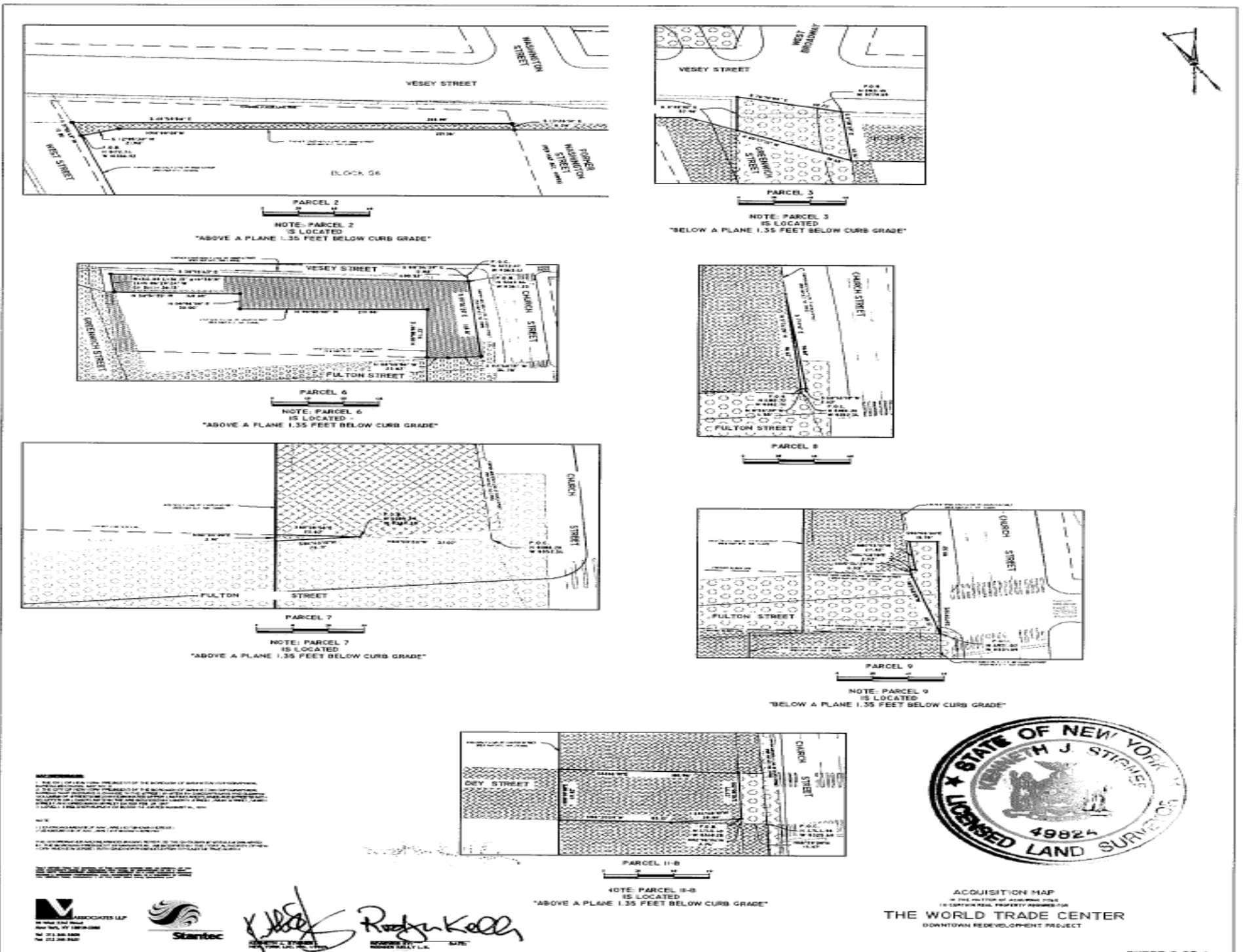


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KENNETH J. STIERER  
 LICENSED LAND SURVEYOR  
 49824



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 49824



**NOTICE**

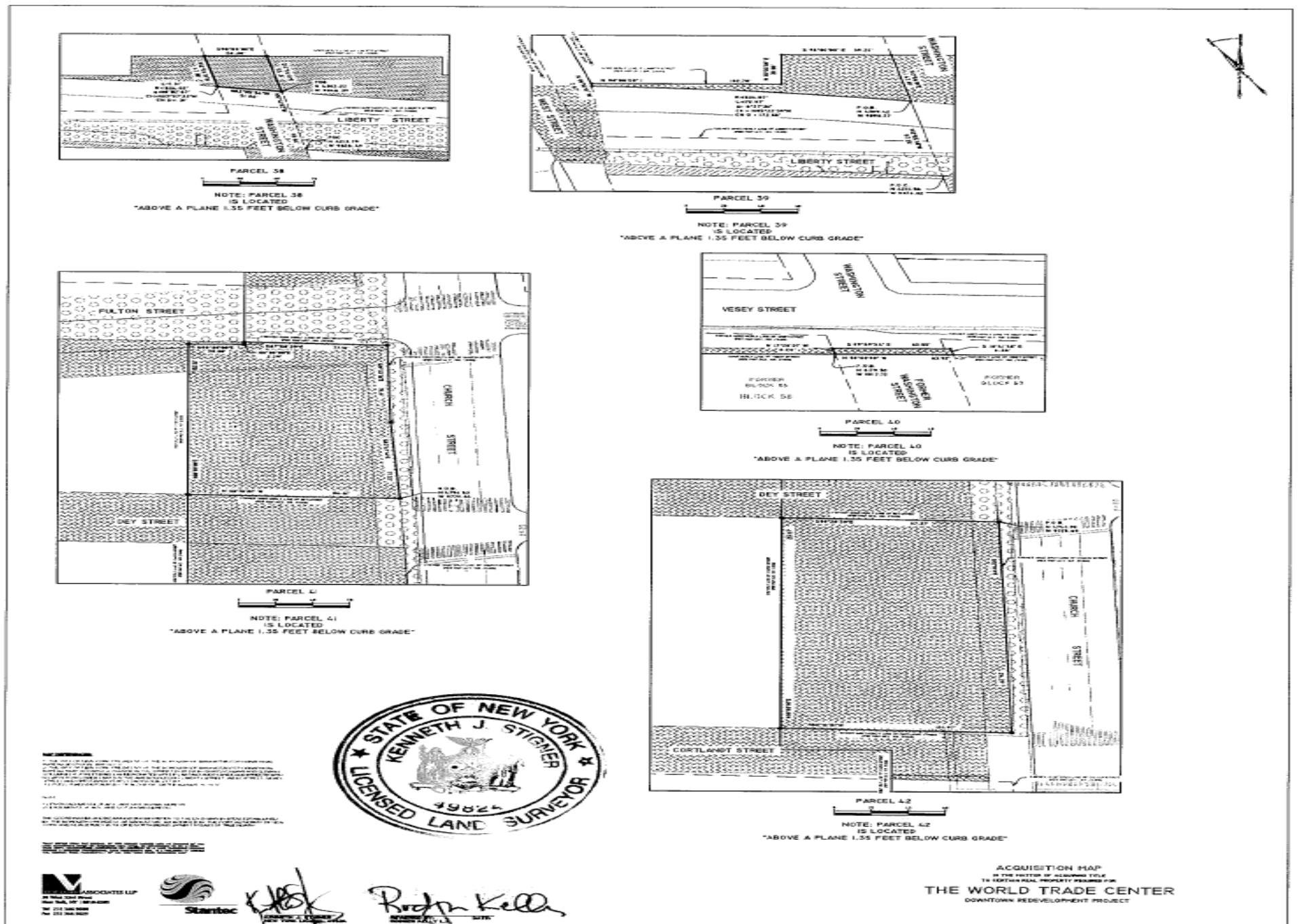
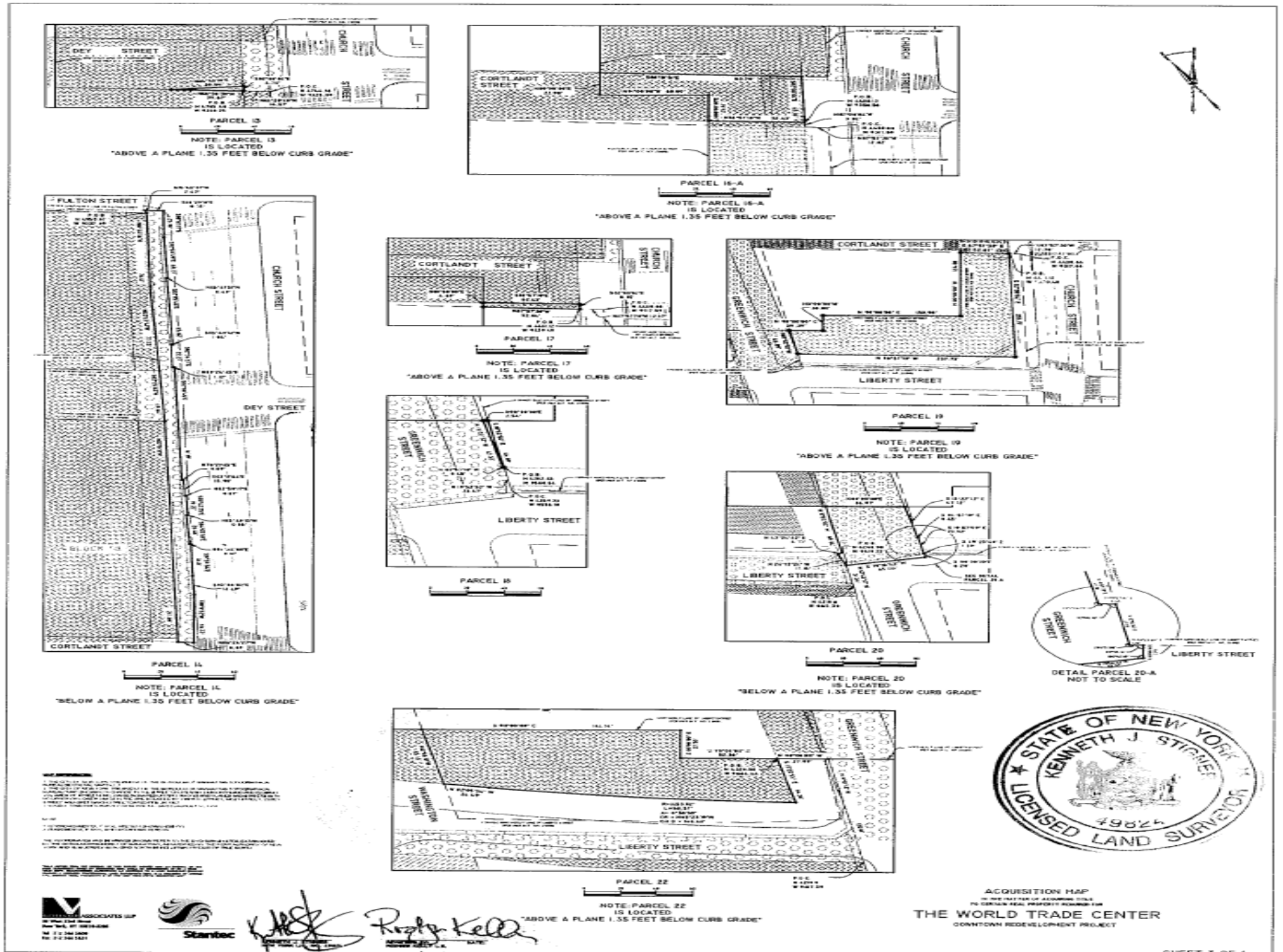
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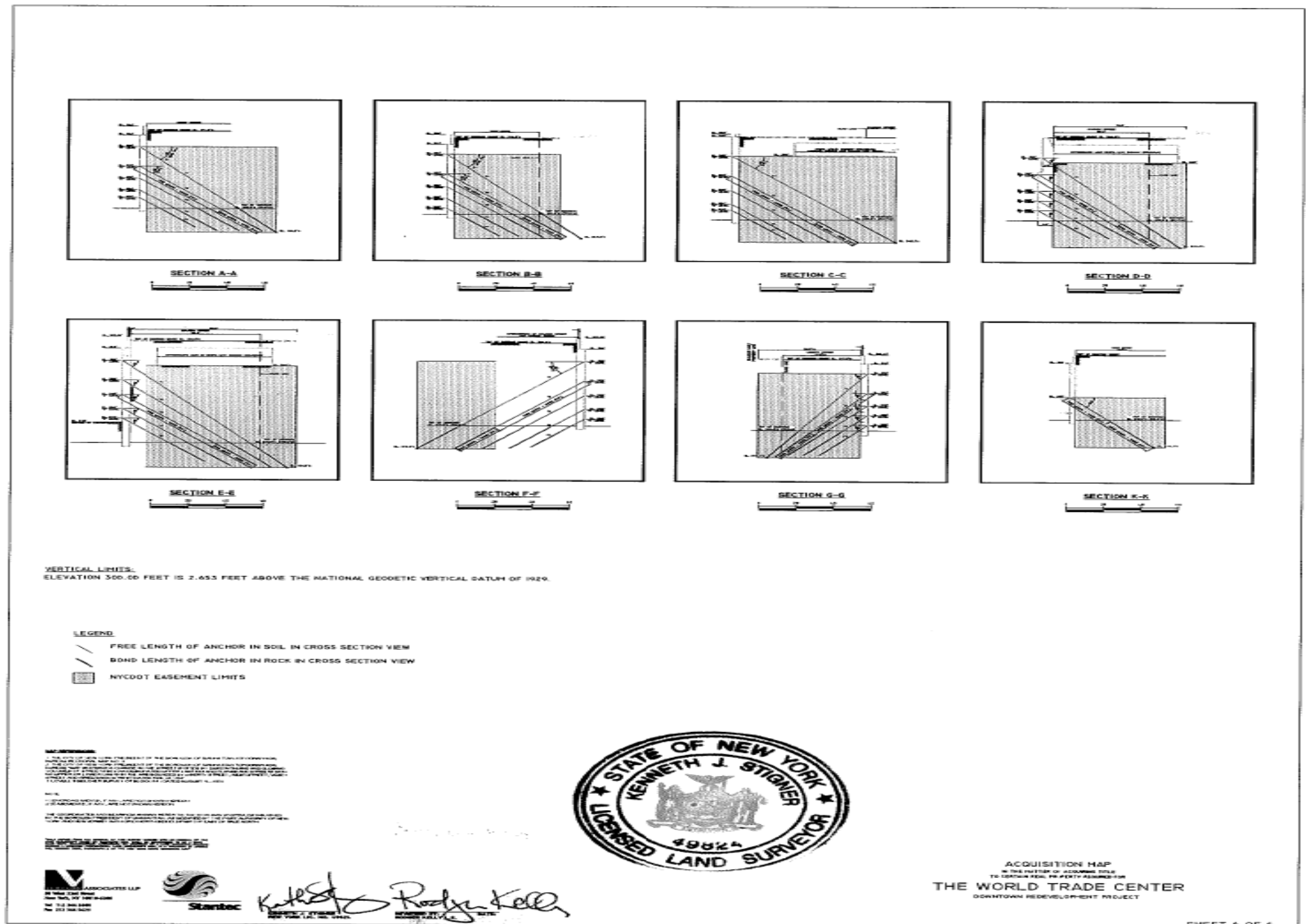
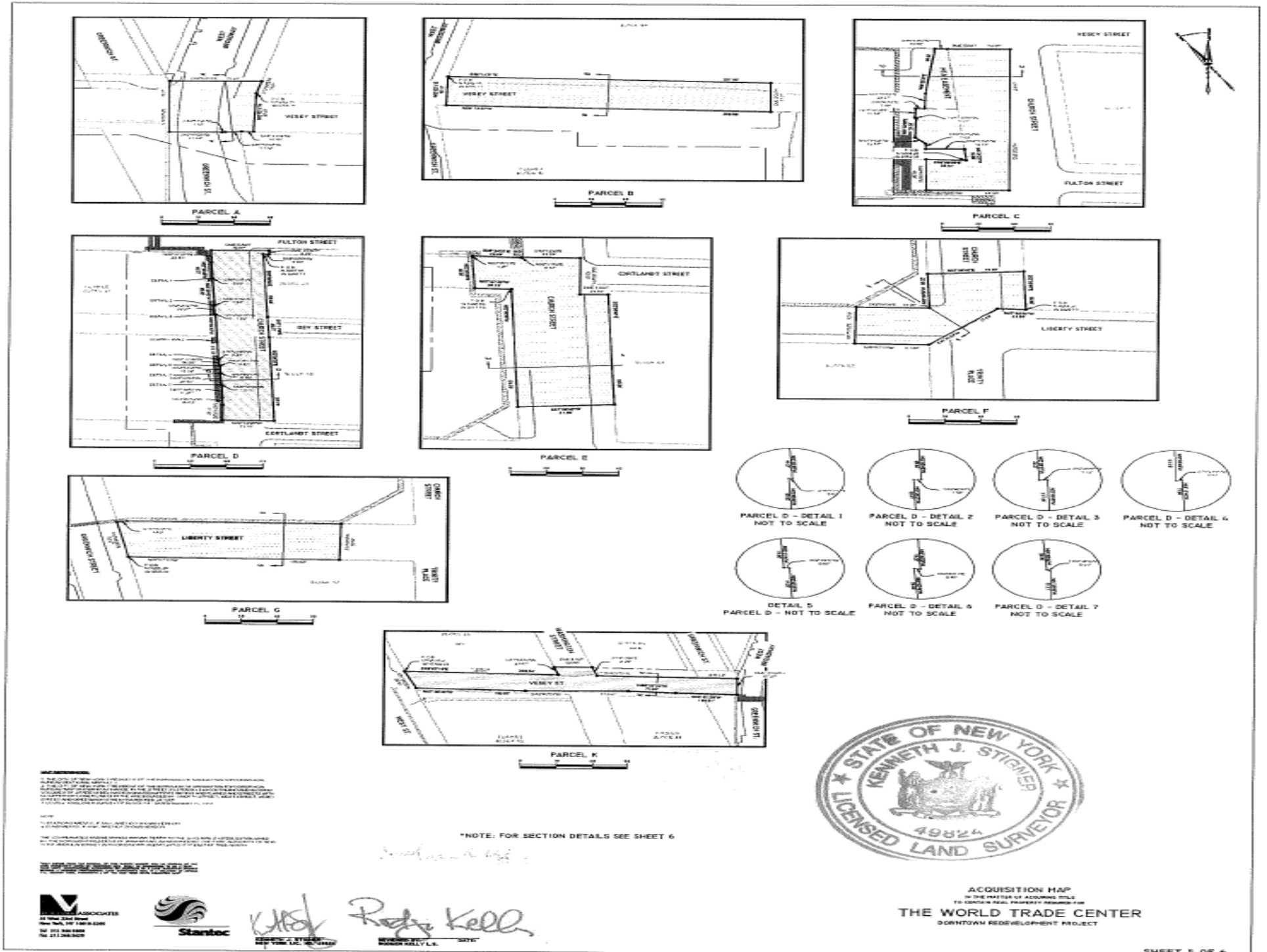
KENNETH J. STIERER  
 LICENSED LAND SURVEYOR  
 49824

**ACQUISITION MAP**  
 IN THE MATTER OF ACQUISITION OF  
 CERTAIN REAL PROPERTY FOR THE  
 THE WORLD TRADE CENTER  
 DOWNTOWN REDEVELOPMENT PROJECT

COURT NOTICE MAPS FOR WORLD TRADE CENTER



COURT NOTICE MAPS FOR WORLD TRADE CENTER



# READER'S GUIDE

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

## NOTICE TO ALL NEW YORK CITY CONTRACTORS

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

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

## CONSTRUCTION/CONSTRUCTION SERVICES OR CONSTRUCTION RELATED SERVICES

The City of New York is committed to achieving excellence in the design and construction of its capital program, and building on the tradition of innovation in architecture and engineering that has contributed to the City's prestige as a global destination.

## VENDOR ENROLLMENT APPLICATION

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

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

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

## Attention Existing Suppliers:

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

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

## SELLING TO GOVERNMENT TRAINING WORKSHOP

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

## PRE-QUALIFIED LIST

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

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

## NON-MAYORAL ENTITIES

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

## PUBLIC ACCESS CENTER

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

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

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

## PROMPT PAYMENT

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

## PROCUREMENT POLICY BOARD RULES

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

## COMMON ABBREVIATIONS USED IN THE CR

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

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

## KEY TO METHODS OF SOURCE SELECTION

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

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

- NA/9 ..... New contractor needed for changed/additional work
- NA/10 ..... Change in scope, essential to solicit one or limited number of contractors
- NA/11 ..... Immediate successor contractor required due to termination/default
  - For Legal services only: NA/12 ..... Specialized legal devices needed; CP not advantageous
- WA ..... **Solicitation Based on Waiver/Summary of Circumstances** (Client Services/BSB or CP only)
  - WA1 ..... Prevent loss of sudden outside funding
  - WA2 ..... Existing contractor unavailable/immediate need
  - WA3 ..... Unsuccessful efforts to contract/need continues
- IG ..... **Intergovernmental Purchasing** (award only)
  - IG/F ..... Federal
  - IG/S ..... State
  - IG/O ..... Other
- EM ..... **Emergency Procurement** (award only) An unforeseen danger to:
  - EM/A ..... Life
  - EM/B ..... Safety
  - EM/C ..... Property
  - EM/D ..... A necessary service
- AC ..... **Accelerated Procurement/markets with** significant short-term price fluctuations
- SCE ..... **Service Contract Extension/insufficient time;** necessary service; fair price
  - Award to Other Than Lowest Responsible & Responsive Bidder or Proposer / Reason (award only)
- OLB/a ..... anti-apartheid preference
- OLB/b ..... local vendor preference
- OLB/c ..... recycled preference
- OLB/d ..... other: (specify)

## HOW TO READ CR PROCUREMENT NOTICES

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

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

## SAMPLE NOTICE:

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**POLICE**

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**DEPARTMENT OF YOUTH SERVICES**

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■ SOLICITATIONS

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*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.*

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

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