



THE CITY RECORD

Official Journal of The City of New York

THE CITY RECORD
U.S.P.S. 0114-660

Printed on paper containing
40% post-consumer material

VOLUME CXXXVI NUMBER 61

TUESDAY, MARCH 31, 2009

PRICE \$4.00

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THE CITY RECORD

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MARTHA K. HIRST, Commissioner, Department of Citywide Administrative Services.
ELI BLACHMAN, Editor of The City Record.

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

Subscription—\$500 a year; daily, \$4.00 a copy (\$5.00 by mail) Periodicals Postage Paid at New York, N.Y.
POSTMASTER: Send address changes to THE CITY RECORD, 1 Centre Street, Room 2208, New York, N.Y. 10007 - 1602

Editorial Office
1 Centre Street, Room 2208
New York N.Y. 10007-1602
Telephone (212) 669-8252

Subscription Changes/Information
1 Centre Street, Room 2208
New York N.Y. 10007-1602
Telephone (212) 669-8252

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PUBLIC HEARINGS AND MEETINGS

See Also: Procurement; Agency Rules

ADMINISTRATION FOR CHILDREN'S SERVICES

■ PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a Public Hearing will be held on Friday April 10, 2009, at Administration for Children's Services, 150 William Street, 9th Floor Conference Room C-1, Borough of Manhattan, commencing at 9:00 A.M. on the following:

PUBLIC HEARING in the matter of one proposed contract between the Administration for Children's Services of the City of New York and the contractor listed below, for the provision of Risk Management Services. The term of the contract will be from approximately November 1, 2008 to October 31, 2009.

Contractor/Address	PIN	Amount
Prutech Solutions 55 US Highway 1 South 2nd Floor Iselin, NJ 08870	068-09-NEX-0001	\$500,000.00

The proposed contractor has been selected by means of a Negotiated Acquisition process, pursuant to Section 3-04 (b)(2)(iii) of the Procurement Policy Board Rules.

PUBLIC HEARING in the matter of one proposed contract between the Administration for Children's Services of the City of New York and the contractor listed below, for the provision of Analytical Services. The term of the contract will be from approximately December 15, 2008 to December 14, 2009.

Contractor/Address	PIN	Amount
Metis, Inc 90 Broad Street New York, NY 10004	068-08-NEG-0002	\$200,000.00

The proposed contractor has been selected by means of a Negotiated Acquisition process, pursuant to Section 3-04 (b)(2)(i) of the Procurement Policy Board Rules.

PUBLIC HEARING in the matter of one proposed contract between the Administration for Children's Services of the City of New York and the contractor listed below, for the provision of Food Services. The term of the contract will be from approximately December 1, 2008 to June 30, 2009.

Contractor/Address	PIN	Amount
Ambassador Food Services 5-30 54th Avenue Long Island City, NY 11101	068-09-NEX-0002	\$450,000.00

The proposed contractor has been selected by means of a Negotiated Acquisition process, pursuant to Section 3-04 (b)(2)(i) of the Procurement Policy Board Rules.

A copy of the draft contracts are available for public inspection at the New York City Administration for Children's Services, Office of Child Welfare Services, 150 William Street, 9th Floor, Borough of Manhattan, on business days from

March 31, 2009 through April 10, 2009, exclusive of holidays, between the hours of 10:00 A.M. and 4:00 P.M. Please contact Diane Headley of the Office of Administrative Contracts at (212) 341-3459 to arrange a visit.

m31

QUEENS BOROUGH PRESIDENT

■ PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN THAT a Public Hearing will be held by the Borough President of Queens, Helen Marshall, on Thursday, April 2, 2009 at 10:30 A.M., in the Borough Presidents Conference Room located at 120-55 Queens Boulevard, Kew Gardens, New York 11424, on the following items:

NOTE: Individuals requesting Sign Language Interpreters should contact the Borough President's Office, (718) 286-2860, TDD users should call (718) 286-2656, no later than FIVE BUSINESS DAYS PRIOR TO THE PUBLIC HEARING.
CD 03 - BSA #94-58-BZ -

IN THE MATTER of an application submitted by Vassalotti Associates, on behalf of 31-02 68th Realty Corporation, pursuant to Sections 11-411 of the NYC Zoning Resolution, to extend the term of variance for an additional ten (10) years for an existing gasoline station in an R4 zoning district located at 31-02 68th Street, Block 1138, Lot 27, Zoning Map 9d, Jackson Heights, Borough of Queens.

CD06 - ULURP #C090283 ZMQ - IN THE MATTER of an application submitted by the Department of City Planning, pursuant to Section 197-c and 201 of New York City Charter, for an amendment of the Zoning Map, from an R1-2 district to an R1-2A district, an area bounded by a line midway between 66th Avenue, and 66th Road, 110th Street, 67th Road, 112th Street, the easterly centerline prolongation line of 67th Drive, the southwesterly service road of the Grand Central Parkway, the easterly centerline prolongation of 72nd Avenue, a line 425 feet northeasterly of 112th Street, a line midway between 72nd Avenue and 72nd Road, 112th Street, 71st Avenue, 110th Street, 70th Road and 108th Street, zoning map 14a, Forest Hills, Borough of Queens.]

m27-a2

STATEN ISLAND BOROUGH PRESIDENT

■ PUBLIC MEETING

NOTICE OF PUBLIC MEETING of the Staten Island Borough Board at 5:30 P.M. on Wednesday, April 1, 2009 in Borough Hall - Stuyvesant Place, Conference Room 122, Staten Island, New York 10301.

m24-a1

CITY COUNCIL

■ PUBLIC HEARING

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 16th Floor Hearing Room, 250 Broadway, New York City,

New York 10007, commencing at 9:30 A.M. on Tuesday, March 31, 2009:

**405-427 WEST 53RD STREET GARAGE
MANHATTAN CB - 4 C 070305 ZSM**
Application submitted by 405 West 53rd Development Group, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Sections 96-111 and 13-561 of the Zoning Resolution of the City of New York to allow an unattended accessory off-street parking garage with a maximum capacity of 37 spaces on portions of the ground floor and cellar of a proposed residential building on property located at 405-427 West 53rd Street (Block 1063, Lot 17), in a C6-2 District, within the Special Clinton District.

BICYCLE PARKING

CITYWIDE N 090191 ZRY
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 the establishment of regulations pertaining to indoor, secure bicycle parking.

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

Article I Chapter 1 Title, Establishment of Controls and Interpretation of Regulations

* * *

11-337 Building permits issued and applications filed before (date of enactment)

If, before (date of enactment), a building permit has been lawfully issued authorizing construction on a #zoning lot#, the provisions of N090191 ZRY, pertaining to bicycle parking, shall not apply.

If, on or before November 17, 2008, an application for a special permit or variance is pending before the Board of Standards and Appeals or an authorization or special permit from the City Planning Commission has been certified or referred to authorize construction on a #zoning lot#, the provisions of N090191 ZRY, pertaining to bicycle parking, shall not apply.

For hospitals, if, before (date of enactment), an application for a special permit or variance is pending before the Board of Standards and Appeals or an authorization or special permit from the City Planning Commission has been filed to authorize construction on a #zoning lot#, the provisions of N090191 ZRY, pertaining to bicycle parking, shall not apply.

* * *

Chapter 2 Construction of Language and Definitions

*

12-10 DEFINITIONS

Words in the text or tables of this Resolution which are #italicized# shall be interpreted in accordance with the provisions set forth in this Section.

* * *

Floor area (4/16/08)

* * *

However, the #floor area# of a #building# shall not include:
(1) #cellar# space, except where such space is used for dwelling purposes. #Cellar# space used for retailing shall be included for the purpose of calculating requirements for #accessory# off-street parking spaces, #accessory# bicycle parking spaces and #accessory# off-street loading berths;

* * *

Article II Chapter 3 Bulk Regulations for Residential Buildings in Residence Districts

* * *

**23-12
Permitted Obstructions in Open Space**
R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

In the districts indicated, the following shall not be considered obstructions when located in any #open space# required on a #zoning lot#, except that no portion of such #open space# which is also a required #yard# or #rear yard equivalent#, or is needed to satisfy the minimum required area or dimensions of a #court#, may contain any obstructions not permitted in such #yard#, #rear yard equivalent# or #court#:

* * *

(c) Driveways, private streets, open #accessory# off-street parking spaces, #unenclosed #accessory# bicycle parking spaces or open #accessory# off-street loading berths, provided that the total area occupied by all these items does not exceed the percent of the total required #open space# on the #zoning lot#, as follows:

- (1) 50 percent in R1, R2, R3, R6, R7, R8, R9 or R10 Districts; and
(2) 66 percent in R4 or R5 Districts;

* * *

23-44 Permitted Obstructions in Required Yards or Rear Yard Equivalents

In all #Residence Districts#, the following shall not be considered obstructions when located within a required #yard# or #rear yard equivalent#:

(a) In any #yard# or #rear yard equivalent#:

* * *

Parking spaces for automobiles or bicycles, off-street, open, #accessory#, within a #side# or #rear yard#;

Parking spaces, off-street, open, within a #front yard#, that are #accessory# to a #residential building# where:

- (1) in R2X, R3, R4 and R5 Districts, no more than two parking spaces are required, provided such spaces are located in a permitted #side lot ribbon#;
(2) in R3, R4 and R5 Districts, more than two parking spaces are required, provided such spaces meet all the requirements of paragraph (b) of Section 25-621 (Location of parking spaces in certain districts) and the screening requirements of Section 25-66.

However, no such parking spaces shall be permitted in any #front yard# within a R1, R2 other than R2X, R4B, R5B or R5D District, and no such required spaces shall be permitted in any #front yard# within any R1, R2, R3, R4A or R4-1 District within a #lower density growth management area#.

* * *

(b) In any #rear yard# or #rear yard equivalent#:

* * *

Parking spaces, off-street, #accessory#, for automobiles or bicycles, provided that:

- (1) the height of a #building# used for such purposes, if #accessory# to a #single-# or #two-family residence#, shall not exceed one #story# and, if located in an R1 District, such #building# may not be nearer than five feet to a #rear lot line# or #side lot line#. In R2A Districts, detached garages shall be included in #lot coverage#;
(2) if #accessory# to any other kind of #residential building#, the height of such #accessory building# shall not exceed six feet above #curb level# in R3, R4 or R5 Districts, or fourteen feet above #curb level# in R6, R7, R8, R9 or R10 Districts;
(3) enclosed #accessory# parking spaces for bicycles shall be #accessory# to a #residence# other than a #single-# or #two-family residence#, attached to a #building#, and the area dedicated to such spaces shall not exceed the area of bicycle parking spaces permitted to be excluded from #floor area# pursuant to Section 25-85 (Floor Area Exemption).

* * *

Article II Chapter 4 Bulk Regulations for Community Facility Buildings in Residence Districts

* * *

24-33 Permitted Obstructions in Required Yards or Rear Yard Equivalents

In all #Residence Districts#, the following shall not be considered obstructions when located within a required #yard# or #rear yard equivalent#:

(a) In any #yard# or #rear yard equivalent#:

* * *

Parking spaces for automobiles or bicycles, off-street, open, #accessory#;

(b) In any #rear yard# or #rear yard equivalent#:

* * *

Any #building# or portion of a #building# used for #community facility uses#, including #accessory# parking spaces for bicycles within such #building#, provided that the height of such #building# shall not exceed one #story#, nor in any event 23 feet above #curb level#, and further provided that the area within such #building# dedicated to #accessory# parking spaces for bicycles shall not exceed the area permitted to be excluded from #floor area# pursuant to Section 25-85 (Floor Area Exemption). However, the following shall not be

permitted obstructions:

* * *

Article II Chapter 5 Accessory Off-Street Parking and Loading Regulations

* * *

25-00 GENERAL PURPOSES AND DEFINITIONS

25-01 General Purposes

The following regulations on permitted and required accessory off-street parking spaces and accessory bicycle parking spaces are adopted in order to provide needed space off the streets for parking in connection with new residences, to reduce traffic congestion resulting from the use of streets as places for storage of automobiles, to protect the residential character of neighborhoods, to provide for a higher standard of residential development within the City, and thus to promote and protect public health, safety and general welfare.

25-02 Applicability

Except as otherwise provided in this Section, the regulations of this Chapter on permitted or required #accessory# off-street parking spaces and #accessory# bicycle parking spaces apply to #residences#, #community facility uses# or #commercial uses#, as set forth in the provisions of the various Sections.

* * *

25-80 BICYCLE PARKING

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10 In all districts, as indicated, bicycle parking spaces shall be provided in accordance with the requirements set forth in this Section, inclusive, as a condition precedent to the #use# of such #development#, #enlargement#, #dwelling unit#, conversion, #group parking facility# or open parking area.

The provisions of this Section 25-80, inclusive, shall apply to:

- (a) #developments#;
(b) #enlargements# that increase the #floor area# within a #building# by 50 percent or more;
(c) #dwelling units# created by conversions of non-#residential floor area#;
(d) new #dwelling units# in #residential buildings# or #building segments# constructed after (date of enactment);
(e) new enclosed #accessory group parking facilities# with 35 or more automobile parking spaces; and
(f) open parking areas #accessory# to #commercial# or #community facility uses# that contain 18 or more automobile parking spaces or are greater than 6,000 square feet in area.

In addition, the provisions of Section 25-85 (Floor Area Exemption) shall apply to all #buildings# as set forth therein. The number of #accessory# bicycle parking spaces provided pursuant to this Section, the total of the area, in square feet, of bicycle parking spaces and the total of any area, in square feet, excluded from #floor area# for such spaces shall be noted on the Certificate of Occupancy.

25-81 Required Bicycle Parking Spaces

25-811 Enclosed bicycle parking spaces R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

In all districts, as indicated, enclosed #accessory# bicycle parking spaces shall be provided for at least that amount specified for the applicable #use# set forth in the table below. For the purposes of calculating the number of required bicycle parking spaces, any fraction of a space 50 percent or greater shall be counted as an additional space. For #residences#, the #accessory# bicycle parking requirement shall be calculated separately for separate #buildings# or #building segments#.

Where any #building# or #zoning lot# contains two or more #uses# having different bicycle parking requirements as set forth in the following table, the bicycle parking requirements for each type of #use# shall apply to the extent of that #use#.

Where an enclosed #accessory group parking facility# is provided, the required number of bicycle parking spaces for the #use# to which such facility is #accessory# shall be the amount set forth for such #use# in the table below, or one for every 10 automobile parking spaces that are enclosed within a #building# or other structure# or located on the roof of a #building#, whichever will require a greater number of bicycle parking spaces.

REQUIRED BICYCLE PARKING SPACES FOR RESIDENTIAL OR COMMUNITY FACILITY USES

Table with 2 columns: Type of #Use# and Bicycle Parking Spaces Required in Relation to Specified Unit of Measurement. Rows include FOR RESIDENTIAL USES (Use Group 1, Use Group 2, #Non-profit residences for the elderly#) and FOR COMMUNITY FACILITY USES* (College or #school# student dormitories, Colleges, universities, or seminaries, Theaters, auditoriums, gymnasiums, Libraries, museums or non-commercial).

Table with 2 columns: #art galleries and #of floor area#. Rows include Monasteries, convents or novitiates; houses of worship, rectories or parish houses; Use Group 4B and All other Use Group 3 and Use Group 4 #uses# not otherwise listed in this table.

* #Non-profit hospital staff dwellings# shall be subject to the requirements for Use Group 2 #residential uses#. ** Up to half of these spaces may be provided as unenclosed bicycle parking spaces pursuant to the requirements of Section 25-83 (Restrictions on Operation, Size and Location of Enclosed Bicycle Parking Spaces).

However, the bicycle parking requirements set forth in the above table shall be waived for bicycle parking spaces that are #accessory# to:

- (a) #residential buildings# or #residential building segments# containing 10 #dwelling units# or less;
(b) colleges, universities, or seminaries where the number of required bicycle parking spaces is six or less;
(c) college or #school# student dormitories or fraternity and sorority student houses where the number of required bicycle parking spaces is five or less; or
(d) all other #community facility uses# not otherwise listed in the above table where the number of required bicycle parking spaces is three or less.

25-812 Unenclosed bicycle parking spaces R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

In all districts, as indicated, for open parking areas #accessory# to #community facility uses# that contain 18 or more spaces or are greater than 6,000 square feet in area, which meet the applicability standards of Section 25-67 (Parking Lot Landscaping), unenclosed #accessory# bicycle parking spaces shall be provided as follows:

- (a) One bicycle parking space shall be provided for every ten vehicle parking spaces, up to 200 vehicle parking spaces. Thereafter, one bicycle parking space shall be provided for every 100 vehicle parking spaces. Fractions equal to or greater than one-half resulting from this calculation shall be considered to be one bicycle space.
(b) Each bicycle rack shall allow for the bicycle frame and at least one wheel to be locked to the rack. If bicycles can be locked to each side of the rack without conflict, each side may be counted toward a required space. Thirty inches of maneuverable space shall be provided between parallel bicycle racks and a 96 inch wide aisle shall be provided between bicycle rack areas.
(c) Bicycle racks shall be provided within 50 feet of a main entrance of a #building# and a minimum of 24 inches from any wall. However, if more than 40 bicycle parking spaces are required, 50 percent of such spaces may be provided at a distance of up to 100 feet from the main entrance of a #building#. Department of Transportation bicycle racks provided on a fronting sidewalk may be counted toward this requirement, provided such racks meet the standards of this paragraph, (c).

25-82 Authorization for Reduction of Spaces R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

In all districts, as indicated, the City Planning Commission may authorize a reduction in the number of required bicycle parking spaces set forth in Section 25-811 (Enclosed bicycle parking spaces), or a waiver of all such spaces, upon finding there are subsurface conditions, below-ground infrastructure or other site planning constraints that would make accommodating such bicycle parking spaces on or below the first #story# of the #building# infeasible. The Commission may request reports from licensed engineers or registered architects in considering such reduction.

25-83 Restrictions on Operation, Size and Location of Enclosed Bicycle Parking Spaces R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

In all districts, as indicated, all #accessory# bicycle parking spaces shall be provided on the same #zoning lot# as the #building# or #use# to which such spaces are #accessory#, except as provided in Section 25-84 (Certification for Off-Site Bicycle Parking Spaces).

All enclosed #accessory# bicycle parking spaces shall be surrounded on all sides by a solid enclosure, except where a parking garage is open at the sides, and covered by a roof for weather protection. Each bicycle space shall adjoin a rack or similar system for securing the bicycle. Bicycle parking spaces shall be located in an area secured by a lock or similar means, or adjoin a securely anchored rack to which the bicycle frame and at least one wheel can be locked. Fifteen square feet of area shall be provided for each bicycle space. However, the area for each bicycle space may be reduced by up to nine square feet per bicycle if the Commissioner of Buildings certifies that a layout has been submitted to adequately accommodate the specified number of bicycles.

A plaque shall be placed at the exterior of the entry to the bicycle parking area, outside any locked door, with lettering at least three-quarter inches in height stating "Bicycle Parking."

For colleges, universities, or seminaries, one-half of required enclosed #accessory# bicycle parking spaces may be provided as open unenclosed spaces, provided that such spaces meet the standards of Section 25-812 (Unenclosed bicycle parking spaces), paragraph (b).

All bicycle parking spaces which are #accessory# to #residences# shall be made available for the storage and independent access of the bicycles used by the occupants of such #residences#.

All required bicycle parking spaces which are #accessory# to a #community facility use# shall be made available for the

storage and independent access of the bicycles used by the employees of such #use#, except that bicycle parking spaces #accessory# to colleges or universities shall be accessible to all authorized users of such #building#, and that bicycle parking spaces #accessory# to #community facilities# with sleeping accommodations may be accessible to the occupants of such facility.

Bicycle spaces may be located in a room secured by a lock or similar means, provided that access is through a commonly accessible area and access is made available to eligible users on an equal basis.

25-84 Certification for Off-Site Bicycle Parking Spaces R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

In all districts, as indicated, for colleges, universities, seminaries, hospitals and related facilities, except animal hospitals, #accessory# bicycle parking spaces required pursuant to Section 25-811 (Enclosed bicycle parking spaces) may be provided on a #zoning lot# other than the same #zoning lot# as the #use# to which such spaces are #accessory#, provided that the Chairperson of the City Planning Commission certifies to the Department of Buildings that all such bicycle parking spaces are:

- (a) located on a #zoning lot# not further than 1,000 feet from the nearest boundary of the #zoning lot# occupied by the #use# to which they are #accessory#; or within a subsurface parking and other service facility that serves multiple #zoning lots#, including the #zoning lot# occupied by the #use# to which they are #accessory#; and subject to deed restrictions filed in an office of record, binding the owner and his heirs and assigns to maintain the required number of spaces as accessible throughout the life of the #use# generating the #accessory# bicycle parking spaces.

A plaque shall be placed within 30 feet of a #building# entrance, with lettering at least three-quarter inches in height stating "Bicycle Parking" followed by information directing users to the address of the off-site location.

The number of off-site #accessory# bicycle parking spaces provided pursuant to this Section and the area of such bicycle parking spaces, in square feet, shall be noted on the Certificate of Occupancy for both the #building# in which the off-site bicycle parking spaces are located, and the #building# to which such bicycle parking spaces are #accessory#.

25-85 Floor Area Exemption R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

In all districts, as indicated, space provided for enclosed #accessory# bicycle parking spaces pursuant to the standards of this section shall be excluded from the definition of #floor area#, provided that:

- (a) the space excluded from #floor area# does not exceed an amount equal to 15 square feet multiplied by the number of required spaces, or if spaces are waived pursuant to paragraphs (a), (b), (c) or (d) of Section 25-811 (Enclosed bicycle parking spaces), the number that would have been required but for the waiver; and
- (b) the #accessory# bicycle parking spaces provided meet the standards for required bicycle parking of Section 25-83 (Restrictions on Operation, Size and Location of Enclosed Bicycle Parking Spaces).

Notwithstanding the provisions of paragraph (a) of this section, for the following #uses#, the amount of space that may be excluded from the definition of #floor area# shall not exceed an amount equal to 15 square feet multiplied by the number of spaces set forth in the table below.

MAXIMUM BICYCLE PARKING SPACES EXCLUDED FROM #FLOOR AREA#

Table with 2 columns: Type of #Use#, Maximum Bicycle Parking Spaces Excluded from #Floor Area# in Relation to Specified Unit of Measurement. Rows include FOR RESIDENTIAL USES (Non-profit residences for the elderly#) and FOR COMMUNITY FACILITY USES* (Philanthropic or non-profit institutions with sleeping accommodations).

However, in no event shall this Section apply to #single-# or #two-family residences#; and in no event shall this Section apply to #accessory# bicycle parking spaces provided off-site pursuant to Section 25-84 (Certification for Off-Site Bicycle Parking Spaces).

Space provided for #accessory# bicycle parking spaces within an #accessory group parking facility# shall not be counted as #floor area# provided that the surrounding #group parking facility# is not #floor area#.

25-86 Waiver or Reduction of Spaces for Subsidized Housing R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

In all districts, as indicated, except in the Special Southern Hunters Point District, the number of required bicycle parking spaces set forth in Section 25-811 (Enclosed bicycle

parking spaces) may be reduced or waived by the Commissioner of Buildings, provided that the Commissioner of the Department of Housing Preservation and Development has submitted a letter certifying that:

- (a) at least 50 percent of the #dwelling units# in the #building# or #building segment# will be income restricted pursuant to the provisions of Section 23-90 (Inclusionary Housing Program) or pursuant to the terms of a grant, loan or subsidy from any federal, state or local agency or instrumentality, including, but not limited to, the disposition of real property for less than market value, purchase money financing, construction financing, permanent financing, the utilization of bond proceeds and allocations of low income housing tax credits. An exemption or abatement of real property taxes shall not qualify as a grant, loan or subsidy for the purposes of this paragraph;
- (b) there is insufficient space within the #building# to accommodate the required number of bicycle parking spaces on or below the first #story# of the #building#, including within an enclosed #accessory group parking facility#;
- (c) if permitted automobile parking spaces are provided, the required bicycle spaces cannot be accommodated within an enclosed #group parking facility# by reconfiguring automobile parking spaces or removing three or fewer permitted automobile parking spaces;
- (d) additional space cannot reasonably be constructed based on the amount of subsidy available to the project; and
- (e) the number of required bicycle parking spaces is being reduced by the minimum amount necessary to address these limitations.

Article III Chapter 3 Bulk Regulations for Commercial or Community Facility Buildings in Commercial Districts

33-23 Permitted Obstructions in Required Yards or Rear Yard Equivalents

In all #Commercial Districts#, the following shall not be considered obstructions when located within a required #yard# or #rear yard equivalent#:

- (a) In any #yard# or #rear yard equivalent#: Parking spaces for automobiles or bicycles, off-street, open, #accessory#;
- (b) In any #rear yard# or #rear yard equivalent#: Parking spaces for automobiles or bicycles, off-street, #accessory# provided that the height of an #accessory building# used for such purposes and located in a required #rear yard# or #rear yard equivalent# shall not exceed 23 feet above #curb level#;

Article III Chapter 6 Accessory Off-Street Parking and Loading Regulations

36-01 General Purposes

The following regulations on permitted and required accessory off-street parking spaces and #accessory# bicycle parking spaces are adopted in order to provide parking spaces off the streets sufficient to give necessary access to developing centers of commerce outside the high density central areas, to reduce traffic congestion caused by parking on the streets, to prevent substantial amounts of traffic from circulating in and parking on residential streets surrounding commercial centers, to provide for a higher standard of commercial development within the City and thus to promote and protect public health, safety and general welfare.

36-02 Applicability of District Regulations

Except as otherwise provided in this Section, the regulations of this Chapter on permitted and required #accessory# off-street parking spaces and #accessory# bicycle parking spaces apply to #residences#, #community facility uses# or #commercial uses#, as set forth in the provisions of the various Sections. In addition, the regulations of this Chapter, or of specified Sections thereof, also apply in other provisions of this Resolution where they are incorporated by cross reference.

36-70 BICYCLE PARKING

C1 C2 C3 C4 C5 C6 C7 C8 In all districts, as indicated, bicycle parking spaces shall be provided in accordance with the requirements set forth in this Section, inclusive, as a condition precedent to the #use# of such #development#, #enlargement#, #dwelling unit#, conversion, #group parking facility# or open parking area. In all districts, as indicated, the provisions of this Section 36-70, inclusive, shall apply to:

- (a) #developments#;
- (b) #enlargements# that increase the #floor area# within a #building# by 50 percent or more;
- (c) #dwelling units# created by conversions of non-#residential floor area#;
- (d) new #dwelling units# in #residential buildings# or #building segments# constructed after (date of enactment);
- (e) new enclosed #accessory group parking facilities# with 35 or more automobile parking spaces; and
- (f) open parking areas #accessory# to #commercial# or #community facility uses# that contain 18 or more automobile parking spaces or are greater than 6,000 square feet in area.

In addition, the provisions of Section 36-75 (Floor Area Exemption) shall apply to all #buildings# as set forth therein. Bicycle parking spaces shall be provided in accordance with

the requirements set forth in this Section, inclusive, as a condition precedent to the #use# of such #development#, #enlargement#, conversion, #group parking facility# or open parking area.

The number of #accessory# bicycle parking spaces provided pursuant to this Section, the total of the area, in square feet, of bicycle parking spaces and the total of any area, in square feet, excluded from #floor area# for such spaces shall be noted on the Certificate of Occupancy.

36-71 Required Bicycle Parking Spaces

36-711 Enclosed bicycle parking spaces C1 C2 C3 C4 C5 C6 C7 C8

In all districts, as indicated, enclosed #accessory# bicycle parking spaces shall be provided for at least that amount specified for the applicable #use# set forth in the table below.

For the purposes of calculating the number of required bicycle parking spaces, any fraction of a space 50 percent or greater shall be counted as an additional space. For #residences#, the #accessory# bicycle parking requirement shall be calculated separately for separate #buildings# or #building segments#.

Where any #building# or #zoning lot# contains two or more #uses# having different bicycle parking requirements as set forth in the following table, the bicycle parking requirements for each type of #use# shall apply to the extent of that #use#.

Where an enclosed #accessory group parking facility# is provided, the required number of bicycle parking spaces for the #use# to which such facility is #accessory# shall be the amount set forth for such #use# in the table below, or one for every 10 automobile parking spaces that are enclosed within a #building or other structure# or located on the roof of a #building#, whichever will require a greater number of bicycle parking spaces.

REQUIRED BICYCLE PARKING SPACES FOR RESIDENTIAL, COMMUNITY FACILITY OR COMMERCIAL USES

Table with 2 columns: Type of #Use#, Bicycle Parking Spaces Required in Relation to Specified Unit of Measurement. Rows include FOR RESIDENTIAL USES (Use Group 1, Use Group 2, Non-profit residences for the elderly#) and FOR COMMUNITY FACILITY USES* (College or #school# student dormitories or fraternity and sorority student houses, Colleges, universities, or seminaries).

Use Group 13A (except theaters), 15A, None required
16B, 16C, and all other #commercial
uses# not otherwise listed

* #Non-profit hospital staff dwellings# shall be subject to the requirements for UG 2 #residential uses#.
** Up to half of these spaces may be provided as unenclosed bicycle parking spaces pursuant to the requirements of Section 36-73 (Restrictions on Operation, Size and Location of Enclosed Bicycle Parking Spaces).

However, the bicycle parking requirements set forth in the above table shall be waived for bicycle parking spaces that are accessory to:

- (a) #residential buildings# containing 10 #dwelling units# or less;
- (b) colleges, universities, or seminaries where the number of required enclosed bicycle parking spaces is six or less;
- (c) college or #school# student dormitories or fraternity and sorority student houses where the number of required bicycle parking spaces is five or less; or
- (d) all other #community facility# or #commercial uses# not otherwise listed in the above table where the number of required bicycle parking spaces is three or less.

36-712
Unenclosed bicycle parking spaces
C1 C2 C3 C4 C5 C6 C7 C8

In all districts, as indicated, for open parking areas #accessory# to #commercial# or #community facility uses# that contain 18 or more spaces or are greater than 6,000 square feet in area, which meet the applicability standards of Section 37-91 (Applicability), unenclosed bicycle parking spaces shall be provided as follows:

- (a) One bicycle parking space shall be provided for every ten vehicle parking spaces, up to 200 vehicle parking spaces. Thereafter, one bicycle parking space shall be provided for every 100 vehicle parking spaces. Fractions equal to or greater than one-half resulting from this calculation shall be considered to be one bicycle space.
- (b) Each bicycle rack shall allow for the bicycle frame and at least one wheel to be locked to the rack. If bicycles can be locked to each side of the rack without conflict, each side may be counted toward a required space. Thirty inches of maneuverable space shall be provided between parallel bicycle racks and a 96 inch wide aisle shall be provided between bicycle rack areas.
- (c) Bicycle racks shall be provided within 50 feet of a main entrance of a #building# and a minimum of 24 inches from any wall. However, if more than 40 bicycle parking spaces are required, 50 percent of such spaces may be provided at a distance of up to 100 feet from the main entrance of a #building#. Department of Transportation bicycle racks provided on a fronting sidewalk may be counted toward this requirement, provided such racks meet the standards of this paragraph, (c).

36-72
Authorization for Reduction of Spaces
C1 C2 C3 C4 C5 C6 C7 C8

In all districts, as indicated, the City Planning Commission may authorize a reduction in the number of required bicycle parking spaces set forth in Section 36-711 (Enclosed bicycle parking spaces) or a waiver of all such spaces, upon finding there are subsurface conditions, below-ground infrastructure or other site planning constraints that would make accommodating such bicycle parking spaces on or below the first #story# of the #building# infeasible. The Commission may request reports from licensed engineers or registered architects in considering such reduction.

36-73
Restrictions on Operation, Size and Location of Bicycle Parking Spaces
C1 C2 C3 C4 C5 C6 C7 C8

In all districts as indicated, all #accessory# bicycle parking spaces shall be provided on the same #zoning lot# as the #building# or #use# to which such spaces are #accessory#, except as provided in Section 36-74 (Certification for Off-Site Bicycle Parking Spaces).

All enclosed #accessory# bicycle parking spaces shall be surrounded on all sides by a solid enclosure, except where a parking garage is open at the sides, and covered by a roof for weather protection. Each bicycle space shall adjoin a rack or similar system for securing the bicycle. Bicycle parking spaces shall be located in an area secured by a lock or similar means, or adjoin a securely anchored rack to which the bicycle frame and at least one wheel can be locked. Fifteen square feet of area shall be provided for each bicycle space. However, the area for each bicycle space may be reduced by up to nine square feet per bicycle if the Commissioner of Buildings certifies that a layout has been submitted to adequately accommodate the specified number of bicycles.

A plaque shall be placed at the exterior of the entry to the bicycle parking area, outside any locked door, with lettering at least three-quarter inches in height stating "Bicycle Parking."

All required bicycle parking spaces which are #accessory# to #residences# shall be made available for the storage and independent access of the bicycles used by the occupants of such #residences#.

All required bicycle parking spaces which are #accessory# to a #commercial# or #community facility use# shall be made available for the storage and independent access of the bicycles used by the employees of such #use#, except that bicycle parking spaces #accessory# to colleges or universities must be accessible to all authorized users of such #building#, and that bicycle parking spaces #accessory# to #community facilities# with sleeping accommodations may be accessible to the occupants of such facility.

Bicycle spaces may be located in a room secured by a lock, or similar means, provided that access is through a commonly accessible area and access is made available to eligible users on an equal basis.

(a) For colleges, universities, or seminaries, one-half of required #accessory# bicycle parking spaces shall be permitted to be provided as open unenclosed spaces, provided that such spaces meet the standards of Section 36-712 (Unenclosed bicycle parking spaces), paragraph (b).

(b) For #public parking garages#, the required information plaque shall be provided at each point of bicycle entry to the #public parking garage#, mounted with its center between four and six feet above the ground, directly visible and unobstructed from the #street#. The entry plaque shall contain:

a bicycle symbol which is 12 inches square in dimension with a highly contrasting background, as shown in this paragraph, (b). The symbol shall match exactly the symbol provided in the digital file at the Department of City Planning website (<http://www.nyc.gov/TBDI>).



36-74
Certification for Off-Site Bicycle Parking Spaces
C1 C2 C3 C4 C5 C6 C7 C8

In all districts, as indicated, for colleges, universities, seminaries, hospitals and related facilities, except animal hospitals, #accessory# bicycle parking spaces required pursuant to Section 36-711 (Enclosed bicycle parking spaces) may be provided on a #zoning lot# other than the same #zoning lot# as the #use# to which such spaces are #accessory#, provided that the Chairperson of the City Planning Commission certifies to the Department of Buildings that all such bicycle parking spaces are:

- (a) located on a #zoning lot# not further than 1,000 feet from the nearest boundary of the #zoning lot# occupied by the #use# to which they are #accessory#; or within a subsurface parking and other service facility that serves multiple #zoning lots#, including the #zoning lot# occupied by the #use# to which they are #accessory#; and
- (b) subject to deed restrictions filed in an office of record, binding the owner and his heirs and assigns to maintain the required number of spaces as accessible throughout the life of the #use# generating the #accessory# bicycle parking spaces.

A plaque shall be placed within 30 feet of an entrance of the #building#, with lettering at least three-quarter inches in height stating "Bicycle Parking" followed by information directing users to the address of the off-site location.

The number of off-site #accessory# bicycle parking spaces provided pursuant to this Section and the area of such bicycle parking spaces, in square feet, shall be noted on the Certificate of Occupancy for both the #building# in which the off-site bicycle parking spaces are located, and the #building# to which such bicycle parking spaces are #accessory#.

36-75
Floor Area Exemption
C1 C2 C3 C4 C5 C6 C7 C8

In all districts, as indicated, space provided for enclosed #accessory# bicycle parking spaces pursuant to the standards of this section shall be excluded from the definition of #floor area#, provided that:

- (a) the space excluded from #floor area# does not exceed an amount equal to 15 square feet multiplied by the number of required spaces, or if spaces are waived pursuant to paragraphs (a), (b), (c) or (d) of Section 36-711 (Enclosed bicycle parking spaces), the number that would have been required but for the waiver; and
- (b) the #accessory# bicycle parking spaces provided meet the standards for required bicycle parking of Section 36-73 (Restrictions on Operation, Size and Location of Bicycle Parking Spaces).

Notwithstanding the provisions of paragraph (a) of this section, for the following #uses#, the amount of space that may be excluded from the definition of #floor area# shall not exceed an amount equal to 15 square feet multiplied by the number of spaces set forth in the table below.

Type of #Use#	Maximum Bicycle Parking Spaces Excluded from #Floor Area# in Relation to Specified Unit of Measurement
FOR RESIDENTIAL USES	
#Non-profit residences for the elderly#	1 per 2,000 square feet

or #dwelling units# for the elderly as of #floor area# specified in paragraph (d) of Section 36-35

FOR COMMUNITY FACILITY USES

Philanthropic or non-profit institutions with sleeping accommodations	1 per 2,000 square feet of #floor area#
Proprietary, non-profit or voluntary hospitals and related facilities, except animal hospitals	1 per 5,000 square feet of #floor area#

However, in no event shall this Section apply to #single-# or #two-family residences#; and in no event shall this Section apply to #accessory# bicycle parking spaces provided off-site pursuant to Section 36-74 (Certification for Off-Site Bicycle Parking Spaces).

Space provided for #accessory# bicycle parking spaces within an #accessory group parking facility# shall not be counted as #floor area# provided that the surrounding #group parking facility# is not #floor area#.

36-76
Waiver or Reduction of Spaces for Subsidized Housing
C1 C2 C3 C4 C5 C6 C7 C8

In all districts, as indicated, except in the Special Willets Point District and the Special St. George District, the number of required bicycle parking spaces set forth in Section 36-711 (Enclosed bicycle parking spaces) may be reduced or waived by the Commissioner of Buildings, provided that the Commissioner of the Department of Housing Preservation and Development has submitted a letter certifying that:

- (a) at least 50 percent of the #dwelling units# in the #building# or #building segment# will be income restricted pursuant to the provisions of Section 23-90 (Inclusionary Housing Program) or pursuant to the terms of a grant, loan or subsidy from any federal, state or local agency or instrumentality, including, but not limited to, the disposition of real property for less than market value, purchase money financing, construction financing, permanent financing, the utilization of bond proceeds and allocations of low income housing tax credits. An exemption or abatement of real property taxes shall not qualify as a grant, loan or subsidy for the purposes of this paragraph;
- (b) there is insufficient space within the #building# to accommodate the required number of bicycle parking spaces on or below the first #story# of the #building#, including within an enclosed #accessory group parking facility#;
- (c) if permitted automobile parking spaces are provided, the required bicycle spaces cannot be accommodated within an enclosed #group parking facility# by reconfiguring automobile parking spaces or removing three or fewer permitted automobile parking spaces;
- (d) additional space cannot reasonably be constructed based on the amount of subsidy available to the project; and
- (e) the number of required bicycle parking spaces is being reduced by the minimum amount necessary to address these limitations.
* * *

Article III
Chapter 7
Special Urban Design Regulations
* * *

37-06
Bicycle Parking

One bicycle parking space shall be provided for every ten vehicle parking spaces, up to 200 vehicle parking spaces. Thereafter, one bicycle parking space shall be provided for every 100 vehicle parking spaces. Fractions equal to or greater than one half resulting from this calculation shall be considered to be one bicycle space. Bicycle parking must be provided in inverted "U" shaped parking racks. Each rack must be located within a two foot by six foot area on the #zoning lot#. Thirty inches of maneuverable space shall be provided between parallel bicycle racks and a 96 inch wide aisle shall be provided between bicycle rack areas. Each rack shall count towards two required spaces.

Bicycle racks shall be provided within 50 feet of a building's main entrance and a minimum of 24 inches from any wall. However, if more than 40 bicycle parking spaces are required, 50 percent of such spaces may be provided at a distance of up to 100 feet from a building's main entrance. Department of Transportation bicycle racks provided on a fronting sidewalk may be counted toward this requirement.

37-0796
Modifications of Design Standards
* * *

37-074961
Modification of landscaping requirements
* * *

37-072962
Modification of design requirements by authorization
* * *

37-0897
Landscaping Selection Lists
* * *

37-084971
Selection list for perimeter trees
* * *

37-082972
Selection list for interior trees
* * *

37-983973
Selection list for ground covers and shrubs

Article IV
Chapter 3
Bulk Regulations

43-23
Permitted Obstructions in Required Yards or Rear Yard Equivalents

In all #Manufacturing Districts#, the following shall not be considered obstructions when located within a required #yard# or #rear yard equivalent#:

- (a) In any #yard# or #rear yard equivalent#:
Parking spaces for automobiles or bicycles, off-street, open, #accessory#;
(b) In any #rear yard# or #rear yard equivalent#:
Parking spaces for automobiles or bicycles, off-street, #accessory#, provided that the height of an #accessory building# used for such purposes and located in a required #rear yard# or #rear yard equivalent# shall not exceed 23 feet above #curb level#;

Article IV
Chapter 4
Accessory Off-Street Parking and Loading Regulations

44-60
BICYCLE PARKING
M1 M2 M3

In all districts, as indicated, the provisions of Section 36-70 (BICYCLE PARKING), inclusive, shall apply to all permitted #commercial# and #residential uses#. In addition, for #manufacturing uses#, #accessory# bicycle parking spaces shall be excluded from the definition of #floor area#, provided that:

- (a) the space excluded from #floor area# does not exceed an amount equal to 15 square feet multiplied by one bicycle parking space per 10,000 square feet of #floor area#;
(b) the #accessory# bicycle parking spaces provided meet the standards for #accessory# bicycle parking of Section 36-73 (Restrictions on Operation, Size and Location of Bicycle Parking Spaces);

However, in no event shall #accessory# bicycle parking spaces be excluded from the definition of #floor area# in the case of #single-# or #two-family residences# or in the case of #accessory# bicycle parking spaces provided off-site pursuant to Section 36-74 (Certification for Off-Site Bicycle Parking Spaces).

Space provided for #accessory# bicycle parking spaces within an #accessory group parking facility# shall not be counted as #floor area# provided that the surrounding #group parking facility# is not #floor area#.

The number of #accessory# bicycle parking spaces provided pursuant to this Section, the total of the area, in square feet, of bicycle parking spaces and the total of any area, in square feet, excluded from #floor area# for such spaces shall be noted on the Certificate of Occupancy.

Article VII
Chapter 4
Special Permits by the City Planning Commission

74-745
Location of accessory parking spaces and loading berths

When a #general large-scale development# includes two or more #zoning lots#, the City Planning Commission may permit permitted or required #accessory# off-street parking spaces, bicycle parking spaces or loading berths to be located anywhere within a #general large-scale development# without regard for #zoning lot lines#, provided that the Commission shall find:

- (a) such off-street parking spaces, bicycle parking spaces and loading berths will be conveniently located in relation to the #use# to which such spaces or berths are #accessory#;
(b) such location of off-street parking spaces, bicycle parking spaces and loading berths will result in a better site plan; and
(c) such location of off-street parking spaces, bicycle parking spaces and loading berths will not unduly increase the number of spaces in any single #block#, draw excessive traffic through local #streets#, or otherwise adversely affect traffic conditions in the surrounding area.

Whenever required off-street parking spaces, bicycle parking spaces and loading berths are permitted to be located without regard for #zoning lot lines# in accordance with the provisions of this Section, the number of spaces required for each #building# shall be kept available for such #building# throughout its life.

Article VII
Chapter 8
Special Regulations Applying to Large-Scale Residential Developments

78-40
OFF-STREET PARKING REGULATIONS

78-41
Location of Accessory Parking Spaces
When a #large-scale residential development# includes, or

will include after subdivision, two or more #zoning lots#, the City Planning Commission may, upon application, authorize permitted or required #accessory# off-street parking spaces or bicycle parking spaces to be located anywhere within the #development# without regard for #zoning lot lines#, provided that in each case the Commission shall make the following special findings:

- (a) that such off-street parking spaces or bicycle parking spaces will be conveniently located in relation to the #use# or #uses# to which such spaces are #accessory#;
(b) that such location of the off-street parking spaces or bicycle parking spaces will permit better site planning and will thus benefit both the owners, occupants, employees, customers, residents or visitors of the #development# and the City as a whole; and
(c) that such location of the off-street parking spaces or bicycle parking spaces will not increase the number of spaces in any single #block# or the traffic drawn through any one or more of the nearby local #streets# in such measure as to affect adversely other #zoning lots# outside the #development# or traffic conditions in the surrounding area.

Whenever required off-street parking spaces or bicycle parking spaces are authorized to be located without regard for #zoning lot lines# in accordance with the provisions of this Section, the number of spaces required for each #building# or #use# shall be kept available for such #building# or #use# throughout its life. Whenever any #zoning lot# within such a #large-scale residential development# is subdivided into two or more #zoning lots#, such subdivision shall be subject to the provisions of Section 78-51 (General Provisions).

Article VII
Chapter 9
Special Regulations Applying to Large-Scale Community Facility Developments

79-30
PARKING REGULATIONS

79-31
Location of Parking Spaces

When a #large-scale community facility development# includes two or more #zoning lots#, the City Planning Commission may, upon application authorize permitted or required #accessory# off-street parking spaces or bicycle parking spaces to be located anywhere within the #development# without regard for #zoning lot lines#, provided that in each case the Commission shall make the following special findings:

- (a) that such off-street parking spaces or bicycle parking spaces will be conveniently located in relation to the #use# or #uses# to which such spaces are #accessory#;
(b) that such location of the off-street parking spaces or bicycle parking spaces will permit better site planning and will thus benefit both the owners, occupants, employees, customers, residents, or visitors of the #development# and the City as a whole; and
(c) that such location of the off-street parking spaces or bicycle parking spaces will not increase the number of spaces in any single #block# or the traffic drawn through any one or more of the nearby local #streets# in such measure as to affect adversely other #zoning lots# outside the #development# or traffic conditions in the surrounding area.

Whenever required off-street parking spaces or bicycle parking spaces are authorized to be located without regard for #zoning lot lines# in accordance with the provisions of this Section, the number of spaces required for each #building# or #use# shall be kept available for such #building# or #use# throughout its life.

Article IX - Special Purpose Districts
Chapter 3
Special Hudson Yards District

93-85
Indoor Bicycle Parking
Within the #Special Hudson Yards District#, a designated area for bicycle parking shall be provided for #developments# or #enlargements# with a minimum #commercial floor area ratio# of 5.0. Such designated area shall be provided at a ratio of one square foot per 1,000 square feet of #floor area#, but in no event shall more than 400 square feet be required. Such facility shall be enclosed, accessible and secure. Up to 25 percent of the designated bicycle parking area may be used for facilities #accessory# to the bicycle parking area.

Article X - Special Purpose Districts
Chapter 1
Special Downtown Brooklyn District

101-44
Indoor Bicycle Parking
C6-1 C6-4 C6-5

In the districts indicated, a designated area for bicycle parking shall be provided for commercial #developments# or #enlargements# with a minimum #floor area ratio# of 5.0. Such designated area shall be provided at a ratio of one square foot per 1,000 square feet of #floor area#, but in no event shall more than 400 square feet be required. Such facility shall be enclosed, accessible and secure. Up to 25 percent of the designated bicycle parking area may be used for #accessory# facilities.

Article XII - Special Purpose Districts
Chapter 8
Special St. George District

128-054
Applicability of Article III, Chapter 6
The provisions of Section 36-76 (Waiver or Reduction of Spaces for Subsidized Housing) shall not apply in the #Special St. George District#.

128-57
Accessory Indoor Bicycle Parking
A designated area for #accessory# bicycle parking shall be provided for #developments# or #enlargements# with #residential# or #commercial uses#. Such facility shall be enclosed, accessible and secure. The #floor area# of a #building# shall not include #accessory# bicycle parking located below 33 feet, or #accessory# facilities, such as lockers, showers and circulation space.

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

Article XI - Special Purpose Districts
Chapter 7
Special Long Island City Mixed Use District

117-541
Indoor bicycle parking
A designated area for bicycle parking shall be provided in Areas A-1 and A-2 for commercial #developments# or #enlargements# with a minimum #floor area ratio# of 5.0, except where more than 50 percent of the #floor area# of such #development# or #enlargement# is occupied by a #use# listed in Use Groups 16 or 17. Such designated area shall be provided at a ratio of one square foot per 1,000 square feet of #floor area#. Such facility must be enclosed, accessible and secure. Up to 25 percent of the designated bicycle parking area may be used for #accessory# facilities.

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

124-042
Applicability of Article III, Chapter 6
The provisions of Section 36-76 (Waiver or Reduction of Spaces for Subsidized Housing) shall not apply in the #Special Willets Point District#.

124-043
Applicability of Article VII, Chapter 3

124-043044
Applicability of Article VII, Chapter 4

124-54
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 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 10,000 square feet of such #use#, up to a maximum of 100 bicycle parking spaces.

Article XII - Special Purpose Districts
Chapter 5
Special Southern Hunters Point District

125-042
Applicability of Article II, Chapter 5
The provisions of Section 25-86 (Waiver or Reduction of Spaces for Subsidized Housing) shall not apply in the #Special Hunters Point District#.

125-042043
Modification of Article VI, Chapter 2

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.~~

EASTERN RAIL YARDS TEXT AMENDMENT

MANHATTAN CB - 4 **N 090211 ZRM**
 Application submitted by RG ERY LLC, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York relating to Sections 93-514(a) (Eastern Rail Yards Subarea A1 – Location of Buildings), 93-71 (Public Access Areas in the Eastern Rail Yards Subarea A1), 93-81 (Required and Permitted Parking) and 93-82 (Use and Location of Parking Facilities) in Community District 4.

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

Article IX
Chapter 3
Special Hudson Yards District

93-51
Special Height and Setback Regulations in the Large Scale Plan Subdistrict A

93-514
Eastern Rail Yards Subarea A1

- (a) **Location of buildings**
 #Buildings# shall be located only in the following areas:
 - (1) **east of the southerly prolongation of the eastern sidewalk widening line of Hudson Boulevard East;**
 - (2) west of the southerly prolongation of the western sidewalk widening line of Hudson Boulevard West and within 220 feet of West 33rd Street; and
 - (3) ~~for #buildings# containing only uses in Use Group 3 or 4, the footprint of such #buildings# at the level of the outdoor plaza required pursuant to paragraph (b) of Section 93-71 shall be west of the southerly prolongation of the eastern sidewalk widening line of Hudson Boulevard East and within 250 feet of West 30th Street.~~
 - (i) **#development# in such area contains only #uses# in Use Groups 3 and 4; or**
 - (ii) **where #development# in such area includes #residential use#:**
 - (a) **such #residential use# is permitted only in a #building# located west of the southerly prolongation of the western sidewalk widening line of Hudson Boulevard West, and such #building# may also include #uses# in Use Groups 3, 4, 6A and 6C; and**
 - (b) **a #building# containing only #uses# in Use Groups 3 or 4 may be located not closer than 50 feet east of such prolongation.**

93-71
Public Access Areas in the Eastern Rail Yards Subarea A1
 Any #development# in the Eastern Rail Yards Subarea A1 shall provide public access areas in accordance with the following requirements:

- (b) Outdoor plaza
- The retail and glazing requirements of Section 93-14 (Retail Continuity Along Designated Streets) shall apply to at least 70 percent of the length of all building walls**

facing each side of the outdoor plaza, **except that such retail requirements shall not apply to any #building# containing only #uses# in Use Group 3 or 4 located west of the southerly prolongation of the eastern sidewalk widening line of Hudson Boulevard East and within 220 feet of West 30th Street.**

(f) **Connection to High Line**

A publicly accessible connection between the High Line and the outdoor plaza shall be provided that has a minimum width, measured parallel to the High Line, of 80 feet. If covered, the average clear height of such connection shall be 60 feet. The retail and glazing requirements of Section 93-14 shall apply to at least 50 percent of the length of all building walls facing each side of such connection, except that such retail requirements shall not apply to any #building# containing only #uses# in Use Group 3 or 4 located west of the southerly prolongation of the eastern sidewalk widening line of Hudson Boulevard East and within 220 feet of West 30th Street.

93-80
OFF-STREET PARKING REGULATIONS

93-81
Required and Permitted Parking

All #developments# or #enlargements# on #zoning lots# greater than 15,000 square feet shall provide #accessory# parking spaces in accordance with the provisions of this Section. For #zoning lots# of 15,000 square feet or less, #accessory# parking spaces are permitted up to the maximum number allowed for required spaces as set forth in this Section.

- (a) Except in the Eastern Rail Yards Subarea A1, for #residences#, #accessory# off-street parking spaces shall be provided for at least 33 percent of the total number of dwelling units, except that where such #dwelling units# are government-assisted, pursuant to paragraph (e) of Section 25-25, #accessory# off-street parking spaces shall be provided for at least 25 percent of the total number of such #dwelling units#. In all areas, the total number of off-street parking spaces #accessory# to #residences# shall not exceed 40 percent of the total number of #dwelling units#. However, if the total number of #accessory# off-street parking spaces required for such use on the #zoning lot# is less than 15, no such spaces shall be required.
- (b) Except in the Eastern Rail Yards Subarea A1, for #commercial# and #community facility uses#, a minimum of 0.30 #accessory# off-street parking spaces shall be provided for each 1,000 square feet of #floor area# and not more than 0.325 off-street parking spaces shall be provided for every 1,000 square feet of #floor area#. If the total number of #accessory# off-street parking spaces required for such #uses# on the #zoning lot# is less than 40, no such spaces shall be required. No parking shall be required for houses of worship or #schools#.
- (c) Except in the Eastern Rail Yards Subarea A1, the required and permitted amounts of #accessory# off-street parking spaces shall be determined separately for #residential#, #commercial# and #community facility uses#.
- (d) **In the Eastern Rail Yard Subarea A1, no #accessory# off-street parking shall be required, and any #accessory# parking shall comply with the following provisions:**
 - (1) **For #residences#, #accessory# off-street parking spaces may be provided for not more than 40 percent of the total number of #dwelling units#.**
 - (2) **For #commercial# and #community facility use#, not more than 0.325 #accessory# off-street parking spaces may be provided for every 1,000 square feet of #floor area# , provided that in no event shall the number of off-street parking spaces #accessory# to #commercial# or #community facility use# exceed 350 spaces.**
 - (3) **In no event shall the total number of #accessory# off-street parking spaces for all #uses# exceed 1,000.**
- (d)(e) The provisions of Sections 36-52 (Size and Location of Spaces) and 36-53 (Location of Access to the Street) shall apply to all permitted or required #accessory# off-street parking spaces.

93-82
Use and Location of Parking Facilities

Except as otherwise indicated, the provisions of this Section shall apply to all off-street Parking spaces within the #Special Hudson Yards District#.

- (a) 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 #zoning lot#, all such spaces shall be located within the same parking facility. However, such regulations are modified in the following areas:

- (1) in C1-7A Districts and in C2-5 Districts mapped within R8A Districts, all #accessory# off-street parking spaces shall be used exclusively by the occupants of the #residential development#, #enlargement# or conversion. Where a parking facility is located partially within a C2-5 District mapped within an R8A District and partially within another district, all such #accessory# off-street parking spaces may be made available for public use provided more than half of the floor space of the parking facility is located outside the C2-5 District mapped within an R8A District.
- (2) in the Eastern Rail Yard Subarea 1, #use# of any #accessory# parking spaces shall be exclusively for #uses# located in the Subarea.

SIDEWALK BAR & RESTAURANT

MANHATTAN CB - 3 **20095066 TCM**
 Application pursuant to Section 20-226 of the Administrative Code of the City of New York, concerning the petition of EAE Corp., d/b/a Sidewalk Bar & Restaurant, to continue to maintain and operate an unenclosed sidewalk café at 94 Avenue A.

LA GOULUE RESTAURANT

MANHATTAN CB - 8 **20095084 TCM**
 Application pursuant to Section 20-226 of the Administrative Code of the City of New York, concerning the petition of La Goulue Restaurant, Inc., to continue to maintain and operate an unenclosed sidewalk café at 746 Madison Avenue.

SILVER MOON BAKERY

MANHATTAN CB - 7 **20095069 TCM**
 Application pursuant to Section 20-226 of the Administrative Code of the City of New York, concerning the petition of Silver Moon Bakery, Inc., to continue to maintain and operate an unenclosed sidewalk café at 2740 Broadway.

The Subcommittee on Landmarks, Public Siting and Maritime Uses will hold a public hearing on the following matters in the 16th Floor Hearing Room, 250 Broadway, New York City, New York 10007, commencing at 11:00 A.M. on Tuesday, March 31, 2009:

275 MADISON AVENUE BUILDING

MANHATTAN CB - 6 **20095299 HKM (N 090290 HKM)**
 Designation (List No. 409/LP-2286) by the Landmarks Preservation Commission pursuant to Section 3020 of the New York City Charter of the landmark designation of 275 Madison Avenue Building, located at 275 Madison Avenue a.k.a. 273-277 Madison Avenue, 22-26 East 40th Street (Block 869, Lot 54), as an historic landmark.

NYPL - GEORGE BRUCE BRANCH

MANHATTAN CB - 9 **20095303 HKM (N 090288 HKM)**
 Designation (List No. 409/LP-2304) by the Landmarks Preservation Commission pursuant to Section 3020 of the New York City Charter of the landmark designation of the New York Public Library George Bruce Branch located at 518 West 125th Street, aka 518-520 Dr. Martin Luther King Jr. Boulevard (Block 1980, Lot 22), as an historic landmark.

NYPL - 125TH STREET BRANCH

MANHATTAN CB - 11 **20095304 HKM (N 090289 HKM)**
 Designation (List No. 409/LP-2305) by the Landmarks Preservation Commission pursuant to Section 3020 of the New York City Charter of the landmark designation of the New York Public Library 125th Street Branch, located at 224 East 125th Street (Block 1789, Lot 37), as an historic landmark.

ELSWORTH HOUSE

STATEN ISLAND CB - 3 **20095305 HKR (N 090291 HKR)**
 Designation (List No. 409/LP-2249) by the Landmarks Preservation Commission pursuant to Section 3020 of the New York City Charter of the landmark designation of the John H. and Elizabeth J. Elsworth House, located at 90 Bayview Avenue (Block 6751, Lot 310), as an historic landmark.

HUBBARD HOUSE

BROOKLYN CB - 11 **20095306 HKK (N 090292 HKK)**
 Designation (List No. 409/LP-2292) by the Landmarks Preservation Commission pursuant to Section 3020 of the New York City Charter of the landmark designation of the Hubbard House, located at 2138 McDonald Avenue (Block 7087, Lot 30), as an historic landmark.

1,100-SEAT HIGH SCHOOL

QUEENS CB - 5 **20095400 SCQ**
 Application pursuant to Section 1732 of the New York School Construction Authority Act, concerning the proposed site selection for a new, approximately 1,100-Seat High School Facility in to be located at the northwest corner of 57th Avenue and 74th Street (Block 2803, Lot 1), in the Maspeth section of Queens, Community School District No. 24.

The Subcommittee on Planning, Dispositions and Concessions will hold a public hearing on the following matters in the 16th Floor Hearing Room, 250 Broadway, New York City, New York 10007, commencing at 1:00 P.M. on Tuesday, March 31, 2009:

THE GARVEY

BROOKLYN CB - 3 **C 090141 HAK**
 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 1598, 1600, and 1602 Fulton Street (Block 1699, Lots 26-28), Site 17D of the Fulton Park Urban Renewal Area, as an Urban Development Action Area; and
 - b. an Urban Development Action Area Project for such area; and

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

to facilitate development of a mixed-use building, tentatively known as the Garvey, with approximately 78 units and commercial space, to be developed under the Department of Housing Preservation and Development's Cornerstone Program.

THE BRADFORD
BROOKLYN CB - 3 C 090142 HAK
 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:
- c. the designation of property located at 1560 Fulton Street (Block 1699, Lot 7), Site 17A of the Fulton Park Urban Renewal Area; 1562, 1564, and 1566 Fulton Street (Block 1699, Lots 8-10); 1568, 1570, 1572, 1574, and 1576 Fulton Street (Block 1699, Lots 11-15), Site 17B of the Fulton Park Urban Renewal Area; and 43 Albany Street (Block 1699, Lot 6), as an Urban Development Action Area; and
 - d. 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 property located at 1560 Fulton Street (Block 1699, Lot 7), Site 17A of the Fulton Park Urban Renewal Area; and 1568, 1570, 1572, 1574 and 1576 Fulton Street (Block 1699, Lots 11-15); Site 17B of the Fulton Park Urban Renewal Area; to a developer selected by HPD;

to facilitate development of a mixed-use building, tentatively known as the Bradford, with approximately 96 units and commercial space.

LOWER EAST SIDE GIRLS' CLUB
MANHATTAN CB - 3 N 090252 HAM
 Application submitted by the Department of Housing Preservation and Development (HPD):

1. pursuant to Article 16 of the General Municipal Law of New York State for:
- a. the designation of property located at 400-402 East 8th Street; 103, 101, and 97-99 Avenue D; 281 and 279 East 7th Street (Block 377, Lots 35, 41-43, and 47-48) as an Urban Development Action Area; and
 - b. an Urban Development Action Area Project for such area;

to facilitate the development of a 12-story mixed-use building, tentatively known as Lower East Side Girls Club, with approximately 78 residential units, retail and community facility space.

m25-31

HEARING BY THE COMMITTEE ON RULES, PRIVILEGES AND ELECTIONS

THE COMMITTEE ON RULES, PRIVILEGES AND ELECTIONS WILL HOLD A HEARING ON THURSDAY, APRIL 2, 2009, AT 10:30 A.M. IN THE COUNCIL CHAMBERS, CITY HALL, NEW YORK, NEW YORK 10007 ON THE FOLLOWING MATTER:

APPOINTMENT

● **Preconsidered M**, Malini Cadambi Daniel, candidate for appointment by the Council to the New York City Equal Employment Practices Commission pursuant to § 830 of the *New York City Charter*. If Ms. Cadambi Daniel is appointed, she will be eligible to serve for the remainder of a four-year term expiring on June 30, 2012.

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.

Michael M. McSweeney
 City Clerk, Clerk of the Council

m26-a2

CITY PLANNING COMMISSION

■ **PUBLIC HEARINGS**

NOTICE IS HEREBY GIVEN THAT RESOLUTIONS Have been adopted by the City Planning Commission scheduling public hearings on the following matters to be held at Spector Hall, 22 Reade Street New York, New York, on Wednesday, April 1, 2009, commencing at 10:00 A.M.

BOROUGH OF THE BRONX

No. 1

NORTH ZEREGA INDUSTRIAL SITE
CD 9 C 090249 PPX
IN THE MATTER OF an application submitted by the Department of Citywide Administrative Services (DCAS), pursuant to Section 197-c of New York City Charter, for the disposition of one (1) city-owned property located at Block 3838, p/o Lot 60, pursuant to zoning.

BOROUGH OF BROOKLYN

No. 2

COLUMBIA STREET REZONING
CD 6 C 070504 ZMK
IN THE MATTER OF an application submitted by Columbia Commercial Enterprises LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 16a, by establishing within an existing R6 District a C2-3 District bounded by a line 100 feet northeasterly of Union Street, a line 100 feet northwesterly of Columbia Street, Union Street, and a line 150 feet northwesterly of Columbia Street, as shown on a diagram (for illustrative purposes only) dated December 15, 2008.

BOROUGH OF QUEENS

Nos. 3 & 4

SPECIAL COLLEGE POINT DISTRICT

No. 3

CD 7 N 090318 ZRQ
IN THE MATTER OF an application submitted by the Economic Development Corporation 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 6 (Special College Point District) and modifications of related sections,

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 Clinton District

In order to carry out the special purposes of this Resolution as set forth in Article IX, Chapter 6, the #Special Clinton District# is hereby established.

Establishment of the Special College Point District

In order to carry out the special purposes of this Resolution as set forth in Article XII, Chapter 6, the #Special College Point District# is hereby established.

* * *
12-10
DEFINITIONS
 * * *

Special Clinton District
 The "Special Clinton District" is a Special Purpose District designated by the letters "CL" in which special regulations set forth in Article IX, Chapter 6, apply. The #Special Clinton District# appears on the #zoning maps# superimposed on other districts and its regulations supplement or supersede those of the districts on which it is superimposed.

Special College Point District
The "Special College Point District" is a Special Purpose District designated by the letters "CP" in which special regulations set forth in Article XII, Chapter 6, apply. The #Special College 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.

* * *
All text is new; it is not underlined

Article XII - Special Purpose Districts

Chapter 6
Special College Point District
126-00
GENERAL PURPOSES

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

- (a) encourage and retain high performance manufacturing establishments in New York City;
- (b) maintain the high quality business campus environment with landscaped yards within the area known as the College Point Corporate Park; and
- (c) promote the most desirable use of land and thus conserve and enhance the value of land and buildings, and thereby protect the City's tax revenues.

126-01
General Provisions

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

126-02
District Plan and Map

The District Map is located within Appendix A of this Chapter and is hereby incorporated and made part of this Resolution. It is incorporated for the purpose of specifying locations where special regulations and requirements set forth in this Chapter apply.

126-03
Applicability of Article I, Chapter 1

Within the #Special College 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 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.

126-10
SPECIAL USE REGULATIONS

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

126-11
Recreational Uses

The regulations of Section 42-10 (USES PERMITTED AS-OF-RIGHT), shall be modified to allow the following uses as-of-right within the #Special College Point District#:

- From Use Group 4A:
 Non-commercial recreation centers
- From Use Group 4B:
 Golf courses
 Outdoor tennis courts or ice skating rinks, provided that all lighting shall be directed away from nearby #residential zoning lots#.
 #Public parks#, playgrounds or private parks
- From Use Group 4C:
 #Accessory uses#

126-12
Performance Standards

Section 42-20 (PERFORMANCE STANDARDS) shall be modified so that the performance standards of an M1 District apply throughout the #Special College Point District#.

126-13
Enclosure Regulations

The following provisions supersede Sections 42-41 (Enclosure of Commercial or Manufacturing Activities) and 42-42 (Enclosure or Screening of Storage).

All #commercial# or #manufacturing uses# established by a #development#, #enlargement#, #extension#, or change of #use#, including storage of materials or products, shall be subject to the provisions of this Section, inclusive. With respect to the #enlargement# or #extension# of an existing #use# or storage of materials or products, such provisions shall apply to the #enlarged# or #extended# portion of such #use# or storage.

However, these provisions shall not apply to open parking and loading areas as specifically provided in Sections 44-11 (General Provisions) and 44-51 (Permitted Accessory Off-Street Loading Berths).

126-131
Special enclosure regulations for specific uses

The following #uses#, including all storage of materials or products, shall be located within a #completely enclosed building#:

- From Use Group 17 A:
 Produce or meat markets, wholesale
- From Use Group 18A:
 Incineration or reduction of garbage, offal or dead animals
 Radioactive waste disposal services involving the handling or storage of radioactive waste
 Sewage disposal plants
 Stock yards or slaughtering of animals or poultry
 Dumps, marine transfer stations for garbage or slag piles
 Electric power or steam generating plants
- From Use Group 18B:
 Explosives storage, when not prohibited by other ordinances
 Junk or salvage establishments, including auto wrecking or similar establishments
 Scrap metal, junk, paper or rags storage, sorting, or baling

All #commercial# or #manufacturing uses# specified in this Section 126-131 shall be permitted, provided the Chairperson of the City Planning Commission certifies that such #uses# comply with the provisions of this Chapter. A site plan indicating the distribution of #bulk#, #uses#, planting areas and planting types shall be submitted to the Commission. Such submission shall be referred to the applicable Community Board for review and comment for a period of no less than 30 days prior to such certification.

126-132**Enclosure regulations in the M1-1 district**

All #uses#, except storage of materials or products, shall be located within #completely enclosed buildings#; however, #commercial uses# may be located within #buildings# which are #completely enclosed# except for store fronts or store windows which may be opened to serve customers outside the #building#. Recreational uses permitted pursuant to Section 126-11 (Recreational Uses) shall be permitted as open or enclosed #uses#.

126-133**Enclosure regulations in the M2-1 district near residence districts**

All #uses#, except storage of materials or products, within 300 feet of a #Residence District# boundary shall be located within #completely enclosed buildings#; however, #commercial uses# may be located within #buildings# which are #completely enclosed# except for store fronts or store windows which may be opened to serve customers outside the #building#. Recreational uses permitted pursuant to Section 126-11 (Recreational Uses) shall be permitted as open or enclosed #uses#.

126-134**Enclosure of storage in the M1-1 district near residence districts**

All storage of materials or products within 200 feet of a #Residence District# boundary shall be located within #completely enclosed buildings#.

126-135**Screening of storage in the M2-1 district near residence districts**

Within 200 feet of a #Residence District# boundary, open storage of materials or products shall be permitted only if effectively screened by a solid wall or fence (including solid entrance and exit gates) at least eight feet in height.

In addition, such solid wall or fence:

- (a) shall not be located within a #front yard#;
- (b) shall be maintained in good condition at all times; and
- (c) shall have no #signs# hung or attached thereto other than those permitted in Section 42-52 (Permitted Signs).

126-136**Screening of storage**

At a distance greater than 200 feet from a #Residence District# boundary, the open storage of materials or products, where permitted, shall be screened from all adjoining #zoning lots#, including #zoning lots# situated across a #street#, by either:

- (a) a strip at least four feet wide, densely planted with shrubs or trees which are at least four feet high at the time of planting and which are of a type which may be expected to form a year-round dense screen at least six feet high within three years; or
- (b) a wall or barrier or uniformly painted fence of fire-resistant material, at least six feet but not more than eight feet above finished grade. Such wall, barrier, or fence may be opaque or perforated, provided that not more than 50 percent of the face is open.

In addition, such screening provided pursuant to paragraphs (a) or (b):

- (1) shall not be located within a #front yard#;
- (2) shall be maintained in good condition at all times;
- (3) may be interrupted by normal entrances or exits; and
- (4) shall have no #signs# hung or attached thereto other than those permitted in Section 42-52 (Permitted Signs).

126-14**Sign Regulations**

Within the #Special College Point District#, no #advertising signs# shall be permitted. #Signs# may be #illuminated# but not #flashing#. The provisions of Section 32-67 (Special Provisions Applying Along District Boundaries) shall not apply for #zoning lots# with frontage on the Whitestone Expressway.

No #sign# displayed from the wall of a #building# or other structure# shall extend above the parapet wall or roof of such #building# or other structure#, and no #signs# shall be permitted on the roof of any #building#.

126-141**Special sign regulations in the M2-1 district**

In the M2-1 District, only non-#illuminated signs# and #signs with indirect illumination# are permitted. The surface area of all #signs# on a #zoning lot# shall be limited to:

- (a) one #sign# displayed from the wall of a #building# limited to 1.5 square feet of #surface area# for each linear foot of #street wall# or 150 square feet,

whichever is less, and further provided that such #signs# shall not exceed a height of 8 feet, and shall not extend to a height greater than 20 feet above #curb level#; and

- (b) one #sign# not affixed to a #building# limited to one square foot of #surface area# for each 200 square feet of #street wall# or 30 square feet, whichever is less, and further provided that such #signs# shall not exceed a height of five feet above #curb level#.

126-20**SPECIAL BULK REGULATIONS**

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

126-21**Street Tree Planting**

Within the #Special College Point District#, all #developments#, or #enlargements# of 20 percent or more in #floor area#, shall provide #street# trees in accordance with Section 26-41 (Street Tree Planting). In addition, any #building# where 20 percent or more of the #floor area# is converted from a #manufacturing use# to a #commercial# or #community facility use# shall provide #street# trees in accordance with Section 26-41. The #street# frontage used to calculate the number of required trees may exclude the #street# frontage occupied by curb cuts serving #uses# listed in Use Groups 16B, 16C, 16D, 17 and 18.

126-22**Floor Area Ratio**

Within the #Special College Point District#, the #floor area ratio# permitted for #commercial#, #community facility# or #manufacturing uses#, separately or in combination, shall be 1.0.

However, within the M2-1 District south of 30th Avenue and its prolongation:

- (a) for portions of #zoning lots# within 600 feet of College Point Boulevard, where such #zoning lot# has frontage on College Point Boulevard, or
- (b) for #zoning lots# with frontage on the Whitestone Expressway,

the maximum #floor area ratio# for #commercial#, #community facility# or #manufacturing uses#, separately or in combination, shall be as permitted in the underlying district.

126-23**Modification of Yard Regulations****126-231****Minimum required front yards**

#Front yards# shall be provided with a depth of 15 feet, except for:

- (a) #zoning lots# with frontage along the Whitestone Expressway, where #front yards# shall be provided with a depth of 20 feet; and
- (b) #corner lots#, where one front yard may have a depth of 10 feet.

126-232**Minimum required side yards**

#Side yards# shall be provided with a width of 10 feet.

126-233**Special provisions along district boundaries**

The following regulations shall supplement the provisions of Section 43-30 (Special Provisions Applying along District Boundaries). ‘

- (a) Sections 43-301 (Required yards along district boundary coincident with side lot line of zoning lot in an R1, R2, R3, R4 or R5 District) and 43-303 (Required yards along district boundary coincident with side lot line of zoning lot in a Manufacturing District) shall be modified so that an open area not higher than #curb level# and at least 20 feet wide shall be provided within the #Manufacturing District# on any #zoning lot# which is within 25 feet of a #residence district#.
- (b) Within the areas depicted on the Special College Point District Map as 60-foot buffer areas, an open area not higher than #curb level# and at least 60 feet wide, or where such open area is adjacent to a #street#, a #front yard# not higher than #curb level# at least 60 feet in depth, shall be provided within the #Manufacturing District#. Such open area shall not be used for #accessory# off-street parking, #accessory# off-street loading, or for storage or processing of any kind.
- (c) All open areas required pursuant to this Section and Section 43-30 shall be planted, except at entrances to and exits from the #building# and except for access driveways to #accessory# parking and loading areas. In addition, except within #front yards#, there shall be a planting strip at least four feet wide, along the portion of the #lot line# adjoining the #Residence District#, complying with the provisions applicable to Section 126-136 (Screening of storage), provided that paragraph (b) of Section 126-136 shall not be a permitted form of screening.

126-234**Planting requirement in front yards**

#Front yards# shall be planted, except at entrances to and exits from the #building# and except for access driveways to #accessory# parking and loading areas. #Front yards# shall not be used for #accessory# off-street parking, #accessory#

off-street loading, or for storage or processing of any kind.

126-235**Storage of materials within yards**

Within #side# and #rear yards#, the maximum height of the open storage of materials, where permitted, shall be 12 feet.

126-24**Height and Setback Regulations**

Within the #Special College Point District#, the height and setback regulations of an M1-1 district shall apply.

However, within the M2-1 district south of 30th Avenue and its prolongation:

- (a) for portions of #zoning lots# within 600 feet of College Point Boulevard, where such #zoning lot# has frontage on College Point Boulevard, or
- (b) for #zoning lots# with frontage on the Whitestone Expressway,

the height and setback regulations shall be as permitted in the underlying district.

126-30**SPECIAL OFF-STREET PARKING AND LOADING REGULATIONS**

The off-street parking and loading regulations of the underlying district are modified as set forth in this Section, inclusive.

126-31**Parking Regulations**

- (a) #Accessory# off-street parking shall not be permitted within a required #front yard#.
- (b) The provisions of Section 44-21 (General Provisions) pertaining to #accessory# off-street parking spaces for #commercial uses# shall be modified as follows:

Hotels, for the #floor area# used for sleeping accommodations shall be required to provide one parking space per two guest rooms or suites, and for the #floor area# used for meeting halls, auditoriums, eating or drinking places, wedding chapels or banquet halls, or radio or television studios shall be required to provide one parking space per four persons rated capacity

Places of Assembly, for #uses# in parking requirement category D in Use Group 6, 8, 9, 10 or 12, or when permitted by special permit, shall be required to provide one parking space per four persons rated capacity

- (c) For #commercial uses# within the Commercial Areas identified on the Special College Point District Map, the parking requirements of a C4-1 district shall apply.
- (d) Section 37-90 (Parking Lots) shall apply to all #developments# and #enlargements#, as defined in that Section, that provide an open parking area #accessory# to #manufacturing uses# in Use Group 17. Perimeter landscaping required pursuant to Section 37-921 may overlap with required #yards# provided pursuant to Section 126-23 (Modification of Yard Regulations).
- (e) The provisions of Section 44-23 (Waiver of Requirements for Spaces Below Minimum Number) shall only apply to #zoning lots# existing both on (date of adoption) and on the date of application for a building permit.

126-32**Loading Regulations**

- (a) Off-street loading berths shall not be permitted between a #street wall# and a #street line#.
- (b) All open off-street loading berths shall be screened from all adjoining #zoning lots# pursuant to the standards of Section 44-585 (Screening).

126-33**Curb Cut Restrictions on 15th Avenue**

Within the #Special College Point District#, curb cuts shall be prohibited on 15th Avenue.

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

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

126-40**SPECIAL APPROVALS****126-41****Modification of Planting Requirements**

The requirements of Section 126-234 (Planting requirement) and paragraph (c) of Section 126-233 (Special provisions along district boundaries) may be waived in whole or in part if the Commissioner of Buildings certifies that such requirements are unfeasible due to unique geological conditions such as excessive subsurface rock conditions,

underground municipal infrastructure, or a City, State or Federal mandated brownfield remediation that requires the site to be capped.

Such waiver shall be based on a report prepared by a licensed engineer that such conditions exist.

126-42
Authorization for Reduction of Required Parking
 Within the Commercial Areas identified on the Special College Point District Map, the Commission may authorize a reduction of the parking requirement of Section 44-21 (General Provisions) and paragraphs (b) and (c) of Section 126-31 (Parking Regulations) by an amount not to exceed 50 percent, provided that the Commission finds that the proposed parking is sufficient for the #use# proposed.

126-43
Special Permit to Modify Use or Bulk Regulations
 For any #development#, #enlargement#, alteration or change of #use# on a #zoning lot# within the #Special College 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:

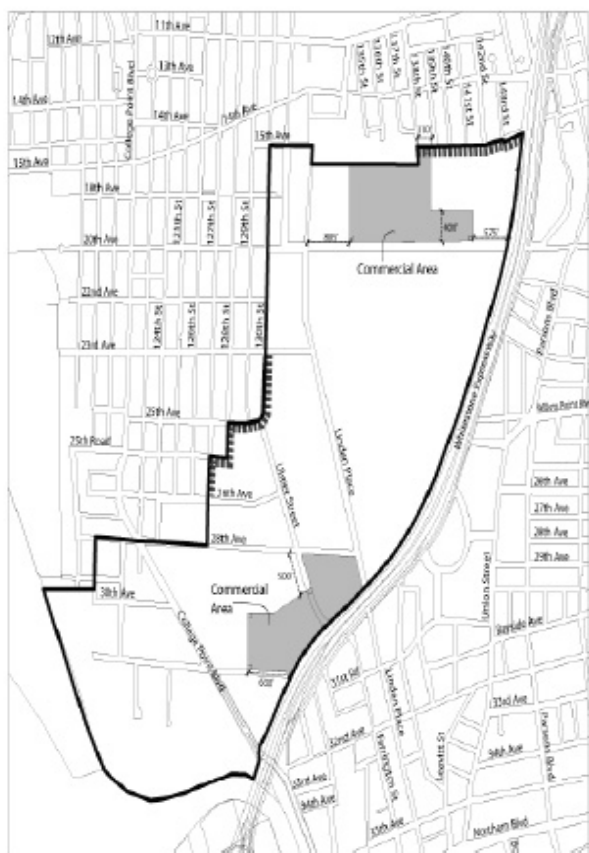
- (a) modification will aid in achieving the general purposes and intent of the Special District;
- (b) #use# modification is necessary for, and the only practicable way to achieve, the programmatic requirements of the #development#;
- (c) #bulk# modifications will enhance the distribution of #bulk# on the #zoning lot#;
- (d) #bulk# modifications will permit adequate access of light and air to surrounding #streets# and properties; and
- (e) #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 College Point District Map

Appendix - Special College Point District

— Special College Point District
 ■■■■■ 60' wide buffer



No. 4

CD 7 **C 090319 ZMQ**
IN THE MATTER OF an application submitted by the Economic Development Corporation pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 7b & 10a:

- 1. changing from an M3-1 District to an M1-1 District property bounded by a line perpendicular to the southwesterly street line of Ulmer Street distant 500 feet southeasterly (as measured along the street line) from the point of intersection of the southerly street line of 28th Avenue and the southwesterly street line of Ulmer Street, the centerline of former 131st Street, 31st Avenue, and a line perpendicular to the northerly street line of 31st Avenue distant 650 feet westerly (as measured along the street line) from the point of intersection of the northwesterly street line of Whitestone Expressway and the northerly street line of 31st Avenue;
- 2. changing from an M1-1 District to an M2-1 District property bounded by:
 - a. 20th Avenue, a line 700 feet northwesterly of Whitestone Expressway, a line 600 feet northeasterly of Linden

Place, a line 400 feet northwesterly of Whitestone Expressway, 28th Avenue and its easterly centerline prolongation, 127th Street and its southerly centerline prolongation, the centerline of former 25th Road, the centerline of former 128th Street, 25th Avenue, and 130th Street;

- b. 28th Avenue, a line 160 feet northeasterly of College Point Boulevard, 30th Avenue and its easterly and westerly centerline prolongations, the centerline of former 119th Street, a line 100 feet southerly of 29th Avenue, and 120th Street; and
 - c. 31st Avenue, the northwesterly service road of the Whitestone Expressway, and the centerline of former 131st Street;
3. changing from an M3-1 District to an M2-1 District property bounded by 28th Avenue, Ulmer Street, a line perpendicular to the southwesterly street line of Ulmer Street distant 500 feet southeasterly (as measured along the street line) from the point of intersection of the southerly street line of 28th Avenue and the southwesterly street line of Ulmer Street, a line perpendicular to the northerly street line of 31st Avenue distant 650 feet westerly (as measured along the street line) from the point of intersection of the northwesterly street line of Whitestone Expressway and the northerly street line of 31st Avenue, 31st Avenue, the centerline of former 131st Street, the northwesterly service road of the Whitestone Expressway, College Point Boulevard, the northwesterly service road of the Whitestone Expressway, a U.S. Pierhead and Bulkhead Line, a U.S. Pierhead Line, 29th Avenue and its westerly centerline prolongation, 119th Street, the centerline of former 119th Street and its northwesterly prolongation, 30th Avenue and its westerly and easterly centerline prolongations, and a line 160 feet northeasterly of College Point Boulevard; and
4. establishing a Special College Point District bounded by 15th Avenue and its easterly centerline prolongation, the easterly street line of 132nd Street, the southerly boundary line of Frank Golden Memorial Park, the westerly street line of former 138th Street, the westerly street line of 138th Street, 15th Avenue and its westerly centerline prolongation, the northwesterly service road of Whitestone Expressway, College Point Boulevard, the northwesterly service road of Whitestone Expressway, a U.S. Pierhead and Bulkhead Line, a U.S. Pierhead Line, 29th Avenue and its westerly centerline prolongation, 119th Street, a line 100 feet southerly of 29th Avenue, 120th Street, 28th Avenue, 127th Street and its southerly centerline prolongation, the centerline of former 25th Road, the centerline of former 128th Street, 25th Avenue, and 130th Street;

Borough of Queens, Community District 7, as shown on a diagram (for illustrative purposes only), dated February 17, 2009.

BOROUGH OF STATEN ISLAND
No. 5
CROSS ACCESS CONNECTION TEXT CHANGE
CD 1, 2, 3 N 090185 ZRR
IN THE MATTER OF an Application submitted by the Department of City Planning pursuant to Section 201 of the New York City Charter, for an amendment to the Zoning Resolution of the City of New York, relating to Article III, Chapter 6, (Cross Access Connections in the Borough of Staten Island), Article IV, Chapter 4 (Cross Access Connections in the Borough of Staten Island), Article X, Chapter 7 (Planting and screening for open parking areas) concerning establishment of Cross Access Connections in the Borough of Staten Island:

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

Article III
Chapter 6
Accessory Off-Street Parking and Loading Regulations
 * * *

36-50
ADDITIONAL REGULATIONS FOR PERMITTED OR REQUIRED ACCESSORY OFF-STREET PARKING SPACES
 * * *

36-58
Parking Lot Maneuverability and Curb Cut Regulations
 C1 C2 C3 C4 C5 C6 C7 C8
 * * *

(b) Parking Lot Maneuverability
 All open parking areas shall comply with the maneuverability standards set forth in the following table.

Angle of Park	A	B	C	D
	Minimum length	Minimum Width	Minimum Aisle Travel Lane	Minimum Turnaround
0*	8'-6"	20'-0"	13'-2"	NA
0**	8'-6"	20'-0"	23'-3"	NA

45	17'-1"	8'-6"	12'-10"	18'-0"
50	17'-8"	8'-6"	13'-2"	17'-6"
55	18'-1"	8'-6"	13'-7"	17'-3"
60	18'-5"	8'-6"	14'-6"	17'-0"
65	18'-7"	8'-6"	15'-4"	17'-3"
70	18'-8"	8'-6"	16'-5"	17'-6"
75	18'-7"	8'-6"	17'-10"	18'-0"
90	18'-0"	8'-6"	22'-0"	22'-0"

* Figures given are for one-way traffic
 ** Figures given are for two-way traffic
 * * *

36-59
Cross Access Connections in the Borough of Staten Island
C4-1 C8

In the Borough of Staten Island, in the districts indicated, existing or new open parking lots adjacent to one another on the same or separate #zoning lots# shall be required to provide vehicular passageways between such open parking lots. Such vehicular passageways are hereinafter referred to as "cross access connections", and shall be provided in accordance with the requirements of this Section.

36-591
Applicability and location

Cross access connections shall be required for:

- (a) #developments# where at least 70 percent or more of the #floor area# on the #zoning lot# is occupied by a #commercial# or #community facility use# with an open parking lot that has 18 or more #accessory# parking spaces or is greater than 6,000 square feet in area;
- (b) #enlargements# on a #zoning lot# with an open parking lot that has 18 or more #accessory# parking spaces or is greater than 6,000 square feet in area; or
- (c) #zoning lots# where the number of parking spaces #accessory# to #commercial# or #community facility uses# is increased and such increase results in at least 18 parking spaces or more than 6,000 square feet of open parking lot area.

Such #developments#, #enlargements# or #zoning lots# shall provide a cross access connection at each #zoning lot line#, or other boundary between properties on the same #zoning lot#, that is contiguous for a distance of at least 60 feet with an adjoining #zoning lot# or boundary between separate parking lots on the same #zoning lot#, within a C4-1, C8 or Manufacturing District.

All cross access connections shall be shown on the site plan required pursuant to Section 36-58 (Parking Lot Maneuverability and Curb Cut Regulations), certified pursuant to Section 36-592 and constructed at the time of #development#, #enlargement# or increase in the number of parking spaces.

36-592
Certification of cross access connections

No excavation, foundation or building permit shall be issued for any #development# or #enlargement# requiring a cross access connection, and no certificate of occupancy shall be amended for any increase in the number of parking spaces requiring a cross access connection until the Chairperson of the City Planning Commission certifies to the Department of Buildings that each required cross access connection:

- (a) is a minimum of 22 feet in width as measured along a #lot line# or boundary between separate properties when located on the same #zoning lot#, and at least 23 feet from any #street line#;
- (b) is an extension of a travel lane of the subject open parking lot and;
 - (1) aligns with any previously certified cross access connection for an adjacent open parking lot, or
 - (2) where no previously certified cross access connection exists for an adjacent open parking lot, aligns to the maximum extent practicable with a travel lane in such adjacent open parking lot.
- (c) has a grade not greater than 15 percent;
- (d) is placed in an area that is not blocked by an existing #building or other structure# that is within 50 feet of the #lot line# or other boundary of the subject property;#
- (e) is placed in an area that will not require the removal of significant natural features such as wetlands or trees with a caliper of six inches or more, on the same #zoning lot# or adjacent #zoning lots#;

Furthermore, an easement through all required cross access connections for vehicular and pedestrian passage between and among adjacent parking lots, in a form acceptable to the Department of City Planning, shall be recorded in the Office of the Richmond County Clerk. An easement so recorded shall not become effective unless and until a corresponding easement has been recorded against an adjacent property, whether on the same or adjacent #zoning lot#, pursuant to this Section. Accordingly, if an easement pursuant to this Section has previously been recorded against any adjacent property, the subject easement shall be effective immediately upon recordation. Nothing herein shall be construed to limit the ability of a property owner or lessee to prohibit parking by non-customers

The Chairperson may relocate a previously-certified cross access connection where such new location is acceptable to the owners of both properties and such connection complies with all requirements of this Section.

The Chairperson, however, shall certify to the Department of Buildings that a cross access connection shall be waived along a #lot line#, or other boundary between separate parking lots when located on the same #zoning lot#, due to the presence of:

- (1) grade changes greater than 15 percent;
(2) #buildings or other structures# located within 50 feet of the subject #zoning lot# or property, or
(3) wetlands or trees with a caliper of six inches or more,

and no alternate location along such #lot line# or other boundary between properties exists.

No screening or landscaping along a #lot line# shall be required in the connection area, and, upon the effective date of the easement, if such cross access connection is in a location that contained required parking spaces, such connection shall be counted as three required parking spaces.

36-593 Authorizations for waivers or modifications of cross access connections

The City Planning Commission may authorize modifications or waivers of the requirements of Section 36-59, inclusive, provided the Commission finds that:

- (a) due to the irregular shape of the #zoning lot# or the location of connections along other #lot lines# or boundaries between properties on the same #zoning lot#, it is not possible to design a complying parking lot with a complying cross access connection; or
(b) site planning constraints necessitate the placement of a new or enlarged #building# against a #lot line# or other boundary between properties that precludes a cross access connection along such #lot line# or boundary, and no other site plan is feasible.

The Commission may request reports from licensed engineers or landscape architects in considering such modifications or waivers.

* * *

Article IV Chapter 4 Accessory Off-Street Parking and Loading Regulations

44-40 ADDITIONAL REGULATIONS FOR PERMITTED OR REQUIRED OFF-STREET PARKING SPACES

44-49 Cross Access Connections in the Borough of Staten Island

M1 M2 M3 In the Borough of Staten Island, in the districts indicated, existing or new open parking lots adjacent to one another on the same or separate #zoning lots# shall be required to provide vehicular passageways between such open parking lots. Such vehicular passageways are hereinafter referred to as "cross access connections", and shall be provided in accordance with the requirements of this Section.

44-491 Applicability and location

Cross access connections shall be required for:

- (a) #developments# where at least 70 percent or more of the #floor area# on the #zoning lot# is occupied by a #commercial or community facility use# containing an open parking lot that has 18 or more #accessory# parking spaces or is greater than 6,000 square feet in area; or
(b) #enlargements# on a #zoning lot# with an open parking lot that has 18 or more #accessory# parking spaces or is greater than 6,000 square feet in area; or
(c) #zoning lots# where the number of parking spaces #accessory# to #commercial# or #community facility uses# is increased and such increase results in at least 18 parking spaces or more than 6,000 square feet of open parking lot area.

Such #developments#, #enlargements# or #zoning lots# shall provide a cross access connection at each #zoning lot line# or other boundary between properties that is coincident, for a contiguous distance of at least 60 feet, with an adjoining #zoning lot# or other property on the same #zoning lot# within a C4-1, C8 or Manufacturing District.

All cross access connections shall be shown on the site plan required pursuant to Section 44-47 (Parking Lot Maneuverability and Curb Cut Regulations), certified pursuant to Section 44-492 and constructed at the time of #development#, #enlargement# or increase in the number of parking spaces.

44-492 Certification of cross access connections

No excavation, foundation or building permit shall be issued for any #development# or #enlargement# requiring a cross access connection, and no certificate of occupancy shall be amended for any increase in the number of parking spaces requiring a cross access connection until the Chairperson of the City Planning Commission certifies to the Department of Buildings that each required cross access connection:

- (a) is a minimum of 22 feet in width as measured along a #lot line# or boundary between separate properties when located on the same #zoning lot#, and at least 23 feet from any #street line#;
(b) is an extension of a travel lane of the subject open parking lot and;
(1) aligns with any previously certified cross access connection for an adjacent open parking lot, or
(2) where no previously certified cross access connection exists for an adjacent open parking lot, aligns to the maximum extent practicable with a travel lane in such adjacent open parking lot.
(c) has a grade not greater than 15 percent;
(d) is placed in an area that is not blocked by an existing #building or other structure# that is within 50 feet of the #lot line# or other boundary of the subject property;
(e) is placed in an area that will not require the removal of significant natural features such as wetlands or trees with a caliper of six inches or more, on the same #zoning lot# or adjacent #zoning lots#;

Furthermore, an easement through all required cross access connections for vehicular and pedestrian passage between and among adjacent parking lots, in a form acceptable to the Department of City Planning, shall be recorded in the Office of the Richmond County Clerk. An easement so recorded shall not become effective unless and until a corresponding easement has been recorded against an adjacent property, whether on the same or adjacent #zoning lot#, pursuant to this Section. Accordingly, if an easement pursuant to this Section has previously been recorded against any adjacent property, the subject easement shall be effective immediately upon recordation. Nothing herein shall be construed to limit the ability of a property owner or lessee to prohibit parking by non-customers.

The Chairperson may relocate a previously-certified cross access connection where such new location is acceptable to the owners of both properties and such connection complies with all requirements of this Section.

The Chairperson, however, shall certify to the Department of Buildings that a cross access connection shall be waived along a #lot line#, or other boundary between separate parking lots when located on the same #zoning lot#, due to the presence of:

- (1) grade changes greater than 15 percent;
(2) #buildings or other structures# located within 50 feet of the subject #zoning lot# or property, or
(3) wetlands or trees with a caliper of six inches or more,

and no alternate location along such #lot line# or other boundary between properties exists.

No screening or landscaping along a #lot line# shall be required in the connection area, and, upon the effective date of the easement, if such cross access connection is in a location that contained required parking spaces, such connection shall be counted as three required parking spaces.

44-493 Authorization for modification or waiver of cross access connections

The City Planning Commission may authorize modifications or waivers of the requirements of Section 44-49, inclusive, provided the Commission finds that:

- (a) due to the irregular shape of the #zoning lot# or the location of connections along other #lot lines# or other boundaries between properties, it is not possible to design a parking lot with a complying cross access connection; or
(b) site planning constraints necessitate the placement of a new or #enlarged building# against a #lot line# or other boundary between properties that precludes a cross access connection along such #lot line# or boundary, and no other site plan is feasible.

The Commission may request reports from licensed engineers or landscape architects in considering such modifications or waivers.

* * *

ARTICLE X Chapter 7 Special South Richmond Development District

107-40 SPECIAL USE, BULK AND PARKING REGULATIONS

107-483 Planting and screening for open parking areas

- (b) Screening requirements
The parking area shall be screened from all adjoining #zoning lots# or #streets# by a perimeter landscaped area at least seven four feet in width, and all adjoining #streets# by a perimeter landscaped area at least seven feet in width. Such perimeter landscaped area may be interrupted only by vehicular entrances and exits. Sidewalks that provide a direct connection between the public

sidewalk and a pedestrian circulation route within the parking area may also interrupt a perimeter landscaped area.

All screening areas shall comply with the provisions of paragraphs (a), (b) and (c) of Section 37-921 (Perimeter landscaping), except that the number of trees shall be as set forth in this Section.

In addition, such screening shall be maintained in good condition at all times and may be interrupted by normal entrances and exits.

BOROUGH OF THE BRONX Nos. 6, 7 & 8 LOWER CONCOURSE REZONING No. 6

CD 1 C 090166 MMX IN THE MATTER OF an application, submitted by the Department of City Planning and the Department of Parks & Recreation, pursuant to Sections 197-c and 199 of the New York City Charter, for an amendment to the City Map involving:

- the establishment of a waterfront Park in an area bounded by Major Deegan Boulevard, the Harlem River, and the extensions of East 144th Street and East 146th Street;
and any acquisition or disposition of real property related thereto,

in accordance with Map No. 13124 dated January 29, 2009 and signed by the Borough President.

Resolution for adoption scheduling April 1, 2009 for a public hearing.

No. 7

CD 1 N 090302 ZRX 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, relating to Article VI, Chapter 2 (Special Regulations Applying in the Waterfront Area); Article VIII, Chapter 7 establishing the Special Harlem River Waterfront District; and Article XII, Chapter 3 (Special Mixed Use District) specifying a Special Mixed Use District (MX-13) and amending related sections of the Zoning Resolution, Community District 1, Borough of The Bronx.

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

* * *

Article I General Provisions

Chapter 1 Title, Establishment of Controls and Interpretation of Regulations

* * *

11-12 Establishment of Districts

* * * Establishment of the Special Grand Concourse Preservation District

* * * Establishment of the Special Harlem River Waterfront District

In order to carry out the special purposes of this Resolution as set forth in Article VIII Chapter 7, the #Special Harlem River Waterfront District# is hereby established.

* * *

Chapter 2 Construction of Language and Definitions

* * *

12-10 DEFINITIONS

* * *

Special Harlem River Waterfront District
The "Special Harlem River Waterfront District" is a Special Purpose District designated by the letter "HRW" in which special regulations set forth in Article IX Chapter 7 apply. The #Special Harlem Waterfront District# appears on the #zoning maps# superimposed on other districts and its regulations supplement and supersede those of the districts on which it is superimposed.

Article II Residence District Regulations

Chapter 3 Bulk Regulations for Residential Buildings in Residence Districts

* * *

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

In #Inclusionary Housing designated areas#, as listed in the following table, the maximum permitted #floor area ratios#

shall be as set forth in Section 23-942 (In Inclusionary Housing designated areas). The locations of such districts are specified in Section 23-922 (Inclusionary Housing designated areas).

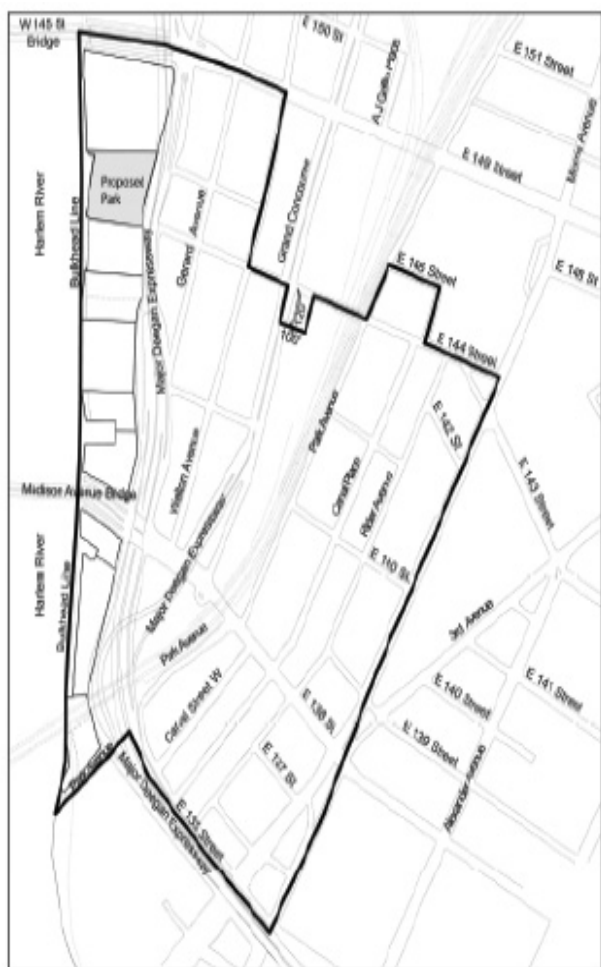
Community District	Zoning District
<u>Community District 1, Bronx</u>	<u>R6A, R7-2, R7A, R7X, R8A</u>
Community District 1, Brooklyn	R6 R6A R6B R7A
Community District 2, Brooklyn	R7A
Community District 3, Brooklyn	R7D
Community District 7, Brooklyn	R8A
Community District 6, Manhattan	R10
Community District 7, Manhattan	R9A
Community District 2, Queens	R7X

* * *
23-90
INCLUSIONARY HOUSING
 * * *

23-922
Inclusionary housing designated areas

The Inclusionary Housing Program shall apply in the following areas:

- * * *
 (17) In Community District 1, in the Borough of the Bronx, in the R6A, R7-2, R7A, R7X and R8A Districts within the areas shown on the following Map 17:



Map 17. Portion of Community District 1, Bronx

* * *
Article IV
Manufacturing District Regulations

Chapter 2
Use Regulations
 * * *

42-10
USES PERMITTED AS-OF-RIGHT
 * * *

42-12
Use Groups 3A, 6A, 6B, 6D, 6F, 7B, 7C, 7D, 7E, 8, 9B, 9C, 10A, 10B, 10C, 11, 12A, 12C, 12D, 12E, 13, 14 and 16
M1 M2 M3

Use Group 3A shall be limited to Museums that are ancillary to existing Motion Picture Production Studios or Radio or Television Studios, provided they are located within 500 feet of such studios and do not exceed 75,000 square feet of #floor area#.

Use Groups 6A except that foodstores, including supermarkets, grocery stores, or delicatessen stores, shall be limited to 10,000 square feet of #floor area# per establishment, 6B, 6D, 6F, 7B, 7C, 7D, 7E, 8, 9B, 9C, 10A, 10B, 10C, 11, 12A, 12C, 12D, 12E, 13, 14 and 16 as set forth in Sections 32-15 to 32-23, inclusive, and Section 32-25.

However, in Community District 1, in the Borough of the Bronx, in M1-4 Districts, foodstores, including supermarkets, grocery stores, or delicatessen stores, shall not be limited as to #floor area# per establishment.

* * *
Article VI
Special Regulations Applicable to Certain Areas
 * * *

Chapter 2
Special Regulations Applying in the Waterfront Area

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

62-82
Borough of The Bronx

The following Waterfront Access Plans are hereby established within the Borough of the Bronx. 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:

BX-1: Harlem River, in the #Special Harlem River Waterfront District#, as set forth in Section 87-60 (Harlem River Waterfront Access Plan).

* * *
 Note: All text in Article VIII, Chapter 7 is new; it is not underlined.

Article VIII
Special Purpose Districts
Chapter 7
Special Harlem River Waterfront District

87-00
GENERAL PURPOSES

The "Special Harlem River Waterfront 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:

- maintain and reestablish physical and visual public access to and along the waterfront;
- create a lively and attractive built environment that will provide amenities and services for the use and enjoyment of area residents, workers and visitors;
- promote the pedestrian orientation of ground floor uses in appropriate locations, and thus safeguard a traditional quality of higher density areas of the City;
- encourage well-designed new development that complements the built character of the neighborhood;
- take advantage of the Harlem River waterfront and provide an open space network comprised of parks, public open space and public access areas;
- provide flexibility of architectural design within limits established to assure adequate access of light and air to streets and public access areas, and thus to encourage more attractive and economic building forms; and
- promote the most desirable use of land and building development in accordance with the District Plan for the Harlem River Waterfront.

87-01
General Provisions

In harmony with the general purpose and intent of this Resolution and the general purposes of the #Special Harlem River Waterfront District#, the regulations of the #Special Harlem River Waterfront District# shall apply to all #developments#, #enlargements#, alterations and changes of #use# within the #Special Harlem River Waterfront 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.

87-02
District Plan and Maps

The regulations of this Chapter are designed to implement the #Special Harlem River Waterfront District# Plan as set forth in the Appendix to this Chapter. The plan area has been divided into parcels consisting of tax blocks and lots as established on (effective date of amendment), as follows:

Parcel 1:	Block 2349, Lot 112
Parcel 2:	Block 2349, Lot 100
Parcel 3:	Block 2349, Lots 46 & 47
Parcel 4:	Block 2349, Lot 38
Parcel 5:	Block 2349, Lot 15
Parcel 6:	Block 2349, Lot 3
Parcel 7:	Block 2323, Lot 43
Parcel 8:	Block 2349, Lot 28
Parcel 9:	Block 2323, Lots 13 & 18

The District Plan includes the following maps:
 Map 1 #Special Harlem River Waterfront District# and Parcels
 Map 2 Waterfront Access Plan: Public Access Elements

87-03
Applicability of Article I, Chapter 1

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

- 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
- 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.

87-04
Applicability of Article VI, Chapter 2

Parcels 1, 2, 3 and 4, as shown on Map 1 (Special Harlem River District and Parcels) shall be considered #waterfront zoning lots#, notwithstanding the mapping of any #streets# on such parcels after (effective date of amendment).

87-10
SPECIAL USE REGULATIONS

The #use# regulations of the underlying districts are modified in Sections 87-11 through 87-26, inclusive.

As used in this Section, "ground floor level" shall mean the finished floor level within five feet of an adjacent public sidewalk or any other #publicly accessible open area#.

87-11
Location of Commercial Space

The provisions of Section 32-422 (Location of floors occupied by non-residential uses) shall apply to all #mixed buildings# and are hereby 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 use#. 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#.

87-12
Streetscape Regulations

- Ground floor #use#

All #uses# shall have a depth of at least 25 feet from #building walls# facing a #shore public walkway#, #park# or #upland connection#. Lobbies and entrances may not occupy more than 20 feet or 25 percent of the such #building wall# width, whichever is less. The level of the finished ground floor shall be located not higher than two feet above nor lower than two feet below the as-built level of the adjacent public sidewalk or other #publicly accessible open area#.

For #buildings# on Parcels 1 through 6 that face a #shore public walkway#, #park# or #upland connection#, not less than 20 percent of the ground floor level #floor area# of such portions of #buildings#, to a depth of 25 feet shall consist of #uses# from Use Groups 6A, 6C, 6F, 8A, 8B and 10A, as set forth in Article III, Chapter 2.

- Transparency

Any #building wall# containing ground floor level #commercial# and #community facility uses# that faces a #shore public walkway#, #park# or #upland connection# shall be glazed with transparent materials which may include show windows, glazed transoms or glazed portions of doors. Such glazing shall occupy at least 70 percent of the area of each such ground floor level #building wall#, measured to a height of 10 feet above the level of the adjoining public sidewalk or other #publicly accessible open area# or #base plane#, whichever is higher. Not less than 50 percent of the area of each such ground floor level #building wall# shall be glazed with transparent materials and up to 20 percent of such area may be glazed with translucent materials.

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

87-20
SPECIAL FLOOR AREA REGULATIONS

The #Special Harlem River Waterfront District# shall be an #Inclusionary Housing designated area#, pursuant to Section 12-10 (DEFINITIONS), for the purpose of making the Inclusionary Housing Program regulations of Section 23-90 (INCLUSIONARY HOUSING), inclusive, applicable as modified within the Special District.

87-21
Special Residential Floor Area Regulations

The base #floor area ratio# for any #zoning lo# containing #residences# shall be 3.0. Such base #floor area ratio# may be increased to a maximum of 4.0 through the provision of #lower income housing# pursuant to the provisions for #Inclusionary Housing designated areas# in Section 23-90 (INCLUSIONARY HOUSING), except that the height and setback regulations of paragraph (b) of Section 23-942 (In Inclusionary Housing designated areas) shall not apply. In lieu thereof, the height and setback regulations of this Chapter shall apply.

87-22
Special Retail Floor Area Requirement

For each square foot of commercial #floor area# in a #building# from the #uses# listed in paragraph (a) of this Section, an equal or greater amount of #residential#, #community facility# or #commercial floor area# from #uses# listed in paragraph (b) of this Section shall be provided.

(a) Use Groups 6A and 6C, except for:
Docks for ferries, other than #gambling vessels#, limited to an aggregate operational passenger load, per #zoning lot#, of 150 passengers per half hour, and Docks for water taxis with vessel capacity limited to 99 passengers, and Docks or mooring facilities for non-commercial pleasure boats;

The following from Use Group 10:

- Carpet, rug, linoleum or other floor covering stores, with no limitation on #floor area# per establishment
- Clothing or clothing accessory stores, with no limitation on #floor area# per establishment
- Department stores
- Dry goods or fabric stores, with no limitation on #floor area# per establishment
- Carpet, rug, linoleum or other floor covering stores, with no limitation on #floor area# per establishment
- Clothing or clothing accessory stores, with no limitation on #floor area# per establishment
- Department stores
- Dry goods or fabric stores, with no limitation on #floor area# per establishment

The following from Use Group 12:

- Billiard parlor or pool halls
- Bowling alleys or table tennis halls, with no limitation on number of bowling lanes per establishment
- Eating or drinking establishments with entertainment and a capacity of more than 200 persons, or establishments of any capacity with dancing

The following retail establishments:

- Antique stores
- Art gallery, commercial
- Book stores
- Candy or ice cream stores
- Cigar and tobacco stores
- Delicatessen stores
- Drug stores
- Gift shops
- Jewelry or art metal craft shops
- Music stores
- Photographic equipment stores
- Record stores
- Stationery stores
- Toy stores

(b) All #residential uses# in Use Groups 1 and 2

All #community facility uses# from Use Group 3, 4A, and 4B, except cemeteries

All #commercial uses# from Use Groups 5A, 6B and 8A

However, the City Planning Commission may authorize a modification or waiver of this provision upon finding that such #building# includes:

- (1) a superior site plan that enables safe and efficient pedestrian connectivity to and between establishments and #publicly accessible open areas#;
- (2) a superior parking and circulation plan that reduces conflicts between pedestrian and vehicular traffic, minimizes open parking lots, and limits conflicts between curb cuts;
- (3) a design that enhances and is integrated with #publicly accessible open areas# including provision of a public entrance fronting on a #waterfront public access area#;
- (4) a variety of retail establishments; and
- (5) #uses# that do not unduly affect the #residential uses# in the nearby area or conflict with future land use and development of adjacent areas.

The City Planning Commission may prescribe appropriate conditions and safeguards to minimize adverse effects of any such #uses# on #publicly accessible open areas#.

87-23 Special Floor Area Rules for Parcels Containing Newly Mapped Streets

In the event that #streets# are mapped on Parcels 1, 2, 3 and 4 after (effective date of amendment), the area within such #streets# may continue to be considered part of the #zoning lot# for the purposes of applying all #use# and #bulk# regulations of the Zoning Resolution.

87-24 Maximum Width of Establishments

On Parcels 5 and 6, the width of any ground floor level #commercial# or #community facility# establishments facing a #shore public walkway#, #park# or #upland connection#, shall be limited to 60 feet.

87-25 Location of Building Entrances

On Parcels 1, 2, 3 and 4, the main front entrance of a #building#, as the term "main front entrance" is used in the New York City Fire Code, Section 502.1 (FRONTAGE SPACE), shall be located facing the #shore public walkway#.

On Parcels 1, 3 and 4, such main front entrance of a #building# shall be located no less than 45 feet from an #upland connection# and, on Parcel 2, located no less than 95 feet from a #park#.

87-30 SPECIAL YARD REGULATIONS

Notwithstanding the provisions of Section 62-332 (Rear yards and waterfront yards), #waterfront yards# shall be raised to a level of two feet above the rail platform of the adjacent Oak Point Rail Line, except where deviation is required to meet the grade of an existing adjacent #street#. Underground #uses#, such as parking garages, shall not be allowed in #waterfront yards#.

Parcels 1, 2, 3 and 4 shall be considered #waterfront zoning lots#, notwithstanding any future action in which a #street# is mapped on such #zoning lots#.

87-40 SPECIAL HEIGHT AND SETBACK REGULATIONS

The underlying height and setback regulations shall not apply. In lieu thereof, the special height and setback regulations of this Section shall apply. The height of all #buildings# or other structures# shall be measured from the #base plane#.

For the purposes of applying the #bulk# regulations of this Section 87-40, inclusive, a #shore public walkway#, #park#, #upland connection# or fire apparatus access road, as required by the New York City Fire Code, shall be considered a #street# and its boundary shall be considered a #street line#.

87-41 Permitted Obstructions

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

- (a) 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
- (b) 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).

87-42 Street Wall Location and Building Base

(a) #Street wall# location

The #street wall# of the #development# or #enlargement# shall be located within five feet of the #street line# and extend along the entire frontage of the #zoning lot#, except that:

- (1) ground floor level recesses up to three feet deep shall be permitted for access to building entrances; and
- (2) to allow for corner articulation, the #street wall# may be located anywhere within an area bounded by intersecting #street lines# and lines 15 feet from and parallel to such #street lines#; and
- (3) for #buildings# that are required to locate the main front entrance facing a #shore public walkway#, pursuant to Section 87-26 (Location of Building Entrances), no portion of the #street wall# containing such entrance shall be closer to the #shore public walkway# than the main front entrance; and
- (4) no portion of a #building# facing a #shore public walkway#, except on Parcel 1, shall exceed a width of 300 feet.

(b) Minimum and Maximum Base Heights

The #street wall# of a #development# or #enlargement# shall rise without setback to a minimum base height of six #stories# or 60 feet, or the height of the #building#, whichever is less, and a maximum base height of eight #stories# or 85 feet, whichever is less, before a setback is required. However, on Parcels 5 and 6, for #street walls# facing a #shore public walkway#, the minimum base height shall be 20 feet and the maximum base height shall be four #stories# or 40 feet, whichever is less, before a setback is required. Any portion of a #building# or other structure# that does not exceed such maximum base heights shall hereinafter be referred to as a "building base".

All portions of #buildings# that exceed the maximum base heights set forth in this paragraph, (b), shall be set back from the #street wall# of the #building# at least ten feet along a #shore public walkway#, #park# and Exterior Street, and at least 15 feet along an #upland connection#.

For #developments# or #enlargements# that exceed a height of eight #stories# or 85 feet, except on Parcels 5, 6, 7 and 9, not more than 40 percent of

the #aggregate width of street walls# facing a #shore public walkway# shall rise without setback to at least a height of six #stories# or 60 feet, whichever is less, and at least 40 percent of the #aggregate width of street walls# facing a #shore public walkway# shall rise without setback to at least a height of eight #stories# or 80 feet, whichever is less.

Above the level of the second #story#, up to 30 percent of the #aggregate width of street walls# may be recessed, provided no recesses are located within 15 feet of an adjacent #building# or within 30 feet of the intersection of two #street lines#, except where corner articulation is provided as set forth in paragraph (a)(1) of this Section.

(c) Transition heights

All #street walls#, except on Parcels 5 and 6, may rise to a maximum transition height of 115 feet, provided that, except on Parcel 7, not more than 60 percent of the #aggregate width of street walls# facing a #shore public walkway# exceeds a height of 85 feet. On Parcels 5 and 6, a #street wall# may rise to a maximum transition height of 85 feet, without limitation.

All portions of #buildings# that exceed the transition heights set forth in this paragraph, (c), shall comply with the tower provisions of 87-43 and 87-44.

87-43 Towers

All #stories# of a #development# or #enlargement# located partially or wholly above the applicable transition height set forth in paragraph (b) of Section 97-42 shall be considered a "tower" and shall comply with the provisions of this Section. For #zoning lots# with less than 130,000 square feet of #lot area#, only one tower shall be permitted. For #zoning lots# with 130,000 square feet of #lot area# or more, not more than two towers shall be permitted.

- (a) Maximum tower height
For #zoning lots# with 100,000 square feet of #lot area# or less, the maximum height of a #building# shall be 300 feet. The maximum height of #buildings# on #zoning lots# with more than 100,000 square feet of #lot area# shall be 400 feet; however, for #zoning lots# with two towers, such maximum #building# height of 400 feet shall apply to not more than one tower, a maximum #building# height of 260 feet shall apply to the second tower, and there shall be a height differential of at least 40 feet between both towers.

(b) Location rules for #zoning lots# abutting #parks#

Where a tower is provided on a #zoning lot# that abuts a #park#, such tower shall be located within 85 feet of such #park#, and if two towers are provided on such #zoning lot#, the second tower shall be located within 45 feet of East 149th Street or an #upland connection#. Where two towers are provided on a #zoning lot# that abuts a #park#, the shorter of the towers shall be located closer to such #park#.

(c) Maximum tower size

The outermost walls of each #story# located entirely above the applicable transition height shall be inscribed within a rectangle. The maximum length of any side of such rectangle shall be 135 feet. Each #story# of a tower located entirely above the applicable transition height shall not exceed a gross area of 8,800 square feet.

(d) Tower top articulation

All #buildings# that exceed a height of 200 feet shall provide articulation in accordance with at least one of following provisions:

- (1) Setbacks on each tower face
 - (i) For #buildings# less than 260 feet in height, the highest three #stories#, or as many #stories# as are located entirely above a height of 200 feet, whichever is less, shall have a #lot coverage# of at least 50 percent of the #story# immediately below such #stories#, and a maximum #lot coverage# of 80 percent of the #story# immediately below such #stories#.
 - (ii) For #buildings# 260 feet or more in height, the highest four #stories#, or as many #stories# as are located entirely above a height of 260 feet, whichever is less, shall have a #lot coverage# of at least 50 percent of the #story# immediately

below such #stories#, and a maximum #lot coverage# of 80 percent of the #story# immediately below such #stories#.

Such reduced #lot coverage# shall be achieved by one or more setbacks on each face of the tower, where at least one setback on each tower face has a depth of

at least four feet, and a width that, individually or in the aggregate, is equal to at least 10 percent of the width of such respective tower face. For the purposes of this subparagraph (1), each tower shall have four tower faces, with each face being the side of a rectangle within which the outermost walls of the highest #story# not subject to the reduced #lot coverage# provisions have been inscribed. The required setbacks shall be measured from the outermost walls of the #building# facing each tower face. Required setback areas may overlap.

- (2) Three setbacks facing Harlem River

The upper #stories# of a tower shall provide setbacks with a minimum depth of 15 feet measured from the west facing wall of the #story# immediately below. Such setbacks shall be provided at the level of three different #stories#, or as many #stories# as are located entirely above a height of 230 feet, whichever is less. The lowest level at which such setbacks may be provided is 230 feet, and the highest #story# shall be located entirely within the eastern half of the tower.

87-50 Design Requirements for Fire Apparatus Access Roads

Where a fire apparatus access road is provided as required by the New York City Fire Code, such road shall comply with the following requirements.

- (a) The width of a paved road bed shall be 34 feet, constructed to minimum Department of Transportation standards for public #streets#, including curbs and curb drops.
- (b) Curbs shall be provided along each side of the entire length of such road.
- (c) A minimum five-foot wide planting strip shall be provided adjacent to and along the entire length of the required curb. Within the required planting strip, one tree of at least three inches in caliper shall be planted for every 25 feet of length of such planting strip. Driveways are permitted to traverse such planting strips, and utilities are permitted to be located within such planting strips.
- (d) A minimum 8 foot paved sidewalk shall be provided adjacent to and along the entire length of the required planting strip.
- (d) All such roads shall be constructed with lighting, signage and crosswalks to minimum Department of Transportation standards for public #streets#.

87-60 Parking Regulations

The following provisions shall apply to all parking facilities:

- (a) All #accessory# off-street parking spaces may be made available for public use; any such space, however, 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.
- (b) The off-site spaces provisions of Sections 36-42 and 36-43 shall not apply. In lieu thereof, all permitted or required off-#street# parking spaces may be provided on a #zoning lot# other than the same #zoning lot# to which such spaces are #accessory#, provided the lot to be used for parking is within the #Special Harlem River Waterfront District#.
- (c) All off-street parking spaces shall be located within facilities that, except for entrances and exits, are:
 - (1) entirely below the level of any #street# or #publicly accessible open area# upon which such facility, or portion thereof, fronts; or
 - (2) located at every level above-grade, behind commercial, community facility or #residential floor area# with a minimum depth of 25 feet as measured any #building wall# facing a #shore public walkway#, so that no portion of such parking facility is visible from the #shore public walkway#. All such parking facilities shall be exempt from the definition of #floor area#. In addition, on Parcel 1, the ground floor of a portion of a #building# facing Exterior Street shall be occupied to a depth of 25 feet with #commercial#, #community facility# or #residential floor area# so that no portion of such parking facility is visible from Exterior Street. On Parcel 6, the ground floor of a portion of a #building# within 60 feet of the intersection of Exterior Street and 138th Street shall be occupied to a depth of 25 feet with #commercial#, #community facility# or #residential floor area# so that no portion of such parking facility is visible from such portion of Exterior Street or 138th Street.
- (d) The provisions of this paragraph (d) shall apply to any portion of a parking facility that abuts an exterior #building wall#.
 - (1) any non-horizontal parking deck structures are not visible from the

exterior of the #building# in elevation view;

- (2) opaque materials are located on the exterior #building# wall between the bottom of the floor of each parking deck and no less than three feet above such deck; and
- (3) a total of at least 50 percent of such exterior building wall with adjacent parking spaces consists of opaque materials which may include #signs#, graphic or sculptural art, or living plant material.
- (e) 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 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.

87-61 Curb Cut Restrictions

On Parcels 1, 2, 3 and 4, as indicated on Map 1 in the Appendix to this Chapter, no curb cuts shall be provided facing a #shore public walkway# and, further, on Parcel 2, no curb cuts shall be provided facing a #park#.

87-70 HARLEM RIVER WATERFRONT ACCESS PLAN

Map 2 (Waterfront Access Plan: Public Access Elements) in the Appendix to this Chapter shows the boundaries of the area comprising the Harlem River Waterfront Access Plan and the location of certain features mandated or permitted by the Plan.

87-71 Public Access Provisions by Parcel

The provisions of Sections 62-41 (Requirements for Waterfront Public Access) and 62-42 (Requirements for Visual Corridors), shall apply as follows:

- (a) #Shore public walkways#
 - (1) The #shore public walkway# shall be constructed at an elevation of two feet above the highest level of the Oak Point Rail Link.
 - (2) A dead-end fire apparatus access road turnaround, as defined in the New York City Fire Code Section 503.2.5 (Dead-ends), may by certification extend into a designated #shore public walkway# as set forth in Section 87-73 (Certification to Allow Fire Apparatus Access Road Turnaround in Shore Public Walkways).
- (b) #Upland connections#

#Upland connections# shall be located on Parcels 3, 4 and 6, as designated on Map 2 in the Appendix to this Chapter.

The provisions of Sections 62-41 (Requirements for Waterfront Public Access) are modified as follows:

 - (1) Parcel 3 may provide the #upland connection# at either of the two optional locations indicated on Map 2 in the Appendix to this Chapter.
 - (2) The required width for an #upland connection# on Parcel 6, as indicated on Map 2, is reduced to 12 feet. Such #upland connection# shall be subject only to the applicable pedestrian path provisions.
- (c) Supplemental public access areas

#Supplemental public access areas# pursuant to this Plan shall be provided on Parcels 1 and 2, as indicated on Map 2 in the Appendix to this Chapter, however, the requirement may be waived by certification by the Chairperson of the City Planning Commission as set forth in Section 87-72 (Certification to Waive Supplemental Public Access Area Requirement).
- (d) Visual Corridors

#Visual corridors# shall be located within Parcels 1 and 4, and the #park#, as indicated on Map 2 in the Appendix to this Chapter.

87-72 Certification to Waive Supplemental Public Access Area Requirement

For Parcels 1 and 2, the requirement to provide a designated #supplemental public access area#, as indicated on Map 2 in the Appendix to this Chapter, may be waived by the Chairperson of the City Planning Commission upon finding that:

- (a) the site plan includes a vehicular connection

through the #zoning lot# pursuant to the design guidelines set forth in Section 87-50 (Design Requirements for Fire Apparatus Access Roads); and

- (b) a declaration of restrictions has been provided pursuant to Section 87-74 (Declaration of Restrictions); and
- (c) the design meets all applicable connection requirements set forth in Section 87-76 (Connection with adjacent zoning lots); and
- (d) such a connection either:
 - (1) on Parcel 1, provides a vehicular connection between East 149th Street and Exterior Street; or
 - (2) on Parcel 2, provides a bidirectional connection between Exterior Street at its intersection with East 144th Street and the southernmost #lot line# of the #development#.

87-73 Certification to Allow Fire Apparatus Access Road Turnaround in Shore Public Walkways

On Parcels 2, 3 and 4, a dead-end fire apparatus access road turnaround, as defined in the New York City Fire Code Section 503.2.5 (Dead-ends), may by certification, extend into the designated #shore public walkway#, provided that:

- (a) a declaration of restrictions has been provided pursuant to Section 87-74; and
- (b) a fire apparatus access road abutting the shared #zoning lot line# between the #development# seeking certification under this section and Parcels 2, 3 or 4 does not exist; and
- (c) the following connection requirements are met:
 - (1) On Parcel 1, the fire apparatus access road shall serve as a connection along all #buildings# on such Parcel along the #shore public walkway# and #park#. Such road shall provide for a vehicular connection between East 149th Street and Exterior Street; or
 - (2) On Parcels 2, 3 and 4, the fire apparatus access road shall serve as a segment of a bidirectional loop road along the #shore public walkway# on such Parcels, providing a connection to Exterior Street at the northeast corner of Parcel 2 and a connection to Exterior Street at the southeast corner of Parcel 4.

Such turnaround shall have a diameter of 70 feet and be located at the end of the fire apparatus access road, abutting the adjacent #lot line#. At no point may the turnaround extend into the #shore public walkway# for a distance greater than 23 feet. Sidewalks shall not be required adjacent to the turnaround. The portion of the turnaround that lies within a #shore public walkway# shall remain clear of obstacles, shall be composed of permeable materials, and shall meet all applicable requirements set forth in the New York City Fire Code Section 503.1.1 (Fire apparatus access roads). In addition, the roadbed material of a fire apparatus access road leading to a vehicular turnaround may be extended into the turnaround provided the area of the turnaround paved with such material is not wider than the roadbed leading to the turnaround. The remaining portions of the turnaround shall be paved with distinct materials to facilitate pedestrian usage. In addition, the level of the area within the turnaround shall be raised to be flush of the level of adjoining sidewalks.

87-74 Declaration of Restrictions

For any fire apparatus access road proposed for certification pursuant to Sections 87-72 or 87-73, a declaration of restrictions shall be provided to guarantee the construction, improvement, operation, maintenance and repair of such road, to guarantee that such road remains open, unobstructed and accessible to all members of the public, except as necessary to avoid public dedication, and to ensure compliance with all applicable provisions. Such declaration of restrictions shall be prepared in a form acceptable to the Department of City Planning, shall be filed and duly recorded in the Borough Office of the Register of the City of New York and indexed against the property. Filing and recording of the declaration of restrictions shall be a precondition for the Chairperson's certification under Section 87-72 and 87-73, where applicable.

For certifications proposed pursuant to Section 87-73, at the time a declaration of restrictions has been provided by the adjacent #development#, pursuant to this section, permitting vehicular connection between #zoning lots#, the #zoning lot# containing a previously constructed fire apparatus access turnaround shall be responsible for the following actions on the portion of the connection on such #zoning lot#:

- (a) deconstructing the fire apparatus access road turnaround; and
- (b) re-landscaping the area that had extended into the #shore public walkway#, so as to create the conditions of the immediately surrounding #shore public walkway#, which may include any combination of tree planting, laying sod, removing pavers, or any other required landscaping action; and

- (c) extending all required sidewalks that had remained short of the #lot line# to the shared #lot line# to connect to the required adjacent sidewalks and enable pedestrian movement across #developments#; and
- (d) complying with all applicable waterfront rules, street regulations and the New York City Fire Code.

87-75
Applicability of waterfront regulations

In the event that #streets# are mapped on Parcels 1, 2, 3 and 4 after (effective date of amendment), the area within such #streets# may continue to be considered part of the #zoning lot# for the purposes of applying all waterfront regulations of the Zoning Resolution.

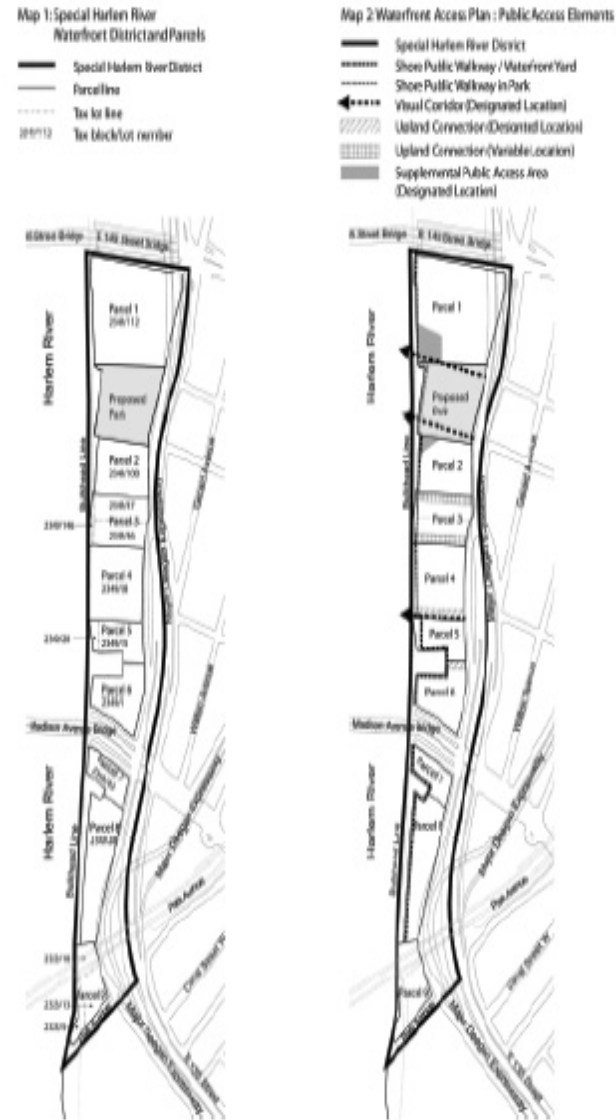
87-76
Connection with adjacent zoning lots

The following provisions apply to #developments# pursuing certification pursuant to either Section 87-72 (Certification to Waive Supplemental Public Access Area Requirement) or Section 87-73 (Certification to Allow Fire Apparatus Access Road Turnaround in Shore Public Walkways).

On each of Parcels 2, 3 and 4, and only among Parcels 2, 3 and 4, a #development# shall provide a connection for bidirectional vehicular travel at an adjacent #zoning lot line# if such adjacent #zoning lot# has previously constructed a connection that terminates at the shared #lot line#. Any connection of fire apparatus access roads across a shared #zoning lot line# must meet the grade of and maintain the street width of the existing adjacent private street. In addition to such physical shared #lot line# connection, a private road declaration shall be provided pursuant to the provisions of Section 87-74 of this Chapter. A connection need not be opened unless and until such declaration of restrictions, in accordance with 87-74, has been recorded against the adjacent #zoning lot#.

When no connection for vehicular travel terminating at the opposite side of a shared #zoning lot line# exists, one may, by certification pursuant to Section 87-73, construct a dead-end fire apparatus access road turnaround that may extend into the designated #shore public walkway#. Such certification is also contingent upon providing a declaration of restrictions, in accordance with Section 87-74.

APPENDIX



* * *
 Note: Only underlined text is new in the following Section.
Article XII - Special Purpose Districts
 * * *

Chapter 3
Special Mixed Use District
 * * *

123-66
Height and Setback Regulations
 * * **123-662**

All buildings in Special Mixed Use Districts with R6, R7, R8, R9 and R10 District designations
 * * *

TABLE B

* * *
 In addition, in #Special Mixed-Use District# 13 in the Borough of The Bronx, at least 70 percent of the #aggregate

width of street walls# shall be located within eight feet of the #street line# and shall extend to at least the minimum base height specified for the applicable district as set forth in Table B above, or the height of the #building#, whichever is less. The remaining 30 percent of the #aggregate width of street walls# may be located beyond eight feet of the #street line#. Existing #buildings# may be vertically #enlarged# by up to one #story# or 15 feet without regard to the #street wall# location provisions of this paragraph.

* * *
123-90
SPECIAL MIXED USE DISTRICTS SPECIFIED

The #Special Mixed Use District# is mapped in the following areas:
 * * *

#Special Mixed Use District# - 13: (effective date)
Lower Concourse, Bronx

The #Special Mixed Use District# - 13 is established in the Lower Concourse in The Bronx as indicated on the #zoning maps#.

No. 8

CD 1 C 090303 ZMX

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. 6a:

1. changing from an M2-1 District to an R7-2 District property bounded by a line 190 feet southerly of a park* and its easterly prolongation, Major Deegan Expressway, Park Avenue and its northeasterly and southwesterly prolongations, and a U.S. Pierhead and Bulkhead Line;
2. changing from an M1-2 District to a C4-4 District property bounded by East 149th Street, Morris Avenue, East 144th Street, Canal Place, East 146th Street, Park Avenue, East 144th Street, and the easterly street line of former Anthony J. Griffin Place and its northerly and southerly prolongations;
3. changing from an M2-1 District to a C4-4 District property bounded by:
 - a. East 149th Street, Major Deegan Boulevard, the northerly boundary of a park* and its easterly and westerly prolongations, and a U.S. Pierhead and Bulkhead Line; and
 - b. the southerly boundary line of a park* and its easterly and westerly prolongations, Major Deegan Expressway, a line 190 feet southerly of a park* and its easterly prolongation, and a U.S. Pierhead and Bulkhead Line;
4. changing from an M1-2 District to a C6-2A District property bounded by East 144th Street, Grand Concourse, a line 120 feet southerly of East 144th Street, a line 100 feet easterly of Grand Concourse, the easterly prolongation of the southerly street line of East 140th Street, the westerly boundary line of the Metro North Rail Road (Harlem Division) right-of-way, East 138th Street, Major Deegan Boulevard, a line 100 feet northerly of East 138th Street, and Walton Avenue;
5. changing from an M2-1 District to a C6-2A District property bounded by a line 100 feet northerly of East 138th Street, Major Deegan Boulevard, East 138th Street, and Major Deegan Expressway;
6. changing from an M1-2 District to an M1-4 District property bounded by:
 - a. a line 75 feet southwesterly of East 138th Street, a line 100 feet northwesterly of Third Avenue, East 136th Street, and Rider Avenue; and
 - b. East 138th Street, Park Avenue and its southwesterly centerline prolongation, and an easterly service road of the Major Deegan Expressway;
7. changing from an M2-1 District to an M1-4 District property bounded by a line 75 feet southwesterly of East 138th Street, Rider Avenue and its southwesterly centerline prolongation, East 135th Street, the northeasterly centerline prolongation of Park Avenue, Major Deegan Expressway, East 138th Street, an easterly service road of the Major Deegan Expressway, Park Avenue and its southwesterly centerline prolongation, a line 300 feet southwesterly of East 138th Street, and Canal Place;
8. changing from an M1-2 District to an M1-4/R6A District property bounded by:
 - a. East 146th Street, Canal Place, East 144th Street, Rider Avenue, a line 150 feet southerly of East 140th Street, Canal Place, East 144th Street, and Park Avenue; and
 - b. a line 200 feet southerly of East 144th Street, Walton Avenue, a line 100 feet northerly of East 138th Street, Major Deegan Boulevard, and Gerard Avenue and its southerly centerline prolongation;

9. changing from an M2-1 District to an M1-4/R6A District property bounded by the westerly centerline prolongation of East 140th Street, Major Deegan Boulevard, a line 100 feet northerly of East 138th Street, and Major Deegan Expressway;
10. changing from an R6 District to an M1-4/R7A District property bounded by East 142nd Street, Morris Avenue, East 140th Street, and Rider Avenue;
11. changing from an M1-2 District to an M1-4/R7A District property bounded by:
 - a. East 144th Street, Morris Avenue, East 142nd Street, and Rider Avenue;
 - b. East 140th Street, Morris Avenue, a line 100 feet northeasterly of East 138th Street, and Rider Avenue; and
 - c. a line 75 feet southwesterly of 138th Street, Lincoln Avenue, Major Deegan Expressway, Rider Avenue and its southwesterly centerline prolongation, East 136th Street, and a line 100 feet northwesterly of Third Avenue;
12. changing from an M1-2 District to an M1-4/R7X District property bounded by Park Avenue, a line 150 feet northeasterly of East 138th Street, Canal Place, a line 100 feet northeasterly of East 138th Street, Morris Avenue, Third Avenue, Lincoln Avenue, a line 75 feet southwesterly of East 138th Street, Rider Avenue, and East 138th Street;
13. changing from an M2-1 District to an M1-4/R7X District property bounded by Park Avenue, East 138th Street, Rider Avenue, a line 75 feet southwesterly of East 138th Street, Canal Place, and a line 300 feet southwesterly of East 138th Street;
14. changing from a C4-4 District to an M1-4/R8A District property bounded by East 149th Street, Walton Avenue, a line midway between East 144th Street and East 146th Street, and Gerard Avenue;
15. changing from an M1-2 District to and M1-4/R8A District property bounded by East 149th Street, Gerard Avenue, a line midway between East 144th Street and East 146th Street, Walton Avenue, a line 200 feet southerly of East 144th Street, Gerard Avenue and its southerly centerline prolongation, and Major Deegan Boulevard;
16. changing from an M2-1 District to an M1-4/R8A District property bounded by Major Deegan Boulevard, the westerly centerline prolongation of East 140th Street, and Major Deegan Expressway;
17. establishing within a proposed R7-2 District a C2-4 District bounded by a line 190 feet southerly of a park*, Major Deegan Expressway, Park Avenue and its southwesterly and northeasterly centerline prolongations, and a U.S. Pierhead and Bulkhead Line;
18. establishing a Special Harlem River Waterfront District (HRW) bounded by East 149th Street, Major Deegan Expressway, Park Avenue and its southwesterly and northeasterly centerline prolongations, and a U.S. Pierhead and Bulkhead Line;
19. establishing a Special Mixed Use District (MX-13) bounded by:
 - a. East 149th Street, Walton Avenue, a line 100 feet northerly of East 138th Street, Major Deegan Expressway, Major Deegan Boulevard, the easterly centerline prolongation of East 149th Street, and the southerly centerline prolongation of River Avenue; and
 - b. East 146th Street, Canal Place, East 144th Street, Morris Avenue, Third Avenue, Lincoln Avenue, Major Deegan Expressway, Rider Avenue and its southwesterly centerline prolongation, East 136th Street, a line 100 feet northwesterly of Third Avenue, a line 75 feet southwesterly of East 138th Street, Canal Place, a line 300 feet southwesterly of East 138th Street, Park Avenue, East 138th Street, Park Avenue, a line 150 feet northeasterly of East 138th Street, Canal Place, a line 100 feet northeasterly of East 138th Street, Rider Avenue, a line 150 feet southwesterly of East 140th Street, Canal Place, East 144th Street, and Park Avenue;

Borough of the Bronx, Community District 1, as shown on a diagram (for illustrative purposes only), dated February 2, 2009, and subject to the conditions of CEQR Declaration E-227.

*Note: a park is proposed to be established under a concurrent related application C 090166 MMX for a change in the City Map.

NOTICE

On Wednesday, April 1, 2009, at 10:00 A.M., in Spector Hall, at the Department of City Planning, 22 Reade Street, in Lower Manhattan, a public hearing is being

held by the City Planning Commission in conjunction with the above ULURP hearing to receive comments related to a Draft Environmental Impact Statement (DEIS) concerning adoption of zoning map and text amendments and amendments to the City Map for an area encompassing approximately 30 blocks, located in Community District 1 in the South Bronx. The proposed rezoning area is currently zoned M1-2, M2-1, C4-4 and R6. The proposed action would rezone the area to C4-4, C6-2A, M1-4/R8A, M1-4/R7X, M1-4/R7A, M1-4/R6A, M1-2, M1-4, and R7-2/C2-4. The proposed zoning text amendments would include zoning text amendments to establish a Special Mixed-Use District (MX), modify food store regulations within M1-4 districts in Bronx Community District 1, and make the provisions of the Inclusionary Housing program applicable within the proposed rezoning area. Text amendments are also proposed to establish a waterfront access plan and special district in the area located along the Harlem River waterfront within the proposed rezoning area. Comments are requested on the DEIS and will be accepted until Monday, April 13, 2009.

This hearing is being held pursuant to the State Environmental Quality Review Act (SEQRA) and City Environmental Quality Review (CEQR), CEQR No. 08DCP071X.

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

m19-a1

CITY PLANNING

■ PUBLIC HEARINGS

FORMULATION of PROPOSED 2010 CONSOLIDATED FIVE-YEAR STRATEGIC PLAN

A public hearing on the formulation of the Proposed 2010 Consolidated Plan: the Five-Year Strategic Plan (2010 - 2014) for US-HUD Formula Entitlement Funds will be held on **TUESDAY, APRIL 14, 2009** beginning at **10:00 A.M.** at the Department of City Planning located at 22 Reade Street, Spector Hall, Manhattan.

The Consolidated Plan defines the use of federal entitlement funds for housing, homeless assistance, supportive housing services and community development programs and is required by the United States Department of Housing and Urban Development (HUD). It consolidates the statutory requirements of the Cranston-Gonzalez Housing Act's Comprehensive Housing Affordability Strategy, and the City's application for the four HUD Office of Community Planning and Development entitlement programs: Community Development Block Grant (CDBG), HOME Investment Partnership, Emergency Shelter Grants (ESG), and Housing Opportunities for Persons with AIDS (HOPWA). The report will define the use of these federal funds for Consolidated Plan Program Years 2010 - 2014.

The PUBLIC HEARING has been scheduled to obtain comments on the formulation of the document and on the City's use of federal funds to address housing, services for the homeless, supportive housing service and community development needs, and the development of proposed activities. Another purpose of this session is to answer and discuss questions concerning the *Proposed 2010 Consolidated Plan: One Year Action Plan*. In addition, at this forum, agency representatives will receive comments on the City's performance of Consolidated Plan activities in 2008.

For more information contact: Charles V. Sorrentino, New York City Consolidated Plan Coordinator, Department of City Planning, 22 Reade Street 4N, New York, New York 10007, (212) 720-3337.

m31-a13

COMMUNITY BOARDS

■ PUBLIC HEARINGS

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

BOROUGH OF QUEENS

COMMUNITY BOARD NO. 8 - Thursday, April 2, 2009 at 7:30 P.M., Beacon 168, Parsons J.H.S. - Auditorium, 158-40 76th Road, Flushing, NY

BSA# 24-09-BZ

78-10 164th Street- Meadow Park Rehabilitation and Health Care Center LLC
This application is filed pursuant to Section 72-21 of the Zoning Resolution of the City of New York, the application seeks to permit the construction of a three-story addition to the existing health care facility located in an R3-2 zoning district.

m27-a2

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

BOROUGH OF BROOKLYN

COMMUNITY BOARD NO. 14 - Monday, April 6, 2009 at 7:00 P.M., 810 East 16th Street, (between Avenue H and Dead End), Brooklyn, NY

BSA# 301-08-BZ

1103 East 22nd Street between Avenue J and Avenue K
Application has been filed with the Board of Standards and Appeals (BSA) for an extension of time to complete construction and to obtain a Certificate of Occupancy. In conjunction with this extension request, there is also an amendment request to modify the previously approved plans, and a request for a waiver of the rules of procedure due to a late filing.

m31-a6

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

BOROUGH OF QUEENS

COMMUNITY BOARD NO. 2 - Thursday, April 2, 2009 at 7:00 P.M., Sunnyside Community Services, 43-31 39th Street, 1st Floor, Sunnyside, NY

BSA# 1-09-BZ

Premises - 39-01 Queens Boulevard
IN THE MATTER OF an application for a special permit to allow the operation of a Physical Culture Establishment (PCE) Health Club at the premises.

N090316ZRY

Department of City is proposing an Inclusionary Housing text amendment zoning changes. The proposed text amendment would create a homeownership option that would allow affordable units qualifying for the bonus to be permanently affordable homeownership units.

The school construction authority notice has been filed for the proposed acquisition of Block 249, Lot 1, to discuss the notice of filing for the proposed site selection and acquisition of the property currently occupied by Middle College High School at LaGuardia Community College.

m30-a2

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

BOROUGH OF QUEENS

COMMUNITY BOARD NO. 11 - Monday, April 6, 2009 at 7:30 P.M., M.S. 158, 46-35 Oceania Street, Bayside, NY

BSA# 20-09-BZ

An application to the NYC Board of Standards and Appeals for a special permit to allow rooftop cellular communication equipment exceeding 400 sq.ft. located in an R3-2 residential zone, within a C1-2 overlay at 54-44 Little Neck Parkway.

A request by the Douglaston/Little Neck Historical Society and the Douglaston Hill Committee to change the official City Map, returning numbered streets to their original name status on seven (7) streets in the Douglaston Hill area of Queens.

m31-a6

DESIGN & CONSTRUCTION

■ PUBLIC HEARINGS

PLEASE TAKE NOTICE, that in accordance with Section 201-204 (inclusive) of the New York State Eminent Domain Procedure Law ("EDPL"), a public hearing will be held by the New York City Department of Design and Construction, on behalf of the City of New York in connection with the acquisition of certain properties for roadway reconstruction including sewers, water mains, traffic lights, sidewalk, and pedestrian ramps at certain portions of Barnes Avenue from Tilden Street to East 222nd Street (Capital Project HWX647B) - Borough of The Bronx.

The time and place of the hearing is as follows:

DATE: Monday, April 20, 2009
TIME: 10:00 A.M.
LOCATION: Community Board No.12
4101 White Plains Road
Bronx, NY 10466

The purpose of this hearing is to inform the public of the proposed acquisition of certain street beds and adjacent properties and to review the public use to be served by the project and the impact on the environment and residents. The scope of this Capital Project entails roadway reconstruction including the installation of sewers, water mains, traffic lights, sidewalk, and pedestrian ramps, etc.

The properties proposed to be acquired are located in the borough of the Bronx as follows:

Barnes Avenue from Tilden Street to East 222nd Street as shown on Damage and Acquisition Map No. 12520, dated May 2, 2008.

The properties affected include the following areas as shown on the Tax Map of the City of New York for the borough of the Bronx:

- Block 4668, part of Lots 1, 7, 8, 9, 10, 11;
- Block 4671, part of Lots 31, 32, 33, 51;
- Block 4672, part of Lots 39, 40, 42, 138; and
- Bed of Street for Barnes Avenue from Tilden Street to East 222nd Street.

There are no proposed alternate locations.

Any person in attendance at this meeting shall be given a reasonable opportunity to present oral or written statements and to submit other documents concerning the proposed acquisition. Each speaker shall be allotted a maximum of five (5) minutes. In addition, written statements may be submitted to the General Counsel at the address stated below, provided the comments are received by 5:00 P.M. on April 27, 2009 (5 working days from public hearing date).

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

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

m30-a3

FRANCHISE AND CONCESSION REVIEW COMMITTEE

■ MEETING

PUBLIC NOTICE IS HEREBY GIVEN THAT the Franchise and Concession Review Committee will hold a Public Meeting at 2:30 P.M., on Wednesday, April 8, 2009 at 22 Reade Street, 2nd Floor Conference Room, Borough of Manhattan.

NOTE: Individuals requesting Sign Language Interpreters should contact the Mayor's Office of Contracts Services, Public Hearings Unit, 253 Broadway, 9th Floor, New York, NY 10007, (212) 788-7490, no later than SEVEN (7) BUSINESS DAYS PRIOR TO THE PUBLIC MEETING. TDD users should call Verizon relay service.

m30-a8

IN REM FORECLOSURE RELEASE BOARD

■ MEETING

PUBLIC NOTICE IS HEREBY GIVEN THAT The In Rem Foreclosure Release Board will meet on Wednesday, April 1, 2009 at 9:30 A.M., 22 Reade Street, 2nd Floor Conference Room, Borough of Manhattan.

NOTE: Individuals requesting Sign Language Interpreters should contact the Mayor's Office of Contract Services, Public Hearings Unit, 253 Broadway, 9th Floor, New York, New York 10007, (212) 788-7490, no later than SEVEN (7) BUSINESS DAYS PRIOR TO THE PUBLIC MEETING. TDD users should call Verizon relay services.

m24-a1

LANDMARKS PRESERVATION COMMISSION

■ PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN that pursuant to the provisions of Title 25, chapter 3 of the Administrative Code of the City of New York (Sections 25-307, 25-308, 25,309, 25-313, 25-318, 25-320) (formerly Chapter 8-A, Sections 207-6.0, 207-7.0, 207-12.0, 207-17.0, and 207-19.0), on Tuesday, **April 07, 2009** at 9:30 A.M. in the morning of that day, a public hearing will be held in the Conference Room at 1 Centre Street, 9th Floor, Borough of Manhattan with respect to the following properties and then followed by a public meeting. Any person requiring reasonable accommodation in order to participate in the hearing or attend the meeting should call or write the Landmarks Commission no later than five (5) business days before the hearing or meeting.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF MANHATTAN 09-6355 - Block 221, lot 35-12-16 Vestry Street, aka 440-444 Canal Street - Tribeca North Historic District
A late nineteenth century commercial style warehouse with Romanesque Revival style elements designed by Charles Haight and built in 1882-83, and altered in 1925 with a new Canal Street façade. Application is to replace windows.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF MANHATTAN 09-4018 - Block 181, lot 18-177 Franklin Street - Tribeca West Historic District
A neo-Grec style store and loft building designed by Robert Callick and built in 1890. Application is to install storefront infill.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF MANHATTAN 09-7418 - Block 498, lot 27-101 Spring Street - SoHo-Cast Iron Historic District
A cast iron store building with Classical and neo-Grec style details designed by N. Whyte and built in 1870-1871. Application is to install rooftop mechanical equipment, and modify storefront infill. Zoned M1-5B.

MODIFICATION OF USE AND BULK
BOROUGH OF MANHATTAN 09-7415 - Block 498, lot 27-101 Spring Street - SoHo-Cast Iron Historic District
A cast iron store building with Classical and neo-Grec style details designed by N. Whyte and built in 1870-1871. Application is to request that the Landmarks Preservation Commission issue a report to the City Planning Commission relating to an application for a Modification of Use pursuant to Section 74-711 of the Zoning Resolution. Zoned M1-5B.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF MANHATTAN 09-7589 - Block 474, lot 14-53 Mercer Street - SoHo-Cast Iron Historic District
A brick store and loft building built in 1868. Application is to remove a fire-escape and install new storefront infill.

MODIFICATION OF USE AND BULK
BOROUGH OF MANHATTAN 09-7274 - Block 474, lot 14-53 Mercer Street - SoHo-Cast Iron Historic District
A brick store and loft building built in 1868. Application is to request that the Landmarks Preservation Commission issue a report to the City Planning Commission relating to an

application for a Modification of Use pursuant to Section 74-711 of the Zoning Resolution. Zoned M1-5B.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF MANHATTAN 09-6813 - Block 506, lot 12-40 Charlton Street- Charlton – King - Vandam Historic District
A Gothic style school building built in the 1920s. Application is to construct a barrier-free access ramp.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF MANHATTAN 09-7107 - Block 642, lot 1-113 Jane Street - American Seamen's Friend Society Sailor's Home-Individual Landmark
A neo-Classical style building designed by William A. Boring and built in 1907-08. Application is to construct rooftop additions. Zoned C6-2.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF MANHATTAN 08-8507 - Block 635, lot 37-113-115 Bank Street - Greenwich Village Historic District
A pair of three-story houses built in 1857 and later converted for industrial use. Application is to enlarge a rooftop addition, install a chimney, and enlarge the areaway. Zoning R6.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF MANHATTAN 09-5877 - Block 743, lot 83-156 9th Avenue - Chelsea Historic District
A vernacular style rowhouse with a ground floor storefront built in 1852. Application is to replace storefront infill. Zoned C2-6A.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF MANHATTAN 09-7587 - Block 1121, lot 25-15 West 68th Street - Upper West Side/Central Park West Historic District
A Beaux Arts style rowhouse designed by Buchman & Fox and built in 1909-10. Application is to modify a window opening to accommodate an at-grade entrance.

MODIFICATION OF USE AND BULK
BOROUGH OF MANHATTAN 09-3804 - Block 1121, lot 25-15 West 68th Street - Upper West Side/Central Park West Historic District
A Beaux Arts style rowhouse designed by Buchman & Fox and built in 1909-10. Application is to request that the Landmarks Preservation Commission issue a report to the City Planning Commission relating to an application for a Modification of Use pursuant to Section 74-711 of the Zoning Resolution. Zoned R8B.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF MANHATTAN 08-8278 - Block 1205, lot 29-315 Central Park West - Upper West Side/Central Park West Historic District
A neo-Renaissance style apartment building designed by Schwartz and Gross and built in 1912-13. Application is to construct a barrier-free access ramp.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF MANHATTAN 09-6640 - Block 1202, lot 41-22 West 89th Street - Upper West Side/Central Park West Historic District
A Renaissance Revival style rowhouse designed by Gilbert A. Schellenger and built in 1894. Application is to construct a rear yard addition and relocate a window. Zoned R7-2.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF MANHATTAN 09-6320 - Block 1380, lot 23-753-759 Madison Avenue, aka 27-31 East 65th Street - Upper East Side Historic District
An apartment building designed by Anthony M. Pavia and built in 1959. Application is to legalize the installation of a storefront without Landmarks Preservation Commission permits and the installation of a storefront in non-compliance with Certificate of No Effect 08-8604.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF MANHATTAN 09-5983 - Block 1404, lot 9-117 -119 East 69th Street - Upper East Side Historic District
A neo-Georgian style townhouse designed by Julius F. Gaynor and built in 1928-29. Application is to modify the rear facade.

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

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF MANHATTAN 09-6711 - Block 1505, lot 11-17 East 93rd Street - Carnegie Hill Historic District
A Renaissance Revival style rowhouse designed by William Graul built in 1891-92, altered by Harry Silverman in 1939. Application is to alter the fenestration and areaway, replace windows, and construct rear yard and rooftop additions. Zoned R-8B [LH-1A].

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF MANHATTAN 08-2731 - Block 2059, lot 156-466 West 145th Street - Hamilton Heights Historic District Extension
A Renaissance Revival style rowhouse designed by G. A. Schellenger and built in 1896. Application is to alter the areaway and entrance to accommodate a barrier-free access ramp.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF MANHATTAN 09-4201 - Block 2067, lot 10-469 West 152nd Street - Hamilton Heights/Sugar Hill Northwest Historic District
A Renaissance Revival style apartment house designed by John P. Leo and built in 1895. Application is to legalize the installation of windows without Landmarks Preservation Commission permits.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF BROOKLYN 09-6846 - Block 230, lot 15-112 Hicks Street - Brooklyn Heights Historic District
An eclectic style rowhouse built between 1880-1899. Application is to construct a rear yard addition. Zoned R6, LH-1.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF BROOKLYN 09-7534 - Block 145, lot 35-503 Fulton Street - Offerman Building-Individual Landmark
A Romanesque Revival style commercial building designed by Peter J. Lauritzen and built between 1890 and 1893, with later alterations by Morris Lapidus in 1947. Application is to install storefront infill, lighting, and a marquee and to construct rooftop additions. Zoned C6-4.5.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF BROOKLYN 09-6886 - Block 2119, lot 10-301 Cumberland Street - Fort Greene Historic District

A Moorish Revival style apartment house built circa 1920. Application is to legalize painting the door and window enframements, altering the areaway, and installing a door and awning, all without Landmarks Preservation Commission permits.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF BROOKLYN 09-3772 - Block 1915, lot 47-254 Clinton Avenue - Clinton Hill Historic District
Originally a 19th century rowhouse, altered as a one-story institutional building by Henry McGill in 1940. Application is to demolish the existing building and construct a new gymnasium building. Zoned R6B.

m25-a7

BOARD OF STANDARDS AND APPEALS

■ PUBLIC HEARING

APRIL 21, 2009, 10:00 A.M.

NOTICE IS HEREBY GIVEN of a public hearing, Tuesday morning, April 21, 2009, 10:00 A.M., at 40 Rector Street, 6th Floor, New York, N.Y. 10006, on the following matters:

SPECIAL ORDER CALENDAR

5-98-BZ
APPLICANT – Maxfield Blaubeux & Heywood Balaubeux, for Priority Landscaping Incorporated, owner.
SUBJECT – Application March 13, 2009 – Extension of Term of a previously granted Variance (§72-21) for a garden supply sales and nursery establishment (UG17) with accessory parking and storage in an R5 zoning district which expired on February 23, 2009.
PREMISES AFFECTED – 1861 McDonald Avenue, east side 200' north of Quentin Road, Block 6633, Lot 55, Borough of Brooklyn.
COMMUNITY BOARD #15BK

209-04-BZ
APPLICANT – Joseph P. Morsellino, for Waterfront Resort, Incorporated, owner.
SUBJECT – Application March 23, 2009 – Extension of Time to Complete Construction of a previously granted Variance (§72-21) to permit the conversion and enlargement of an existing industrial building to residential use in an M2-1 zoning district which expires on July 19, 2009.
PREMISES AFFECTED – 109-09 15th Avenue, northwest corner of 15th Avenue and 110th Street, Block 4044, Lot 60, Borough of Queens.
COMMUNITY BOARD #7Q

41-06-BZ
APPLICANT – Akerman Senterfitt Stadtmauer Bailkin, for New York Hospital Queens, owner.
SUBJECT – Application February 9, 2009 – Amendment of a previously approved variance (§72-21) which permitted, on a portion of the campus of New York Hospital, the construction of a underground parking structure with 372 accessory parking spaces. The application did not comply with the front and side yard requirements. (§§24-33 & 24-34). The current application seeks to legalize a 4'-8" open area along the side lot line within the C1-2 overlay which does not comply with §33-25 (Minimum Required Side Yards). The site is located in a R6/C1-2 zoning district.
PREMISES AFFECTED – 139-24 Booth Memorial Avenue, south side of Booth Memorial Avenue and West Side of 141st Street, Block 6401, Lot 19, Borough of Queens.
COMMUNITY BOARD #7Q

APRIL 21, 2009, 1:30 P.M.

NOTICE IS HEREBY GIVEN of a public hearing, Tuesday afternoon, April 21, 2009, at 1:30 P.M., at 40 Rector Street, 6th Floor, New York, N.Y. 10006, on the following matters:

ZONING CALENDAR

260-08-BZ
APPLICANT – Eric Palatnik, for Moisei Tomshinsky, owner.
SUBJECT – Application October 21, 2008 – Special Permit (§73-622) for the In-Part Legalization and enlargement of a single family home. This application seeks to vary floor area (23-141) in an R3-1 zoning district.
PREMISES AFFECTED – 148 Oxford Street, between Shore Boulevard and Oriental Boulevard, Block 8757, Lot 3, Borough of Brooklyn.
COMMUNITY BOARD #15BK

268-08-BZ
APPLICANT – Sheldon Lobel, P.C., for 314 7th Avenue, LLC, owner.
SUBJECT – Application October 30, 2008 – Special Permit filed, pursuant to §73-621 of the New York City Zoning Resolution, to permit the enlargement of an as-of-right eating and drinking establishment (Use Group 6) into the footprint of an existing accessory parking garage of a mixed-use residential and commercial building. The subject site is located in a R6A/C1-4 zoning district.
PREMISES AFFECTED – 314 Seventh Avenue, southwest corner of the intersection formed by Eight Street and Seventh Avenue, Block 1006, Lot 37, Borough of Brooklyn.
COMMUNITY BOARD #6BK

301-08-BZ
APPLICANT – Fridman Saks LLP, for 2717 Quentin Realty LLC, owner.
SUBJECT – Application December 10, 2008 – Special Permit (§73-622) for the enlargement of an existing single family home. This application seeks to vary floor area and lot coverage (23-141), side yard (23-461), perimeter wall height (23-631(b)) and less than the minimum rear yard (23-47) in an R3-2 zoning district.
PREMISES AFFECTED – 2717 Quentin Road, between East 27th and East 28th Streets, Block 6790, Lot 32, Borough of Brooklyn.
COMMUNITY BOARD #15BK

16-09-BZ
APPLICANT – Slater & Beckerman, LLP, for The Devlin Building LLC, owner; Yoga Works, Inc., lessee.
SUBJECT – Application February 4, 2009 – Special Permit (§73-36) to allow a physical culture establishment on the second and third floors of an existing five-story building. The proposal is contrary to ZR Section 42-10. M1-5B district.
PREMISES AFFECTED – 459 Broadway, south west corner of Broadway and Grand Street, Block 231, Lot 30, Borough of Manhattan.
COMMUNITY BOARD #2M

42-09-BZ
APPLICANT – Francis R. Angelino, Esq., for Arrow Linen Supply Company, Inc., owner.
SUBJECT – Application March 6, 2009 – Special Permit filed pursuant to §§11-411 & 11-412 to permit a re-

instatement of a variance which expired on July 12, 1992 which allowed the extension of a legal non conforming use within a residential zoning district. The application seeks an amendment to allow for a one-story enlargement of approximately 770 sq. ft. in the rear of the lot for additional storage for the commercial laundry. The subject site is located in a R5B zoning district
PREMISES AFFECTED – 441-477 Prospect Avenue, between Eight Avenue and Prospect Park West, Block 1113, Lot 73, Borough of Brooklyn.
COMMUNITY BOARD #7BK

Jeff Mulligan, Executive Director

☛ m31-a1

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, April 15, 2009. 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 Museum of Arts and Design to construct, maintain and use 4 benches on the south sidewalk of Columbus Circle and 3 benches on the west sidewalk of Broadway at 2 Columbus Circle, 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 Approval Date to June 30, 2019 - \$1050/annum

the maintenance of a security deposit in the sum of \$2,000, and the filing of an insurance policy in the minimum amount of \$250,000/\$1,000,000 for bodily injury and property damage for each occurrence in the aggregate amount of \$100,000.

#2 In the matter of a proposed revocable consent authorizing 712 St. Nicholas Company Inc. to continue to maintain and use a fenced-in area on the east sidewalk of St. Nicholas Avenue, north of 145th Street, in the Borough of Manhattan. The proposed revocable consent is for a term from July 1, 2009 to June 30, 2019 and provides, among other terms and conditions, for compensation payable to the City according to the following schedule:

For the period July 1, 2008 to June 30, 2019 - \$25/annum

the maintenance of a security deposit in the sum of \$2,000, and the filing of an insurance policy in the minimum amount of \$250,000/\$1,000,000 for bodily injury and property damage for each occurrence in the aggregate amount of \$100,000.

#3 In the matter of a proposed revocable consent authorizing Joseph Jaffoni and Gerri Ann Stern Jaffoni to continue to maintain and use a stoop and a fenced-in area on the north sidewalk of West 12th Street, between Greenwich Street and Hudson Street, in the Borough of Manhattan. The proposed revocable consent is for a term of ten years from July 1, 2009 to June 30, 2019 and provides, among other terms and conditions, for compensation payable to the City according to the following schedule:

For the period July 1, 2009 to June 30, 2019 - \$25/annum

the maintenance of a security deposit in the sum of \$2,000, and the filing of an insurance policy in the minimum amount of \$250,000/\$1,000,000 for bodily injury and property damage for each occurrence in the aggregate amount of \$100,000.

#4 In the matter of a proposed revocable consent authorizing American International Realty Corp. to continue to maintain and use a bridge over and across Pine Street, near Pearl Street, in the Borough of Manhattan. The proposed revocable consent is for a term of ten years from July 1, 2009 to June 30, 2019 and provides, among other terms and conditions, for compensation payable to the City according to the following schedule:

For the period July 1, 2009 to June 30, 2010 - \$25,116
For the period July 1, 2010 to June 30, 2011 - \$25,848
For the period July 1, 2011 to June 30, 2012 - \$26,580
For the period July 1, 2012 to June 30, 2013 - \$27,312
For the period July 1, 2013 to June 30, 2014 - \$28,044
For the period July 1, 2014 to June 30, 2015 - \$28,776
For the period July 1, 2015 to June 30, 2016 - \$29,508
For the period July 1, 2016 to June 30, 2017 - \$30,240
For the period July 1, 2017 to June 30, 2018 - \$30,972
For the period July 1, 2018 to June 30, 2019 - \$31,704

the maintenance of a security deposit in the sum of \$31,789, and the filing of an insurance policy in the minimum amount of \$1,250,000/\$5,000,000 for bodily injury and property damage for each occurrence in the aggregate amount of \$1,000,000.

#5 In the matter of a proposed revocable consent authorizing Two Little Hens Ltd. to maintain and use two benches on the west sidewalk of 8th Avenue, north of 12th Street, in the Borough of Brooklyn. The proposed revocable consent is for a term of ten years from July 1, 2009 to June 30, 2019 and provides, among other terms and conditions, for compensation payable to the City according to the following schedule:

For the period July 1, 2009 to June 30, 2019 - \$300/annum

the maintenance of a security deposit in the sum of \$300, the filing of an insurance policy in the minimum amount of \$250,000/\$1,000,000 for bodily injury and property damage for each occurrence in the aggregate amount of \$100,000.

m25-a15

New Life Child Development Center, Inc.
295 Woodbine Street, Brooklyn, NY 11237
06810NE34310

Nicholas Cardell Day Care Center, Inc.
84 Vermilyea Avenue, New York, NY 10034
06810NE74340

Brooklyn Development Center Early Childhood Services, Inc.
888 Fountain Avenue, Brooklyn, NY 11208
06810NE34360

Clifford Glover Day Care Center, Inc.
165-15 Archer Avenue, Jamaica, NY 11433
06810NE84370

Shirley Chisholm Day Care Center, Inc.
2023 Pacific Street, Brooklyn, NY 11233
06810NE34400

Gan Day Care Center, Inc.
4206-10 15th Avenue, Brooklyn, NY 11219
06810NE34420

Philip H. Michaels Child Care Center, Inc.
629 Courtlandt Avenue, Bronx, NY 10451
06810NE14430

Advent Community Services Day Care Center, Inc.
265 Sumpter Street, Brooklyn, NY 11233
06810NE34440

Fort Greene Senior Citizens Council, Inc.
966 Fulton Street, Brooklyn, NY 11238
06810NE34470

American Italian Coalition Of Organizations, Inc.
138 Bay 20th Street, Brooklyn, NY 11214
06810NE34520

James L. Varick Community Center, Inc.
151-7 West 136th Street, New York, NY 10030
06810NE74540

Saint John's Day Care Center, Inc.
813 Sterling Place, Brooklyn, NY 11213
06810NE34550

Friends of Crown Heights Educational Centers, Inc.
36 Ford Street, Brooklyn, NY 11213
06810NA34570

Friends of Crown Heights Educational Centers, Inc.
36 Ford Street, Brooklyn, NY 11213
06810NE34570

Brownstone School and Day Care Center, Inc.
128 West 80th Street, New York, NY 10024
06810NE13459

Blanche Community Progress Day Care Center, Inc.
44-02 Beach Channel Drive, St. Albans, NY 11412
06810NE84600

Montessori Progressive Learning Center, Inc.
195-03 Linden Boulevard, St Albans, NY 11412
06810NE13461

Centro Civico y Cultural Aguadillano, Inc.
656 Willoughby Avenue, Brooklyn, NY 11206
06810NE34640

Puerto Rican Council Day Care Center, Inc.
180 Suffolk Street, New York, NY 10002
06810NE74660

Mosholu Montefiore Community Center, Inc.
3450 Dekalb Avenue, Bronx, NY 10467
06810NA13472

Mosholu Montefiore Community Center, Inc.
3450 Dekalb Avenue, Bronx, NY 10467
06810NE13472

Association to Benefit Children
419 East 86th Street, New York, NY 10028
06810NA11474

Association to Benefit Children
419 East 86th Street, New York, NY 10028
06810NE11474

Red Balloon Day Care Center, Inc.
560 Riverside Drive, New York, NY 10027
06810NE13483

Park Slope North Child Development Center, Inc.
71 Lincoln Place, Brooklyn, NY 11217
06810NE34840

Nuestros Ninos Day Care Center, Inc.
384 South 4th Street, Brooklyn, NY 11211
06810NE34920

Big Five Block Association, Inc.
995 Carroll Street, Brooklyn, NY 11225
06810NE34960

The Salvation Army
120 West 14th Street, New York, NY 10011
06810NA35010

The Salvation Army
120 West 14th Street, New York, NY 10011
06810NE35010

Betances Early Childhood Development Center
528 East 146th Street, Bronx, NY 10455
06810NE15020

United Federation Of Black Community Organizations, Inc.
474 West 159th Street, New York, NY 10032
06810NE75030

Amistad Early Childhood Education Center
110-15 164th Place, Jamaica, NY 11433
06810NE85060

Laurelton Springfield Community Day Care, Inc.
216-02 137th Avenue, Springfield Grdn, NY 11413
06810NE85070

Marble Hill Nursery School, Inc.
5470 Broadway, Bronx, NY 10463
06810NE13512

Conselyea Street Block Association, Inc.
211 Ainslie Street, Brooklyn, NY 11211
06810NE35190

Coalition for Human Housing, Inc.
60 Essex Street, New York, NY 10002
06810NE75240

Urban Strategies, Inc.
294 Sumpter Street, Brooklyn, NY 11233
06810NE35270

Auxiliary Enterprise Board of NYC Technical College, Inc.
300 Jay Street G-309, Brooklyn, NY 11201
06810NE13528

Colony-South Brooklyn Houses, Inc.
297 Dean Street, Brooklyn, NY 11217
06810NE35290

Center For The Elimination Of Vio. In The Family, Inc.
25 Chapel Street, Brooklyn, NY 11201
06810NE11531

200 Central Avenue Day Care Center, Inc.
200 Central Avenue, Brooklyn, NY 11221
06810NE35330

Coney Island Community Day Care Center, Inc.
2960 West 27th Street, Brooklyn, NY 11224
06810NE35440

YMCA of Greater New York
5 West 63rd Street, 6th Floor, New York, NY 10001
06804NE13548

Safe Horizon
2 Lafayette Street, 3 Fl, New York, NY 10007
06810NE11550

Action for Progress, Inc.
255 East Houston Street, New York, NY 10002
06810NE75520

Tolentine Zeiser Community Life Center, Inc.
2345 University Avenue, Bronx, NY 10468
06810NE15600

Homes For The Homeless, Inc.
36 Cooper Square, 6-fl, New York, NY 10003
06810NE11589

Hebrew Kindergarten and Infants Home, Inc.
310 Beach 20th Street, Far Rockaway, NY 11691
06810NE13592

Children's Aid Society, Inc.
105 East 22nd Street, 1 Fl, New York, NY 10010
06810NA11594

Children's Aid Society, Inc.
105 East 22nd Street, 1 Fl, New York, NY 10010
06810NE11594

MARC Academy and Family Center, Inc.
2105-2111 Jerome Avenue, Bronx, NY 10453
06810NA16030

Mid Bronx CCRP Early Childhood Center, Inc.
900 Grand Concourse, Bronx, NY 10452
06810NA13604

Brooklyn Chinese American Association
5000 8th Avenue, Brooklyn, NY 11220
06810NA36050

Yeshiva Kehilath Yakov
638 Bedford Avenue, Brooklyn, NY 11211
06810NA36070

The Child Center of NY Inc.
60-02 Queens Blvd., Queens, NY 11377
06810NA86100

Citizen's Advice Bureau
2054 Morris Avenue, 3rd Fl, Bronx, NY 10453
06810NA16120

Kids Etcetera Day Care Center, Inc.
1331-1333 Flatbush Avenue, Brooklyn, NY 11226
06810NA13613

Kingsbridge Heights Community Center
3101 Kingsbridge Terrace, Bronx, NY 10463
06810NA13614

United Lubavitcher Yeshiva
570 Crown Street, Brooklyn, NY 11213
06810NA13615

NYSARC, Inc.
83 Maiden Lane, New York, NY 10003
06810NA13619

Yeshiva Tifereth Moshe, Inc.
83-06 Abingdon Road, Kew Gardens, NY 11415
06810NE86410

Bnos Zion of Bobov, Inc.
5000 14th Avenue, Brooklyn, NY 11219
06810NE36460

Sunset Bay Community Services, Inc.
150 55th Street, Brooklyn, NY 11220
06810NA37020

Sheltering Arms Day Care Services, Inc.
305 7th Avenue, 4th Fl, New York, NY 10016
06810NA77040

Sheltering Arms Day Care Services, Inc.
305 7th Avenue, 4th Fl, New York, NY 10016
06810NE77040

Colony-South Brooklyn Houses, Inc.
297 Dean Street, Brooklyn, NY 11217
06810NA37060

YWCA of the City of New York
52 Broadway, 4th Floor, New York, NY 10022
06810NE70470

East Harlem Council for Human Services, Inc.
2253 3rd Avenue, 3rd Fl, New York, NY 10035
06810NE79060

East New York Family Day Care Processing Center, Inc.
477 Vermont Street, Brooklyn, NY 11207
06810NE39070

Hunts Point Multi-Service Center, Inc.
754 E. 151st Street, Bronx, NY 10455
06810NE19090

Hartley House, Inc.
413 West 46th Street, New York, NY 10036
06810NE79130

Southeast Bronx Neighborhood Centers, Inc.
955 Tinton Avenue, Bronx, NY 10456
06810NE19150

Park Slope Community Center, Inc.
333 14th Street, Brooklyn, NY 11215
06810NE39180

Cardinal Mc Closkey School and Home for Children, Inc.
2 Holland Avenue
White Plains, NY 10603
06810NA19200

Cardinal Mc Closkey School and Home for Children, Inc.
2 Holland Avenue, White Plains, NY 10603
06810NE19200

Fordham Bedford Children's Services, Inc.
2715 Bainbridge Avenue, Bronx, NY 10458
06810NA19220

Committee for Hispanic Children and Families
110 William St., Su-1802, New York, NY 10038
06810NA79230

Career Bridge FDC Network
1854 Amsterdam Ave., New York, NY 10031
06810NA79240

Inwood House
320 East 82nd Street, New York, NY 10028
06810NA79250

Northern Manhattan Improvement Corporation
76 Wadsworth Avenue, New York, NY 10033
06810NA79350

Jewish Child Care Association of New York
120 Wall Street, 12TH Floor, New York, NY 10005
06810NA14954

Jewish Child Care Association of New York
120 Wall Street 12 Floor, New York, NY 10005
06810NE14954

New York Foundling Hospital, Inc.
590 Ave. of the Americas, New York, NY 10011
06810NE14955

New York Foundling Hospital, Inc.
590 Ave. of the Americas, New York, NY 10011
06810NE14955

Queens Community House, Inc.
108-25 62nd Drive, Queens, NY 11375
06810NA14963

Catholic Guardian Society and Home Bureau
1011 First Avenue, New York, NY 10022
06810NA14961

Catholic Guardian Society and Home Bureau
1011 First Avenue, New York, NY 10022
06810NE14961

Henry Street Settlement, Inc.
265 Henry Street, New York, NY 10002
06810NE70500

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.
Administration for Children's Services, 150 William Street, New York, NY 10038. Sherene Hassen (212) 341-3443, Sherene.Hassen@dfa.state.ny.us

m31

Services (Other Than Human Services)

COMMUNITY PARTNERSHIP INITIATIVE – Negotiated Acquisition – DUE 04-07-09 AT 2:00 P.M. – PIN# 06810INV0002 - FORESTDALE, INC. PIN# 06810INV003 - BROOKLYN PERINATAL NETWORK, INC. PIN# 06810INV004 - CHILD WELFARE ORGANIZING PROJECT

The New York City Administration for Children's Services (ACS) Office of Procurement intends to enter into negotiated acquisitions with the three organizations cited for the provision of the Community Partnership Initiative. In accordance with Section 3-04(b)(2)(iii) of the Procurement Policy Board Rules, ACS intends to use the negotiated acquisition process to extend the subject contracts' terms to ensure continuity of services. The term of the contracts is projected to be for one year, from July 1, 2009 to June 30, 2010. Suppliers may express interest in future procurements by contacting Michael Walker at ACS, Office of Procurement, 150 William Street, 9th Floor, NY, NY 10038 or by calling (212) 341-3617 between the hours of 10:00 A.M. and 4:00 P.M. on business days.

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.
Administration for Children's Services, Office of Procurement, 9th Floor, NY, NY 10038. Michael Walker (212) 341-3617, michael.walker@dfa.state.ny.us

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CITYWIDE ADMINISTRATIVE SERVICES

DIVISION OF MUNICIPAL SUPPLY SERVICES

■ SOLICITATIONS

Goods

TRUCK, FIRE, 100 FT. REARMOUNT AERIAL – Competitive Sealed Bids – PIN# 8570900011 – DUE 04-28-09 AT 10:30 A.M.
● **SNEAKERS, CANVAS (DOC)** – Competitive Sealed Bids – PIN# 8570900754 – DUE 04-27-09 AT 10:30 A.M.

LATE NOTICES

OFFICE OF MANAGEMENT AND BUDGET

SOLICITATIONS

Services (Other Than Human Services)

VALUE ENGINEERING VENDOR OUTREACH – Request for Proposals – PIN# 002-090198225-26-27 – DUE 05-08-09 AT 12:01 P.M.

Use the following address unless otherwise specified in notice, to secure, examine or submit bid/proposal documents, vendor pre-qualification and other forms; specifications/blueprints; other information; and for opening and reading of bids at date and time specified above. Office of Management and Budget, 75 Park Place, New York, NY 10007. Kadi-Anne McGlashan (212) 788-5821, McGlashan@omb.nyc.gov

AGENCY PUBLIC HEARINGS ON CONTRACT AWARDS

“These Hearings may be cablecast on NYC TV Channel 74 on Sundays, from 5:00 p.m. to 7:00 p.m. For more information, visit: www.nyc.gov/tv” NOTE: Individuals requesting Sign Language Interpreters should contact the Mayor’s Office of Contract Services, Public Hearings Unit, 253 Broadway, 9th Floor, New York, N.Y. 10007, (212) 788-7490, no later than SEVEN (7) BUSINESS DAYS PRIOR TO THE PUBLIC HEARING. TDD users should call Verizon relay services.

CHIEF MEDICAL EXAMINER

PUBLIC HEARINGS

CANCELLATION OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a Contract Public Hearing will be held on Thursday, April 2, 2009, in Spector Hall, 22 Reade Street, Main Floor, Borough of Manhattan, commencing at 10:00 A.M. on the following:

IN THE MATTER of a proposed contract between the Department of Health and Mental Hygiene, Office of Chief Medical Examiner (OCME) and Amega Scientific Corporation, 617 Stokes Road, Suite 4334, Medford, NJ 08055 to provide Calibration, Qualification and Remedial Maintenance Services for equipment and software. The contract amount shall be \$223,300.00. The contract term shall be from July 1, 2009 to January 31, 2014 with one (1) one-year option to renew from February 1, 2014 to January 31, 2015. PIN# 81610ME0004.

The proposed contractor has been selected as a Sole Source pursuant to Section 3-05 of the Procurement Policy Board Rules.

A draft copy of the proposed contract is available for public inspection at the Office of Chief Medical Examiner, 421 East 26th Street, 10th Floor, Contracts/Purchasing Division, New York, NY 10016, from March 23, 2009 to April 2, 2009, Monday through Friday, excluding Holidays, from 10:00 A.M. to 3:00 P.M.

Anyone who wishes to speak at this public hearing should request to do so in writing. The written request must be received by the Agency within 5 business days after publication of this notice. Written request should be sent to Barbara Markowitz, Agency Chief Contracting Officer at the Office of Chief Medical Examiner, 421 East 26th Street, 10th Floor, Contracts/Purchasing Division, New York, NY 10016. If OCME receives no written request to speak within the prescribed time, OCME reserves the right not to conduct the public hearing.

READER’S GUIDE

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

NOTICE TO ALL NEW YORK CITY CONTRACTORS

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

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

CONSTRUCTION/CONSTRUCTION SERVICES OR CONSTRUCTION RELATED SERVICES

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

VENDOR ENROLLMENT APPLICATION

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

- Online at http://nyc.gov/selltonyc
● To request a hardcopy application, call the Vendor Enrollment Center at (212) 857-1680.

Attention Existing Suppliers:

Even if you already do business with NYC agencies, be sure to fill out an application. We are switching over to citywide, centralized Bidders Lists instead of the agency-specific lists previously used to issue notices about upcoming contract opportunities. To continue receiving notices of New York City contract opportunities, you must fill out and submit a NYC-FMS Vendor Enrollment application. If you are uncertain whether you have already submitted an application, call us at (212) 857-1680.

SELLING TO GOVERNMENT TRAINING WORKSHOP

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

PRE-QUALIFIED LIST

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

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

NON-MAYORAL ENTITIES

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

entities directly (see Vendor Information Manual) at the addresses given.

PUBLIC ACCESS CENTER

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

ATTENTION: NEW YORK CITY MINORITY AND WOMEN OWNED BUSINESS ENTERPRISES

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

PROMPT PAYMENT

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

PROCUREMENT POLICY BOARD RULES

The Rules may also be accessed on the City Website, http://nyc.gov/selltonyc

COMMON ABBREVIATIONS USED IN THE CR

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

KEY TO METHODS OF SOURCE SELECTION

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

- CSB..... Competitive Sealed Bidding (including multi-step)
Special Case Solicitations / Summary of Circumstances:
CP..... Competitive Sealed Proposal (including multi-step)
CP/1..... Specifications not sufficiently definite
CP/2..... Judgement required in best interest of City
CP/3..... Testing required to evaluate
CB/PQ/4.....
CP/PQ/4..... CB or CP from Pre-qualified Vendor List/ Advance qualification screening needed
DP..... Demonstration Project
SS..... Sole Source Procurement/only one source
RS..... Procurement from a Required Source/ST/FED
NA..... Negotiated Acquisition
For ongoing construction project only:
NA/8..... Compelling programmatic needs
NA/9..... New contractor needed for changed/additional work
NA/10..... Change in scope, essential to solicit one or limited number of contractors
NA/11..... Immediate successor contractor required due to termination/default
..... For Legal services only:
NA/12..... Specialized legal devices needed; CP not advantageous
WA..... Solicitation Based on Waiver/Summary of Circumstances (Client Services/BSB or CP only)
WA1..... Prevent loss of sudden outside funding
WA2..... Existing contractor unavailable/immediate need
WA3..... Unsuccessful efforts to contract/need continues

- IG..... Intergovernmental Purchasing (award only)
IG/F..... Federal
IG/S..... State
IG/O..... Other
EM..... Emergency Procurement (award only) An unforeseen danger to:
EM/A..... Life
EM/B..... Safety
EM/C..... Property
EM/D..... A necessary service
AC..... Accelerated Procurement/markets with significant short-term price fluctuations
SCE..... Service Contract Extension/insufficient time; necessary service; fair price
Award to Other Than Lowest Responsible & Responsive Bidder or Proposer/Reason (award only)
OLB/a..... anti-apartheid preference
OLB/b..... local vendor preference
OLB/c..... recycled preference
OLB/d..... other: (specify)

HOW TO READ CR PROCUREMENT NOTICES

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

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

SAMPLE NOTICE:

POLICE

DEPARTMENT OF YOUTH SERVICES

SOLICITATIONS

Services (Other Than Human Services)

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

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

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

Table with 2 columns: ITEM and EXPLANATION. Includes items like POLICE DEPARTMENT, DEPARTMENT OF YOUTH SERVICES, BUS SERVICES FOR CITY YOUTH PROGRAM, and their corresponding explanations.

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.