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THE CITY RECORD

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PUBLIC HEARINGS AND MEETINGS

See Also: Procurement; Agency Rules

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 Council Committee Room, City Hall, New York City, New York 10007, commencing at 9:30 A.M. on Wednesday, September 9, 2009:

SOCIAL SECURITY ADMINISTRATION PARKING BRONX CB - 6 C 090342 ZMX

Application submitted by the Department of Housing Preservation and Development, pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 3d by:

- eliminating within an R7-1 District a C1-4 District bounded by a line 100 feet northwesterly of Southern Boulevard, a line 70 feet southwesterly of East 176th Street, and a line 80 feet southeasterly of Trafalgar Place; and
- establishing within an existing R7-1 District a C1-4 District bounded by:
 - Trafalgar Place, East 176th Street, a line 100 feet northwesterly of Southern Boulevard, and a line 70 feet southwesterly of East 176th Street; and
 - a line 80 feet southeasterly of Trafalgar Place, a line 100 feet northwesterly of Southern Boulevard, and East 175th Street;

as shown on the diagram (for illustrative purposes only) dated April 20, 2009.

SOCIAL SECURITY ADMINISTRATION PARKING BRONX CB - 6 N 090343 HAX

Application submitted by the Department of Housing Preservation and Development (HPD):

- pursuant to Article 16 of the General Municipal Law of New York State for:
 - the designation of property located at 906 and 916 East 176th Street (Block 2958, p/o Lots 106 and 109) and 907 East 175th Street (Block 2958, Lot 120) as an Urban Development Action Area; and
 - an Urban Development Action Area Project for such an area;

to facilitate accessory parking, in Community District 6.

161ST STREET REZONING

CITYWIDE N 090364 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, establishing two new zoning districts: C6-3D and R9D and modifying related regulations.

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 1 General Provisions

Chapter 1 Title, Establishment of Controls and Interpretation of Regulations

11-12 Establishment of Districts

R9	General Residence District
R9-1	General Residence District
R9A	General Residence District
R9D	General Residence District
R9X	General Residence District
C6-3	General Central Commercial District
C6-3A	General Central Commercial District
C6-3D	General Central Commercial District
C6-3X	General Central Commercial District

ARTICLE II RESIDENCE DISTRICT REGULATIONS Chapter 3 Bulk Regulations for Residential Buildings in Residence Districts

**23-011
Quality Housing Program**
(a) In R6A, R6B, R7A, R7B, R7D, R7X, R8A, R8B, R8X, R9A, R9D, R9X, R10A or R10X Districts, any #development# or #enlargement# shall comply with the applicable district #bulk# regulations as set forth in this Chapter and any #residential development#, #enlargement#, #extension# or conversion shall also comply with the requirements of Article II, Chapter 8 (Quality Housing Program). In R5D Districts, certain requirements of Article II, Chapter 8, shall apply as set forth in Section 28-01 (Applicability of this Chapter).

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

In #Inclusionary Housing designated areas#, as listed in the table in this Section, the maximum permitted #floor area ratios# shall be as set forth in Section 23-52 (In Inclusionary Housing designated areas). The locations of such districts are specified in APPENDIX F of this Resolution.

Community District	Zoning District
Community District 1, Bronx	R6A R7-2 R7A R7X R8A
Community District 4, Bronx	R8A R9D
Community District 1, Brooklyn	R6 R6A R6B R7A
Community District 2, Brooklyn	R7A
Community District 3, Brooklyn	R7D
Community District 6, Brooklyn	R7-2
Community District 7, Brooklyn	R8A
Community District 3, Manhattan	R7A R8A R9A
Community District 6, Manhattan	R10
Community District 7, Manhattan	R9A
Community District 2, Queens	R7X

23-145 For residential buildings developed or enlarged

pursuant to the Quality Housing Program

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

MAXIMUM LOT COVERAGE AND FLOOR AREA RATIO FOR QUALITY HOUSING BUILDINGS (in percent)

District	#Corner Lot#	Maximum #Lot Coverage# #Interior Lot# or #Through Lot#	Maximum #Floor Area Ratio#
R6	80	60	2.20
R6**	80	60	2.43
R6* R6A R7B	80	65	3.00
R6B	80	60	2.00
R7	80	65	3.44
R7* R7A	80	65	4.00
R7D	80	65	4.20
R7X	80	70	5.00
R8 R8A R8X	80	70	6.02
R8*	80	70	7.20
R8B	80	70	4.00
R9 R9A	80	70	7.52
R9X R9D	80	70	9.00
R10	100	70	10.00
		* * *	

23-532 Required rear yard equivalents

However, in #lower density growth management areas# and in R5D, R6A, R6B, R7A, R7B, R7D, R7X, R8A, R8B, R8X, R9A, R9D, R9X, R10A and R10X Districts, and for #buildings developed# or #enlarged# pursuant to the Quality Housing Program in other R6 through R10 Districts, on any #through lot# at least 180 feet in maximum depth from #street# to #street#, a #rear yard equivalent# shall be provided only as set forth in paragraph (a) of this Section.

23-621 Permitted obstructions in certain districts

R6A R6B R7A R7B R7D R7X R8A R8B R8X R9A R9D R9X R10A R10X
(c) In the districts indicated, and for #buildings developed# or #enlarged# pursuant to the Quality Housing Program in other R6, R7, R8, R9 and R10 Districts, the permitted obstructions set forth in Section 23-62 shall apply to any #building or other structure#. In addition, a dormer may be allowed as a permitted obstruction within a required setback distance. Such dormer may exceed a maximum base height specified for such district provided that on any #street# frontage, the aggregate width of all dormers at the maximum base height does not exceed 60 percent of the length of the #street wall# of the highest #story# entirely below the maximum base height. For each foot of height above the maximum base height, the aggregate width of all dormers shall be decreased by one percent of the #street wall# width of the highest #story# entirely below the maximum base height.

23-633 Street wall location and height and setback regulations in certain districts

R6A R6B R7A R7B R7D R7X R8A R8B R8X R9A R9D R9X R10A R10X
In the districts indicated, #street wall# location and height and setback regulations are set forth in this Section. The height of all #buildings or other structures# shall be measured from the #base plane#. The provisions of Sections 23-64 (Alternate Front Setbacks) and 23-65 (Tower Regulations) shall not apply, except as otherwise set forth for

#buildings# in R9D and R10X Districts.

(a) #Street wall# location R6A R7A R7D R7X R9D (1) In the districts indicated, and for #buildings developed# or #enlarged# pursuant to the Quality Housing Program on #wide streets# in R6 or R7 Districts without a letter suffix, the #street wall# of any #development# or #enlargement# shall be located no closer to the #street line# than the closest #street wall# of an existing #building# to such #street line#, located on the same #block#, and within 150 feet of such #development# or #enlargement#. However, a #street wall# need not be located further from the #street line# than 15 feet. On #corner lots#, these #street wall# location provisions shall apply along only one #street line#.

(b) Setback regulations R6A R6B R7A R7B R7D R7X R8A R8B R8X R9A R9D R9X R10A R10X In the districts indicated, and for #buildings developed# or #enlarged# pursuant to the Quality Housing Program in other R6, R7, R8, R9 and R10 Districts, setbacks are required for all portions of #buildings# that exceed the maximum base height specified in the table in this Section. Such setbacks shall be provided in accordance with the following regulations:

(1) At a height not lower than the minimum base height or higher than the maximum base height specified in the table in this Section, a setback with a depth of at least 10 feet shall be provided from any #street wall# fronting on a #wide street#, and a setback with a depth of at least 15 feet shall be provided from any #street wall# fronting on a #narrow street#, except such dimensions may include the depth of any permitted recesses in the #street wall#.

(2) On #narrow streets#, where a #street wall# is required to be located further than 10 feet from a #street line# in accordance with paragraph (a) of this Section, the depth of the required setback above the minimum base height may be reduced one foot for every foot that the #street wall# is required to be located beyond 10 feet of the #street line#, but in no event shall a setback less than 10 feet in depth be provided above the minimum base height.

(3) These setback provisions are optional for any building wall that is either located beyond 50 feet of a #street line# or oriented so that lines drawn perpendicular to it, in plan, would intersect a #street line# at an angle of 65 degrees or less. In the case of an irregular #street line#, the line connecting the most extreme points of intersection shall be deemed to be the #street line#. Furthermore, dormers provided in accordance with the provisions of Section 23-621 may penetrate a required setback area.

(4) In R9D Districts, for #developments# or #enlargements# that front upon an elevated rail line, at a height between grade level and 25 feet, a setback with a depth of at least 20 feet shall be provided from the #street line# fronting on such elevated rail line. The depth of such setback may be reduced by one foot for every foot that the depth of the #zoning lot#, measured perpendicular to the elevated rail line, is less than 110 feet, but in no event shall a setback less than 10 feet in depth be provided.

(c) Maximum building height No #building or other structure# shall exceed the maximum building height specified in the table in this Section, except as otherwise provided below:

R9D R10X In the districts indicated, any #building# or #buildings# or portions thereof which in the aggregate occupy not more than 40 percent of the #lot area# of a #zoning lot# (or, for #zoning lots# of less than 20,000 square feet, the percentage set forth in the table in Section 23-651), above a height of 85 feet above the #base plane#, is hereinafter referred to as a tower. Dormers permitted within a required setback area pursuant to Section 23-621 (Permitted obstructions in certain districts) shall not be included in tower coverage. Such tower or towers may exceed a height limit of 85 feet above the #base plane# provided:

(1) at all levels, such tower is set back from the #street wall# of a base at least 15 feet along a #narrow street# and at least 10 feet along a #wide street#, except such dimensions may include the depth of any permitted recesses in the #street wall#;

(2) the base of such tower complies with the #street wall# location provisions of paragraph (a) of this Section and the setback provisions of paragraph (b) of this Section; and

(3) the minimum coverage of such tower above a height of 85 feet above the #base plane# is at least 33 percent of the #lot area# of the #zoning lot#; however, such minimum coverage requirement shall not apply to the highest 40 feet of such tower.

Dormers permitted within a required setback area pursuant to Section 23-621 (Permitted obstructions in certain districts) shall not be included in tower coverage.

(4) In R9D Districts, the highest four #stories#, or as many #stories# as are located entirely above a height of 165 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 paragraph, (c)(4), 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.

(5) In R9D Districts, for towers fronting on elevated rail lines, the outermost walls of each #story# located entirely above a height of 85 feet shall be inscribed within a rectangle. The maximum length of any side of such rectangle that is parallel or within 45 degrees of being parallel to such elevated rail line shall be 125 feet, or 75 percent of the frontage of the #zoning lot# along such elevated rail line, whichever is less.

R6A R6B R7A R7B R7D R7X R8A R8B R8X R9A R9D R9X R10A R10X

(d) Additional regulations In the districts indicated, and for #buildings developed# or #enlarged# pursuant to the Quality Housing Program in other R6, R7, R8, R9 and R10 Districts, the following additional regulations shall apply:

(5) In R9D Districts, where a #building# on an adjacent #zoning lot# has #dwelling unit# windows located within 30 feet of a #side lot line# of the #development# or #enlargement#, an open area extending along the entire length of such #side lot line# with a minimum width of 15 feet shall be provided. Such open area may be obstructed only by the permitted obstructions set forth in Section 23-44 (Permitted Obstructions in Required Yards or Rear Yard Equivalents).

R6A R6B R7A R7B R7D R7X R8A R8B R8X R9A R9D R9X R10A R10X

MINIMUM BASE HEIGHT, MAXIMUM BASE HEIGHT AND MAXIMUM BUILDING HEIGHT

Table with 4 columns: District, Minimum Base Height, Maximum Base Height, Maximum Building Height. Rows include R6B, R6, R6A, R7B, R7, R7A, R7D, R7X, R8B, R8, R8A, R8X, R9A, R9, R9D, R9X, R10A, R10X.

[del]1 Refers to that portion of a district which is within 100 feet of a #wide street#.

[del]2 Refers to that portion of a district on a #narrow street# except within a distance of 100 feet from its intersection with a #wide street#.

[del]3 Core refers to #Manhattan Core#.

[del]4 #Buildings# may exceed a maximum base height of 85 feet in accordance with paragraph (c) of this Section.

5 For #developments# or #enlargements# that front upon an elevated rail line, the maximum base height shall be 25 feet.

23-663 Required rear setbacks for tall buildings in other districts

R6A R6B R7A R7B R7D R7X R8A R8B R8X R9A R9D R9X R10A R10X

(b) In the districts indicated, and for #buildings developed# or #enlarged# pursuant to the Quality Housing Program in other R6 through R10 Districts, no portion of a #building# that exceeds the applicable maximum base height specified in Section 23-633 (Street wall location and height and setback regulations in certain districts) shall be nearer to a #rear yard line# than 10 feet.

In the case of a #through lot# on which a #rear yard equivalent# is provided as set forth in paragraph (a) of Section 23-533, the requirements of this Section shall apply as if such #rear yard equivalent# were two adjoining #rear yards#. If a #rear yard equivalent# is provided as set forth in paragraph (b) of Section 23-533, the requirements of this Section shall not apply.

23-90 INCLUSIONARY HOUSING

23-952 Floor area compensation in Inclusionary Housing designated areas

The provisions of this Section shall apply in #Inclusionary

Housing designated areas# set forth in APPENDIX F of this Section.

The #residential floor area# of a #zoning lot# may not exceed the base #floor area ratio# set forth in the following table in this Section, except that such #floor area# may be increased on a #compensated zoning lot# by 1.25 square feet for each square foot of #low income floor area# provided, up to the maximum #floor area ratio# specified in the table. However, the amount of #low income floor area# required to receive such #floor area compensation# need not exceed 20 percent of the total #floor area#, exclusive of ground floor non-#residential floor area#, on the #compensated zoning lot#.

Table: Maximum Residential Floor Area Ratio. Columns: District, Base #floor area ratio#, Maximum #floor area ratio#. Rows: R6B, R6*, R6** R6A R7-2*, R7A R7-2**, R7D, R7X, R8, R9, R9A, R9D, R10.

* for #zoning lots#, or portions thereof, beyond 100 feet of a #wide street#

** for #zoning lots#, or portions thereof, within 100 feet of a #wide street#

Chapter 4 Bulk Regulations for Community Facility Buildings in Residence Districts

24-011 Quality Housing Program

In R6A, R6B, R7A, R7B, R7D, R7X, R8A, R8B, R8X, R9A, R9D, R9X, R10A or R10X Districts, any #residential# portion of a #building# shall comply with all of the regulations of Article II, Chapter 8 (Quality Housing Program), and the entire #building# shall comply with the applicable provisions of Article II, Chapter 8. In R5D Districts, certain provisions of Article II, Chapter 8, shall apply as set forth in Section 28-01 (Applicability of this Chapter).

24-11 Maximum Floor Area Ratio and Percentage of Lot Coverage

In R9A, R9D, R9X, R10A and R10X Districts, the bonus provisions of Sections 24-14 (Floor Area Bonus for a Public Plaza) and 24-15 (Floor Area Bonus for Arcades) shall not apply and the maximum #floor area ratio# shall not exceed that set forth in the following table:

MAXIMUM FLOOR AREA AND MAXIMUM LOT COVERAGE

Table with 4 columns: #Floor Area Ratio#, #Corner Lot#, #Interior Lot# or #Through Lot#, District. Rows: 1.00, 2.00, 4.80, 6.50, 7.50, 9.00, 10.00.

24-111 Maximum floor area ratio for certain community facility uses

R3 R4 R5 R6 R7 R8 R9 (b) In the districts indicated, for any #zoning lot# containing nursing homes, health-related facilities or domiciliary care facilities for adults, each of which have secured certification by the appropriate governmental agency, sanitariums or philanthropic or non-profit institutions with sleeping accommodations as listed in Use Group 3, the allowable #floor area ratio# shall not exceed the maximum #floor area ratio# as set forth in the following table, except where the permissible #floor area ratio# is modified pursuant to Section 74-902 (Bulk modifications for certain community facility uses).

The provisions of paragraph (b) of this Section are not applicable in R8B Districts in Community Board 8 in the Borough of Manhattan.

MAXIMUM FLOOR AREA RATIO FOR CERTAIN COMMUNITY FACILITIES

Table with 2 columns: District, Maximum #Floor Area Ratio# Permitted. Rows include R3, R4, R5 R5A R5B, R5D R6B, R6, R6A R7B, R7, R7D, R7X, R7A R8B, R8 R8A, R8X, R9, R9A, R9D, R9X.

24-164 Location of open space for residential portion

R6A R6B R7A R7B R7D R7X R8A R8B R8X R9A R9D R9X R10A R10X (b) In the districts indicated, and for #buildings# in which the #residential# portion is #developed#, or #enlarged# where permitted, pursuant to the Quality Housing Program in other R6, R7, R8, R9 or R10 Districts, the provisions of Section 28-30 (RECREATION SPACE AND PLANTING AREAS) shall apply.

24-351 Special provisions applying along district boundaries R6 R7 R8 R9 R10

In the districts indicated, if the boundary of an adjoining R1, R2, R3, R4 or R5 District coincides with a #side lot line# of a #zoning lot#, a #side yard# at least eight feet wide shall be provided along such boundary within the districts indicated. In addition, the requirements for R6B Districts in Section 23-633 (Street wall location and height and setback regulations in certain districts) shall apply to any portion of a #building# located within 25 feet of the boundary of an R1, R2, R3, R4, R5 or R6B District if the #building# that contains such portion is:

- (a) within an R6A, R7A, R7B, R7D, R7X, R8A, R8B, R8X, R9A, R9D, R9X, R10A or R10X District; or (b) within an R6, R7, R8, R9 or R10 District, without a letter suffix, and any portion of the #zoning lot# is #developed# pursuant to the Quality Housing Program.

24-381 Excepted through lots

R5D R6A R6B R7A R7B R7D R7X R8A R8B R8X R9A R9D R9X R10A R10X (b) In the districts indicated, and in other R6, R7, R8, R9 and R10 Districts where the #residential# portion of a #building# is #developed# or #enlarged# pursuant to the Quality Housing Program, no #rear yard# regulations shall apply to any #zoning lot# that includes a #through lot# portion that is contiguous on one side to two #corner lot# portions, and such #zoning lot# occupies the entire #block# frontage of a #street#.

24-382 Required rear yard equivalents

However, in R5D, R6A, R6B, R7A, R7B, R7D, R7X, R8A, R8B, R8X, R9A, R9D, R9X, R10A and R10X Districts, and in other R6 through R10 Districts where the #residential# portion of a #building# is #developed# or #enlarged# pursuant to the Quality Housing Program, on any #through lot# at least 180 feet in depth from #street to street#, a #rear yard equivalent# shall be provided only as set forth in paragraph (a) of this Section.

24-522 Front setbacks in districts where front yards are not required

R6A R6B R7A R7B R7D R7X R8A R8B R8X R9A R9D R9X R10A R10X (b) In the districts indicated, for any #development# or #enlargement#, the provisions of this Section, Section 24-53 (Alternate Front Setbacks) and Section 24-54 (Tower Regulations) shall not apply. In lieu thereof, the provisions of Section 23-60 (HEIGHT AND SETBACK REGULATIONS) shall apply.

24-552 Required rear setbacks for tall buildings

R6A R6B R7A R7B R7D R7X R8A R8B R8X R9A R9D R9X R10A R10X (b) In the districts indicated, for any #development# or #enlargement#, and for #buildings# in which the #residential# portion is #developed# or #enlarged# pursuant to the Quality Housing Program in other R6 through R10 Districts, no portion of a #building# that exceeds the maximum base height specified in the table in Section 23-633 shall be nearer to a #rear yard line# than 10 feet.

Chapter 8 The Quality Housing Program

28-01 Applicability of this Chapter The Quality Housing Program is a specific set of standards and requirements for #buildings# containing #residences#. In R6A, R6B, R7A, R7B, R7D, R7X, R8A, R8B, R8X, R9A, R9D, R9X, R10A or R10X Districts, and in the equivalent #Commercial Districts# listed in Sections 34-111 and 34-112, some of these standards and requirements are mandatory for the #development#, #enlargement#, #extension# of, or conversion to any #residential use# other than #single-# or #two-family residences#. In R5D Districts, only the requirements set forth in Sections 28-12 (Street Tree Planting), 28-23 (Refuse Storage and Disposal), 28-33

(Planting Areas) and 28-53 (Location of Accessory Parking) shall apply.

ARTICLE III COMMERCIAL DISTRICT REGULATIONS

Chapter 2 Use Regulations

32-656 Height of signs above roof C1 C2 C3 C4 C5 C6-1 C6-2 C6-3 C6-4 C6-6 C6-8 C6-9 In the districts indicated, 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#, except that a vertical #sign#, the horizontal width of which, parallel to the wall, does not exceed 28 inches, may extend no higher than 15 feet above the roof level.

32-434 Ground floor use in C4-5D and C6-3D Districts and in Certain C2 Districts

C4-5D C6-3D In all C4-5D Districts the districts indicated and in C2 Districts mapped within R7D or R9D Districts, #uses# on the ground floor or within five feet of #curb level# shall be limited to non-#residential uses# which shall extend along the entire width of the #building#, and lobbies, entrances to subway stations and #accessory# parking spaces, provided such lobbies and entrances do not occupy, in total, more than 25 percent of the #street wall# width of the #building# or more than 20 linear feet of #street wall# frontage on a #wide street# or 30 linear feet on a #narrow street#, whichever is less. Such non-#residential uses# shall have a minimum depth of 30 feet from the #street wall# of the #building#. In C6-3D Districts, a vertical circulation core shall be permitted within such minimum 30 foot depth.

Enclosed parking spaces, or parking spaces within a #building#, including such spaces #accessory# to #residences#, shall be permitted to occupy the ground floor provided they are located beyond 30 feet of the #street wall# of the #building#. However, loading berths serving any permitted #use# in the #building# may occupy up to 40 feet of such #street# frontage and, if such #building# fronts on both a #wide street# and a #narrow street#, such loading berth shall be located only on a #narrow street#.

In C6-3D Districts, each ground floor level #street wall# of a #commercial# or #community facility use# shall be glazed with 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 #street wall#, measured to a height of 10 feet above the level of the adjoining sidewalk, public access area or #base plane#, whichever is higher. Not less than 50 percent of the area of each such ground floor level #street wall# shall be glazed with transparent materials and up to 20 percent of such area may be glazed with translucent materials. However, where the #street wall# or portion thereof fronts an elevated rail line or is located within 50 feet of a #street wall# that fronts an elevated rail line, the glazing requirement of the area of the ground floor level #street wall# may be reduced from 70 percent to 50 percent, and not less than 35 percent of the area of each such ground floor level #street wall# shall be glazed with transparent materials and up to 15 percent of such area may be glazed with translucent materials. Furthermore, all security gates installed after (date of enactment), 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#, except that this provision shall not apply to entrances or exits to parking garages.

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

33-12 Maximum Floor Area Ratio C1 C2 C3 C4 C5 C6 C7 C8

In addition, the following limitations on maximum permitted #floor area# shall apply: C1-8A C1-8X C1-9A C2-7A C2-7X C2-8A C4-6A C4-7A C5-1A C5-2A C6-2A C6-3A C6-3D C6-3X C6-4A

(a) In contextual Commercial Districts

In the districts indicated, and in C1 and C2 Districts mapped within R9A, R9D, R9X, R10A or R10X Districts, no #floor area# bonuses are permitted.

33-121 In districts with bulk governed by Residence District bulk regulations

C1-1 C1-2 C1-3 C1-4 C1-5 C2-1 C2-2 C2-3 C2-4 C2-5 In the districts indicated, the maximum #floor area ratio# for a #commercial# or #community facility building# is determined by the #Residence District# within which such #Commercial District# is mapped and shall not exceed the maximum #floor area ratio# set forth in the following table:

Table with 4 columns: District, For #Commercial Buildings#, For #Community Facility Buildings#, For #Buildings# Used for Both #Commercial# and #Community Facility Uses#. Rows include R1 R2, R3-1 R3A R3X, R3-2, R4 R5, R5D R6B, R6A R7B, R7A R8B, R7D, R6 R7-1, R7X, R7-2 R8, R8X, R9, R9A, R9D.

Table with 4 columns: District, Ratio 1, Ratio 2, Ratio 3. Rows include R9X, R10.

33-122 Commercial buildings in all other Commercial Districts

C1-6 C1-7 C1-8 C1-9 C2-6 C2-7 C2-8 C3 C4 C5 C6 C7 C8 In the districts indicated, the maximum #floor area ratio# for a #commercial building# shall not exceed the #floor area ratio# set forth in the following table:

Table with 2 columns: Districts, Maximum #Floor Area Ratio#. Rows include C3, C4-1 C8-1, C1-6 C1-7 C1-8 C1-9 C2-6 C2-7 C2-8 C7 C8-2 C8-3, C4-2A C4-3A, C4-2 C4-2F C4-3 C4-4 C4-4D C4-5 C4-6, C4-4A C4-5A C4-5X C5-1, C4-5D, C8-4, C6-1 C6-2 C6-3, C6-3D, C4-7 C5-2 C5-4 C6-4 C6-5 C6-8, C5-3 C5-5 C6-6 C6-7 C6-9.

33-123 Community facility buildings or buildings used for both community facility and commercial uses in all other Commercial Districts

C1-6 C1-7 C1-8 C1-9 C2-6 C2-7 C2-8 C3 C4 C5 C6 C8 In the districts indicated, the maximum #floor area ratio# for a #community facility building#, or for a #building# used for both #commercial# and #community facility uses#, shall not exceed the #floor area ratio# set forth in the following table:

Table with 2 columns: Districts, Maximum #Floor Area Ratio#. Rows include C3, C4-1, C8-1, C4-2A C4-3A, C1-6A C2-6A C4-4A C4-5A, C4-5D, C4-2 C4-3 C8-2, C4-5X, C6-1A, C1-6 C1-7 C2-6 C4-2F C4-4C -4D C4-5 C6-1 C6-2 C8-3 C8-4, C1-8A C2-7A C6-3A, C1-8X C2-7X C6-3D C6-3X, C1-8 C1-9 C2-7 C2-8 C4-6 C4-7 C5-1 C5-2 C5-4 C6-3 C6-4 C6-5 C6-8, C5-3 C5-5 C6-6 C6-7 C6-9.

33-283 Required rear yard equivalents

C1 C2 C3 C4-1 C7 C8-1 C8-2 C8-3 In the districts indicated, on any #through lot# 110 feet or more in maximum depth from #street# to #street#, one of the following #rear yard equivalents# shall be provided:

- (a) an open area with a minimum depth of 40 feet midway (or within five feet of being midway) between the two #street lines# upon which such #through lot# fronts. In C1-6A, C1-7A, C1-8X, C1-9A, C2-6A, C2-7X, C2-8A and in C1 and C2 Districts mapped within R5D, R6A, R6B, R7A, R7B, R7D, R7X, R8A, R8B, R8X, R9A, R9D, R9X or R10 Districts, a #rear yard equivalent# shall be provided only as set forth in this paragraph; or

33-294 Other special provisions along certain district boundaries

C1-6A C1-7A C1-8A C1-9A C2-6A C2-7A C2-7X C2-8A C4-2A C4-3A C4-4A C4-4D C4-5A C4-5D C4-5X C4-6A C4-7A C5-1A C5-2A C6-2A C6-3A C6-3D C6-3X C6-4A C6-4X In the districts indicated, and in C1 and C2 Districts mapped within R6A, R7A, R7B, R7D, R7X, R8A, R8B, R8X, R9A, R9D, R9X, R10A or R10X Districts, the #development# or #enlargement# of a #building#, or portions thereof, within 25 feet of an R1, R2, R3, R4, R5 or R6B District shall comply with the requirements for R6B Districts in Section 23-633 (Street wall location and height and setback regulations in certain districts).

33-431 In C1 or C2 Districts with bulk governed by surrounding Residence District

C1-1 C1-2 C1-3 C1-4 C1-5 C2-1 C2-2 C2-3 C2-4 C2-5 (b) In the districts indicated, when mapped within R6A, R6B, R7A, R7B, R7D, R7X, R8A, R8B, R8X, R9A, R9D, R10A or R10X Districts, the height and setback regulations of Sections 33-43 through 33-457, inclusive, shall not apply. In lieu thereof, the provisions of Section 35-24 (Special Street Wall Location and Height and Setback Regulations in Certain Districts) shall apply.

33-432 In other Commercial Districts

C1-6A C1-7A C1-8A C1-8X C1-9A C2-6A C2-7A C2-7X C2-8A C4-2A C4-3A C4-4A C4-4D C4-5A C4-5D C4-5X C4-6A C4-7A C5-1A C5-2A C6-2A C6-3A C6-3D C6-3X C6-4A C6-4X

(b) In the districts indicated, the height and setback regulations of Sections 33-43 through 33-457, inclusive, shall not apply. In lieu thereof, the provisions of Section 35-24 (Special Street Wall Location and Height and Setback Regulations in Certain Districts) shall apply.

33-492 Height limitations for narrow buildings or enlargements

C1-6 C1-7 C1-8 C1-9 C2-6 C2-7 C2-8 C4-4D C4-5D C4-5X C4-6A C4-7A C5-1A C5-2A C6-2A C6-3A C6-3D C6-3X C6-4A C6-4X

In the districts indicated, and in C1 and C2 Districts mapped within R7-2, R7D, R7X, R8, R9 and R10 Districts, if the width of the #street wall# of a new #building# or the #enlarged# portion of an existing #building# is 45 feet or less, the provisions of Section 23-692 (Height limitations for narrow buildings or enlargements) shall apply to such new or #enlarged building#.

Chapter 4 Bulk Regulations for Residential Buildings in Commercial Districts

34-011 Quality Housing Program In C1 and C2 Districts mapped within #Residence Districts# with a letter suffix, and in C1-6A, C1-7A, C1-8A, C1-8X, C1-9A, C2-6A, C2-7A, C2-7X, C2-8A, C4-2A, C4-3A, C4-4A, C4-4D, C4-5A, C4-5D, C4-5X, C4-6A, C4-7A, C5-1A, C5-2A, C6-2A, C6-3A, C6-3D, C6-3X, C6-4A or C6-4X Districts, #residential buildings# shall comply with all of the requirements of Article II, Chapter 8 (Quality Housing Program).

34-112 Residential bulk regulations in other C1 or C2 Districts or in C3, C4, C5 or C6 Districts In the districts indicated, the applicable #bulk# regulations are the #bulk# regulations for the #Residence Districts# set forth in the following table:

Table with 2 columns: Districts, Applicable #Residence District#. Lists various district codes and their corresponding applicable districts.

Chapter 5 Bulk Regulations for Mixed Buildings in Commercial Districts

35-011 Quality Housing Program In C1 and C2 Districts mapped within R6 through R10 Districts with a letter suffix, and in C1-6A, C1-7A, C1-8A, C1-8X, C1-9A, C2-6A, C2-7A, C2-7X, C2-8A, C4-2A, C4-3A, C4-4A, C4-4D, C4-5A, C4-5D, C4-5X, C4-6A, C4-7A, C5-1A, C5-2A, C6-2A, C6-3A, C6-3D, C6-3X, C6-4A or C6-4X Districts, any #residential# portion of a #mixed building# shall comply with all of the regulations of Article II, Chapter 8 (Quality Housing Program), and the entire #building# shall comply with the applicable provisions of Article II, Chapter 8. In C1 and C2 Districts mapped within R5D Districts, #mixed buildings# shall comply with certain regulations of Article II, Chapter 8, as set forth in Section 28-01 (Applicability of this Chapter).

35-23 Residential Bulk Regulations in Other C1 or C2 Districts or in C3, C4, C5 or C6 Districts In the districts indicated, the #bulk# regulations for #residential# portions of #mixed buildings# are the #bulk# regulations for the #Residence Districts# set forth in the following table. However, the height and setback regulations of Sections 23-60 through 23-65, inclusive, shall not apply. In lieu thereof, Section 35-24 shall apply to such #mixed building#.

(b) In the districts indicated, the #bulk# regulations for #residential# portions of #mixed buildings# are the #bulk# regulations for the #Residence Districts# set forth in the following table. However, the height and setback regulations of Sections 23-60 through 23-65, inclusive, shall not apply. In lieu thereof, Section 35-24 shall apply to such #mixed building#.

Table with 2 columns: Applicable #Residence District#, District. Lists applicable districts for various residential district codes.

35-24 Special Street Wall Location and Height and Setback Regulations in Certain Districts In the districts indicated, and in other C1 or C2 Districts when mapped within R6A, R6B, R7A, R7B, R7D, R7X, R8A, R8B, R8X, R9A, R9D, R9X, R10A or R10X Districts, and in other #Commercial Districts# where the #residential# portion of a #mixed building# is #developed# or #enlarged# pursuant to the Quality Housing Program, #street wall# location and height and setback regulations are set forth in this Section. The height of all #buildings# or other structures# shall be measured from the #base plane#.

In the districts indicated, and in other C1 or C2 Districts when mapped within R6A, R6B, R7A, R7B, R7D, R7X, R8A, R8B, R8X, R9A, R9D, R9X, R10A or R10X Districts, and in other #Commercial Districts# where the #residential# portion of a #mixed building# is #developed# or #enlarged# pursuant to the Quality Housing Program, #street wall# location and height and setback regulations are set forth in this Section. The height of all #buildings# or other structures# shall be measured from the #base plane#.

C1-6A C1-7A C1-8A C1-8X C1-9A C2-6A C2-7A C2-7X C2-8A

C4-2A C4-3A C4-4A C4-4D C4-5A C4-5D C4-5X C4-6A C4-7A C5-1A C5-2A C6-2A C6-3A C6-3D C6-3X C6-4A C6-4X

(a) Permitted obstructions In the districts indicated, and in other C1 or C2 Districts when mapped within R6A, R6B, R7A, R7B, R7D, R7X, R8A, R8B, R8X, R9A, R9D, R9X, R10A or R10X Districts, and in other #Commercial Districts# where the #residential# portion of a #mixed building# is #developed# or #enlarged# pursuant to the Quality Housing Program, the permitted obstructions set forth in Section 33-42 shall apply to any #building# or other structure#. In addition, a dormer may be allowed as a permitted obstruction within a required setback area. Such dormer may exceed a maximum base height specified for such district provided that, on any #street# frontage, the aggregate width of all dormers at the maximum base height does not exceed 60 percent of the length of the #street wall# of the highest #story# entirely below the maximum base height. For each foot of height above the maximum base height, the aggregate width of all dormers shall be decreased by one percent of the #street wall# width of the highest #story# entirely below the maximum base height.

(b) #Street wall# location C1-7A C1-8A C1-8X C1-9A C2-7A C2-7X C2-8A C4-4D C4-5D

(2) In the districts indicated, and in C1 or C2 Districts when mapped within R7D, R8A, R8B, R8X, R9A, R9D, R9X, R10A or R10X Districts, and in other C1 or C2 Districts with a #residential# equivalent of an R8, R9 or R10 District where the #residential# portion of a #mixed building# is #developed# or #enlarged# pursuant to the Quality Housing Program, the following #street wall# location provisions shall apply along #wide streets#, and along #narrow streets# within 50 feet of their intersection with a #wide street#:

(i) The #street wall# shall be located on the #street line# and extend along the entire #street# frontage of the #zoning lot# up to at least the minimum base height specified in Table A of this Section for #buildings# in contextual districts, or Table B for #buildings# in non-contextual districts or the height of the #building#, whichever is less. To allow articulation of #street walls# at the intersection of two #street lines#, the #street wall# may be located anywhere within an area bounded by the two #street lines# and a line connecting such #street lines# at points 15 feet from their intersection.

In C1 or C2 Districts when mapped within R9D Districts, to allow articulation of #street walls# at the intersection of two #street lines#, up to 50 percent of the area bounded by the two #street lines# and lines parallel to and 50 feet from such #street lines# may be unoccupied by a #building#. However, where one such #street line# fronts an elevated rail line, a minimum of 25 percent and a maximum of 50 percent of the area bounded by the two #street lines# and lines parallel to and 50 feet from such #street lines# shall be unoccupied by a #building#.

(ii) Recesses, not to exceed three feet in depth from the #street line#, shall be permitted on the ground floor where required to provide access to the #building#.

Above a height of 12 feet above the #base plane#, up to 30 percent of the #aggregate width of street walls# may be recessed beyond the #street line#, provided any such recesses deeper than 10 feet along a #wide street#, or 15 feet along a #narrow street#, are located within an #outer court#. Furthermore, no recesses shall be permitted within 30 feet of the intersection of two #street lines# except to articulate the #street walls# as set forth in paragraph (b)(2)(i) of this Section.

(iii) For #developments# that occupy the entire #block# frontage of a #street# and provide a continuous sidewalk widening along such #street line#, the boundary of the sidewalk widening shall be considered to be the #street line# for the purposes of this Section.

The preceding #street wall# provisions shall not apply along #narrow streets# beyond 50 feet of their intersection with a #wide street#, nor along any #street frontage# of a #zoning lot# occupied by existing #buildings#.

C4-6A C4-7A C5-1A C5-2A C6-2A C6-3A C6-3D C6-3X C6-4A C6-4X

(3) In the districts indicated, and in other C4, C5 or C6 Districts with a #residential# equivalent of an R8, R9 or R10 District where the #residential# portion of a #mixed building# is #developed# or #enlarged# pursuant to the Quality Housing Program, the #street wall# location requirements shall be as set forth in paragraph (b)(2), inclusive, of this Section, except that a #street wall# with a minimum height of 12 feet shall be required on a #narrow street line# beyond 50 feet of its intersection with a #wide street#, and shall extend along such entire #narrow street# frontage of the #zoning lot#.

In C6-4X Districts, #public plazas# are only permitted to front upon a #narrow street line# beyond 50 feet of its intersection with a #wide street line#. The #street wall# location provisions of this Section shall not apply along any such #street line# occupied by a #public plaza#.

In C6-3D Districts, to allow articulation of #street walls# at the intersection of two #street lines#, up to 50 percent of the area bounded by the two #street lines# and lines parallel to and 50 feet from such #street lines# may be unoccupied by a #building#. However, where one such #street line# fronts an elevated rail line, a minimum of 25 percent and a maximum of 50 percent of the area bounded by the

two #street lines# and lines parallel to and 50 feet from such #street lines# shall be unoccupied by a #building#.

C1-6A C1-7A C1-8A C1-8X C1-9A C2-6A C2-7A C2-7X C2-8A C4-2A C4-3A C4-4A C4-4D C4-5A C4-5D C4-5X C4-6A C4-7A C5-1A C5-2A C6-2A C6-3A C6-3D C6-3X C6-4A C6-4X

(c) Setback regulations In the districts indicated, and in C1 or C2 Districts when mapped within R6A, R6B, R7A, R7B, R7D, R7X, R8A, R8B, R8X, R9A, R9D, R9X, R10A or R10X Districts, and in other #Commercial Districts# where the #residential# portion of a #mixed building# is #developed# or #enlarged# pursuant to the Quality Housing Program, all #developments# or #enlargements# shall comply with the following provisions:

(1) At a height not lower than the minimum base height or higher than the maximum base height specified in Table A of this Section for #buildings# in contextual districts, and Table B for #buildings# in non-contextual districts, a setback with a depth of at least 10 feet shall be provided from any #street wall# fronting on a #wide street#, and a setback with a depth of at least 15 feet shall be provided from any #street wall# fronting on a #narrow street#, except such dimensions may include the depth of any permitted recesses in the #street wall#.

(2) These setback provisions are optional for any building wall that is either located beyond 50 feet of a #street line# or oriented so that lines drawn perpendicular to it in plan would intersect a #street line# at an angle of 65 degrees or less. In the case of an irregular #street line#, the line connecting the most extreme points of intersection shall be deemed to be the #street line#. Furthermore, dormers provided in accordance with the provisions of paragraph (a) of this Section may penetrate a required setback area.

(3) In C6-3D Districts, for #developments# or #enlargements# that front upon an elevated rail line, at a height not lower than 15 feet or higher than 25 feet, a setback with a depth of at least 20 feet shall be provided from any #street wall# fronting on such elevated rail line, except that such dimensions may include the depth of any permitted recesses in the #street wall# and the depth of such setback may be reduced by one foot for every foot that the depth of the #zoning lot#, measured perpendicular to the elevated rail line, is less than 110 feet, but in no event shall a setback less than 10 feet in depth be provided above the minimum base height.

(i) The setback provisions of paragraph (c) of this Section are optional for such #developments# or #enlargements# where a building wall is within the area bounded by two intersecting #street lines# and lines parallel to and 70 feet from such #street lines#.

(ii) Where such #development# or #enlargement# is adjacent to a #public park#, such setback may be provided at grade for all portions of #buildings# outside of the area bounded by two intersecting #street lines# and lines parallel to and 70 feet from such #street lines#. provided that any area unoccupied by a #building# shall be improved to Department of Transportation standards for sidewalks, shall be at the same level as the adjoining public sidewalks, and shall be accessible to the public at all times.

(d) Maximum building height No #building# or other structure# shall exceed the maximum building height specified in Table A of this Section for #buildings# in contextual districts, or Table B for #buildings# in non-contextual districts, except as provided in this paragraph, (d), inclusive:

C6-3D C6-4X In the districts indicated, any #building# or #buildings#, or portions thereof, which in the aggregate occupy not more than 40 percent of the #lot area# of a #zoning lot# (or, for #zoning lots# of less than 20,000 square feet, the percentage set forth in the table in Section 33-454) above a height of 85 feet above the #base plane#, is hereinafter referred to as a tower. Dormers permitted within a required setback area pursuant to paragraph (a) of this Section shall not be included in tower #lot coverage#. Such tower or towers may exceed a height limit of 85 feet above the #base plane#, provided:

- (1) at all levels, such tower is set back from the #street wall# of a base at least 15 feet along a #narrow street#, and at least 10 feet along a #wide street#, except such dimensions may include the depth of any permitted recesses in the #street wall#;
- (2) the base of such tower complies with the #street wall# location provisions of paragraph (b) of this Section, and the setback provisions of paragraph (c) of this Section; and
- (3) the minimum coverage of such tower above a height of 85 feet above the #base plane# is at least 33 percent of the #lot area# of the #zoning lot#; however, such minimum coverage requirement shall not apply to the highest 40 feet of such tower.

(4) In C6-3D Districts, the highest four #stories#, or as many #stories# as are located entirely above a height of 165 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 paragraph, 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.

(5) In C6-3D Districts, for towers fronting on elevated rail lines, the outermost walls of each #story# located entirely above a height of 85 feet shall be inscribed within a rectangle. The maximum length of any side of such rectangle that is parallel or within 45 degrees of being parallel to such elevated rail line shall be 125 feet, or 75 percent of the frontage of the #zoning lot# along such elevated rail line, whichever is less.

~~Dormers permitted within a required setback area pursuant to paragraph (a) of this Section shall not be included in tower #lot coverage#.~~

C1-6A C1-7A C1-8A C1-8X C1-9A C2-6A C2-7A C2-7X C2-8A C4-2A C4-3A C4-4A C4-4D C4-5A C4-5D C4-5X C4-6A C4-7A C5-1A C5-2A C6-2A C6-3A C6-3D C6-3X C6-4A C6-4X

(e) Additional regulations

In the districts indicated, and in C1 or C2 Districts when mapped within R6A, R6B, R7A, R7B, R7D, R7X, R8A, R8B, R8X, R9A, R9D, R9X, R10A or R10X Districts, and in other #Commercial Districts# where the #residential# portion of a #mixed building# is #developed# or #enlarged# pursuant to the Quality Housing Program, the following additional provisions shall apply to all #developments# or #enlargements#:

(5) In C6-3D Districts, where a #building# on an adjacent #zoning lot# has #dwelling unit# windows located within 30 feet of a #side lot line# of the #development# or #enlargement#, an open area extending along the entire length of such #side lot line# with a minimum width of 15 feet shall be provided. Such open area may be obstructed only by the permitted obstructions set forth in Section 33-23 (Permitted Obstructions in Required Yards or Rear Yard Equivalents).

TABLE A
HEIGHT AND SETBACK FOR BUILDINGS
IN CONTEXTUAL DISTRICTS

District	Minimum Base Height	Maximum Base Height	Maximum Building Height
C1 or C2 mapped in R6B C1 or C2 mapped in R6A	30	40	50
C4-2A C4-3A	40	60	70
C1 or C2 mapped in R7B C1 or C2 mapped in R7A	40	60	75
C1-6A C2-6A C4-4A C4-5A	40	65	80
C1 or C2 mapped in R7D C4-5D	60	85	100
C1 or C2 mapped in R7X C4-5X	60	85	125
C1 or C2 mapped in R8B C1 or C2 mapped in R8A C1-7A C4-4D C6-2A	60	85	120
C1 or C2 mapped in R8X	60	85	150
C1 or C2 mapped in R9A** C1-8A** C2-7A** C6-3A**	60	95	135
C1 or C2 mapped in R9A* C1-8A* C2-7A* C6-3A*	60	102	145
C1 or C2 mapped in R9D C6-3D	60	85****	***
C1 or C2 mapped in R9X** C1-8X** C2-7X** C6-3X**	60	120	160
C1 or C2 mapped in R9X* C1-8X* C2-7X* C6-3X*	105	120	170
C1 or C2 mapped in R10A** C1-9A** C2-8A** C4-6A** C4-7A** C5-1A** C5-2A** C6-4A**	60	125	185
C1 or C2 mapped in R10A* C1-9A* C2-8A* C4-6A* C4-7A* C5-1A* C5-2A* C6-4A*	125	150	210
C1 or C2 mapped in R10X C6-4X	60	85	***

* Refers to that portion of a district which is within 100 feet of a #wide street#
 ** Refers to that portion of a district on a #narrow street#, except within a distance of 100 feet from its intersection with a #wide street#
 *** #Buildings# may exceed a maximum base height of 85 feet in accordance with paragraph (d) of this Section

**** For #developments# or #enlargements# that front upon an elevated rail line, the maximum base height shall be 25 feet.

**35-31
Maximum Floor Area Ratio for Mixed Buildings**
C1 C2 C3 C4 C5 C6

In all districts, except as set forth in Section 35-311, the provisions of this Section shall apply to any #zoning lot# containing a #mixed building#.

The maximum #floor area ratio# permitted for a #commercial# or #community facility use# shall be as set forth in Article III, Chapter 3, and the maximum #floor area ratio# permitted for a #residential use# shall be as set forth in Article II, Chapter 3, provided the total of all such #floor area ratios# does not exceed the greatest #floor area ratio# permitted for any such #use# on the #zoning lot#. However, in C4-7 Districts within Community District 7 in the Borough of Manhattan, such maximum #residential floor area ratio# may be increased pursuant to the provisions of Section 23-90 (INCLUSIONARY HOUSING).

In the designated areas set forth in Section 23-922 (#Inclusionary Housing designated areas#), except within Waterfront Access Plan BK-1, and in Community District 1, Brooklyn, in R6 Districts without a letter suffix, the maximum #floor area ratio# permitted for #zoning lots# containing #residential# and #commercial# or #community facility uses# shall be the base #floor area ratio# set forth in Section 23-942 for the applicable district. However, in #Inclusionary Housing designated areas# mapped within C4-7, C5-4, C6-3D and C6-4 districts, the maximum base #floor area ratio# for #zoning lots# containing #residential# and #commercial# or #community facility uses# shall be either the base #floor area ratio# set forth in Section 23-942 plus an amount equal to 0.25 times the non-#residential floor area ratio# provided on the #zoning lot#, or the maximum #floor area ratio# for #commercial uses# in such district, whichever is lesser.

Such The maximum base #floor area ratio# in #Inclusionary Housing designated areas# may be increased to the maximum #floor area ratio# set forth in such Section 23-942 only through the provision of #lower income housing# pursuant to Section 23-90 (INCLUSIONARY HOUSING).

A non-#residential use# occupying a portion of a #building# that was in existence on December 15, 1961, may be changed to a #residential use# and the regulations on maximum #floor area ratio# shall not apply to such change of #use#.

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

**36-52
Size and Location of Spaces**

C1-6A C1-7A C1-8A C1-8X C1-9A C2-6A C2-7A C2-7X C2-8A C4-2A C4-3A C4-4A C4-4D C4-5A C4-5D C4-5X C4-6A C4-7A C5-1A C5-2A C6-2A C6-3A C6-3D C6-4A C6-4X

(b) Location of parking spaces in certain districts

In the districts indicated, and in C1 and C2 Districts mapped within R5D, R6A, R6B, R7A, R7B, R7D, R7X, R8A, R8B, R8X, R9A, R9D, R9X, R10A and R10X Districts, #accessory# off-street parking spaces shall not be located between the #street wall# of a #building# and any #street line# that is coincident with the boundary of a #Commercial District# mapped along an entire blockfront. Where a #zoning lot# is bounded by more than one #street line# that is coincident with the boundary of a #Commercial District# mapped along an entire blockfront, this provision need not apply along more than one #street line#.

**Article III
Chapter 7
Special Urban Design Regulations**

**37-38
Sidewalk Widening in Certain Districts**

C6-3D
In the district indicated, and in C1 or C2 districts mapped within an R9D district, for #developments# or #enlargements# on #zoning lots# fronting upon #wide streets#, or fronting upon #narrow streets# that include an elevated rail line, sidewalks, with a minimum depth of 20 feet measured perpendicular to the curb of the #street#, shall be provided along such entire #street# frontages of the #zoning lot#. In locations where the width of the sidewalk within the #street# is less than 20 feet, a sidewalk widening shall be provided on the #zoning lot# so that the combined width of the sidewalk within the #street# and the sidewalk widening equals 20 feet. However, existing #buildings# to remain on the #zoning lot# need not be removed in order to comply with this requirement. All sidewalk widenings shall be improved to Department of Transportation standards for sidewalks, shall be at the same level as the adjoining public sidewalks, and shall be accessible to the public at all times. In addition, the provisions of paragraph (f) of Section 37-53 (Design Standards for Pedestrian Circulation Spaces), subparagraphs (2) through (5) shall apply.

**37-40
OFF-STREET RELOCATION OR RENOVATION OF A SUBWAY STAIR**

Where a #development# or #enlargement# is constructed on a #zoning lot# of 5,000 square feet or more of #lot area# that fronts on a portion of a sidewalk containing a stairway entrance or entrances into a subway station located within the #Special Midtown District# as listed in Section 81-46, the #Special Lower Manhattan District# as listed in Section 91-43, the #Special Downtown Brooklyn District# as listed in Section 101-43, the #Special Union Square District# as listed in Section 118-60 and those stations listed in the following table, the existing entrance or entrances shall be relocated from the #street# onto the #zoning lot#. The new entrance or entrances* shall be provided in accordance with the provisions of this Section.

A relocated subway stair or a subway stair that has been renovated in accordance with the provisions of Section 37-50 (REQUIREMENTS FOR PEDESTRIAN CIRCULATION

SPACE) may be counted as pedestrian circulation space pursuant to Section 37-50.

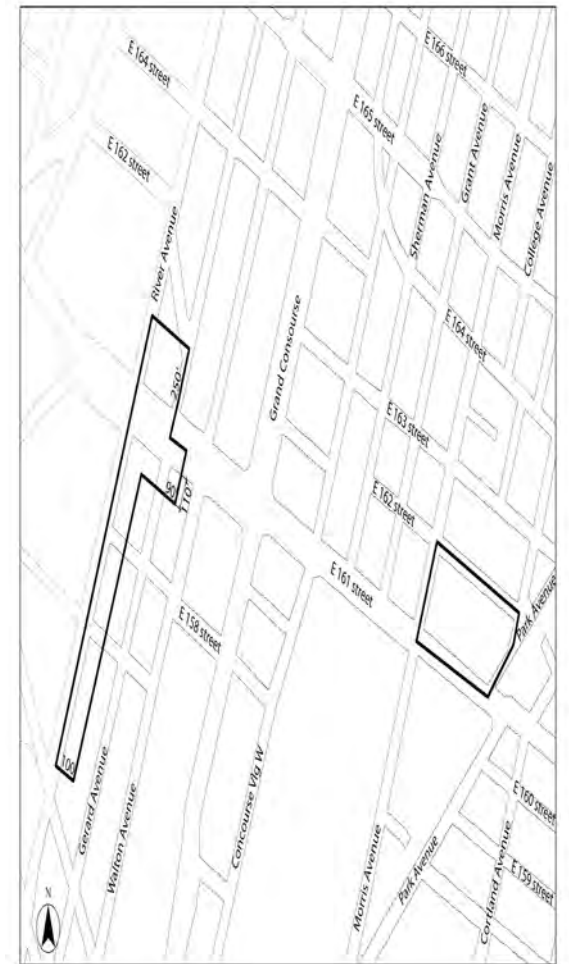
Station	Line
8th Street	BMT-Broadway
23rd Street	BMT-Broadway
23rd Street	IRT-Lexington Ave.
28th Street	IRT-Lexington Ave.
33rd Street	IRT-Lexington Ave.
34th Street	IND-8th Avenue
59th Street	IRT-Lexington Ave.
Lexington Avenue-60th St.	BMT-Broadway
161st Street	IND-6th Avenue

* Provision of a new subway entrance or entrances pursuant to the requirements of this Section may also require satisfaction of additional obligations under the Americans for Disabilities Act of 1990 (ADA), including the ADA Accessibility Guidelines. The New York City Transit Authority should be consulted with regard to any such obligations.

**APPENDIX F
INCLUSIONARY HOUSING DESIGNATED AREAS**

The boundaries of #Inclusionary Housing designated areas# are shown on the maps listed in this Appendix F. The #Residence Districts# listed for such areas shall include #Commercial Districts# where #residential buildings# or the #residential# portion of #mixed buildings# are governed by #bulk# regulations of such #residence districts#.

In the R8A and R9D Districts within the areas shown on the following Map 2:



Portion of Community District 4, The Bronx

**161ST STREET REZONING
BRONX CB - 4 C 090365 ZMX**

Application submitted by the Department of City Planning pursuant to Sections 197-c and 201 of the New York City charter for an amendment of the Zoning Map, Section Nos. 3b and 6a:

amended by changing the Zoning Map, Section Nos.3b and 6a:

- eliminating from within an existing R7-1 District a C1-4 District bounded by Morris Avenue a line 100 feet northeasterly of East 161st Street, a line 100 feet southeasterly of Morris Avenue, and East 161st Street;
- eliminating from within an existing R8 District a C1-4 District bounded by River Avenue, a line 250 feet northeasterly of East 161st Street, East 162nd Street, Gerard Avenue, East 161st Street, a line midway between Gerard Avenue and Walton Avenue, a line 100 feet southwesterly of East 161st Street, a line midway between River Avenue and Gerard Avenue, and a line 150 feet northeasterly of East 158th Street;
- changing from an R7-1 District to an R8A District property bounded by East 162nd Street and its southeasterly prolongation, Park Avenue, East 161st Street, and Morris Avenue;
- changing from an R8 District to a C6-2 District property bounded by East 161st Street, Concourse Village West, a line 50 feet northeasterly of East 159th Street, and a line 100 feet northwesterly of Concourse Village West;
- changing from a C4-6 District to a C6-2 District property bounded by a line 140 feet northeasterly of East 161st Street, Sheridan Avenue, East 161st Street, and a line 100 feet northwesterly of Sheridan Avenue;

- 6. changing from a C8-3 District to a C6-2 District property bounded by East 161st Street, Concourse Village East, a line 150 feet southwesterly of East 161st Street, and Concourse Village West;
- 7. changing from an R8 District to a C6-3D District property bounded by River Avenue, a line 250 feet northeasterly of East 161st Street, East 162nd Street, Gerard Avenue, East 161st Street, a line midway between Gerard Avenue and Walton Avenue, a line 110 feet southwesterly of East 161st Street, a line midway between River Avenue and Gerard Avenue, and a line 150 feet northeasterly of East 158th Street
- 8. changing from a C8-3 District to a C6-3D District property bounded by River Avenue, a line 150 feet northeasterly of East 158th Street, a line midway between River Avenue and Gerard Avenue, and a line perpendicular to the southeasterly street line of River Avenue distant 100 feet northeasterly (as measured along the street line) from the point of intersection of the southeasterly street line of River Avenue and the northeasterly street line of East 153rd Street; and
- 9. establishing within the proposed R8A district a C2-4 District bounded by East 162nd Street, a line 100 feet southeasterly of Morris Avenue, a line midway between East 161st Street and East 162nd Street, a line 100 feet northwesterly of Park Avenue, a line 100 feet northeasterly of East 161st Street, a line perpendicular to the northeasterly street line of East 161st Street distant 100 feet northwesterly (as measured along the street line) from the point of intersection of the northeasterly street line of East 161st Street and the northwesterly street line of Park Avenue, East 161st Street, and Morris Avenue;

as shown on a diagram (for illustrative purposes only) dated March 30, 2009 and which includes CEQR Designation E-225.

SUNSET PARK REZONING
BROOKLYN CB - 7 N 090386 ZRK
 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 II, Chapter 3 (Bulk regulations for Residential Buildings in Residence Districts), Section 23-90, inclusive, relating to the extension of the Inclusionary Housing Program to proposed R7A districts.

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

11/10/08
 23-144

In designated areas where the Inclusionary Housing Program is applicable

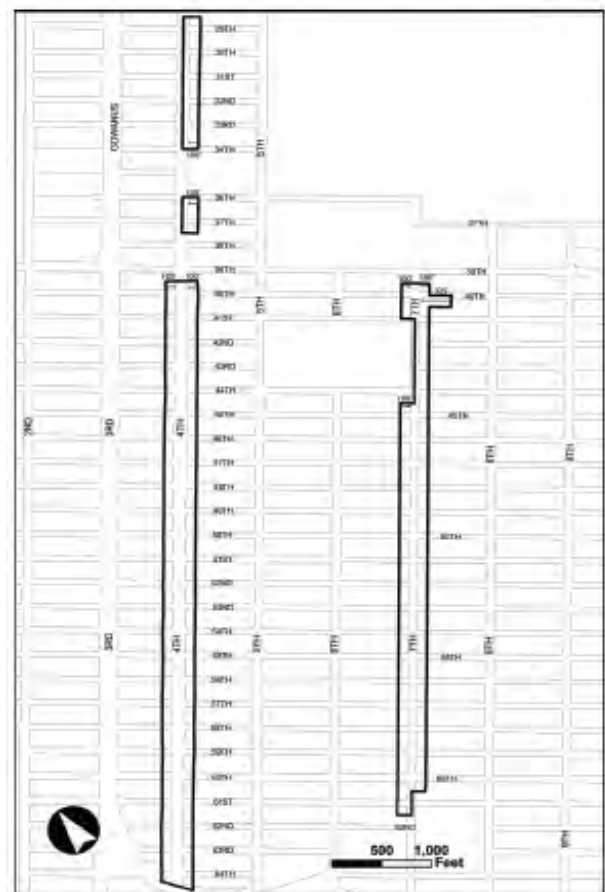
In #Inclusionary Housing designated areas#, as listed in the following table, the maximum permitted #floor area ratios# shall be as set forth in Section 23-942 (In Inclusionary Housing designated areas). The locations of such districts are specified in Section 23-922 (Inclusionary Housing designated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

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

23-922 Inclusionary housing designated areas

The Inclusionary Housing Program shall apply in the following areas:

(x) In Community District 7, in the Borough of Brooklyn, in the R7A Districts within the areas shown on the following Map X1:



Map X1. Portion of Community District 7, Brooklyn

- * * *
- SUNSET PARK REZONING**
BROOKLYN CB - 7 C 090387 ZMK
 Application submitted by the Department of City Planning pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 16b, 16d, 22a and 22c:
1. eliminating from within an existing R6 District a C1-3 District bounded by:
 - a. a line 150 feet northwesterly of Fourth Avenue, 41st Street, Fourth Avenue, a line midway between 39th Street and 40th Street, a line 150 feet southeasterly of Fourth Avenue, and 42nd Street;
 - b. a line 150 feet northwesterly of Fourth Avenue, 44th Street, a line 150 feet southeasterly of Fourth Avenue, a line midway between 45th Street and 46th Street, Fourth Avenue, and 45th Street;
 - c. a line 150 feet northwesterly of Fourth Avenue, 47th Street, Fourth Avenue, 46th Street, a line 150 feet southeasterly of Fourth Avenue, 61st Street, a line 150 feet northwesterly of Fourth Avenue, 58th Street, Fourth Avenue, and 57th Street;
 - d. a line 150 feet northwesterly of Fifth Avenue, a line midway between 39th Street and 40th Street, a line 150 feet southeasterly of Fifth Avenue, and 41st Street;
 - e. a line 150 feet northwesterly of Fifth Avenue, 43rd Street, Fifth Avenue, 44th Street, a line 150 feet southeasterly of Fifth Avenue and 50th Street;
 - f. a line 150 feet northwesterly of Fifth Avenue, 56th Street, a line 150 feet southeasterly of Fifth Avenue, 59th Street, Fifth Avenue, and 60th Street;
 - g. a line 150 feet northwesterly of Sixth Avenue, a line midway between 48th Street and Sunset Terrace, a line 150 feet southeasterly of Sixth Avenue, a line midway between 54th Street and 55th Street, Sixth Avenue, a line midway between 52nd Street and 53rd Street, a line 150 feet northwesterly of Sixth Avenue, 51st Street, Sixth Avenue, and 50th Street;
 - h. a line 150 feet northwesterly of Sixth Avenue, 56th Street, a line 150 feet southeasterly of Sixth Avenue, and a line midway between 58th Street and 59th Street;
 - i. a line 150 feet northwesterly of Seventh Avenue, 58th Street, a line 150 feet southeasterly of Seventh Avenue, a line midway between 60th Street and 61st Street, Seventh Avenue, and a line midway between 61st Street and 62nd Street; and
 - j. a line 150 feet northwesterly of Eighth Avenue, a line midway between 39th Street and 40th Street/ Finlandia Street, a line 150 feet southeasterly of Eighth Avenue, and a line midway between 60th Street and 61st Street;
 2. eliminating from within an existing R6 District a C2-3 District bounded by:
 - a. Fourth Avenue, 30th Street, a line 150 feet southeasterly of Fourth Avenue, and 34th Street;
 - b. a line 150 feet northwesterly of Fourth Avenue, 61st Street, a line 150 feet southeasterly of Fourth Avenue, the northeasterly service road of the Gowanus Expressway, Fourth Avenue, 64th Street, a southeasterly boundary line of a Park and its southwesterly prolongation, and a northeasterly boundary line of a Park; and
 - c. a line 150 feet northwesterly of Fifth Avenue, 60th Street, a line 150 feet southeasterly of Fifth Avenue, a line midway between 62nd Street and 63rd Street, a line 100 feet southeasterly of Fifth Avenue, and 63rd Street;
 3. changing from an R6 District to an R4-1 District property bounded by Gowanus Expressway, a line midway between 61st Street and 62nd Street, a line 100 feet northwesterly of Fourth Avenue, and a line midway between 62nd Street and 63rd Street;
 4. changing from an R6 District to an R4A District property bounded by the northwesterly street line of Second Avenue, a line midway between 61st Street and 62nd Street and its northwesterly prolongation, a line 380 feet southeasterly of Second Avenue, 62nd Street, a north westerly service road of the Gowanus Expressway, and a line midway between 62nd Street and 63rd Street and its northwesterly prolongation;
 5. changing from an R6 District to an R6A District property bounded by:
 - a. Gowanus Expressway, a line midway between 57th Street and 58th Street, a line 100 feet northwesterly of Fourth Avenue, and 60th Street;
 - b. a line 100 feet northwesterly of Gowanus Expressway, 61st Street, a line 100 feet northwesterly of Fourth Avenue, a line midway between 61st Street and 62nd Street, Gowanus Expressway, a line midway between 62nd and 63rd Street, a line 100 feet northwesterly of Fourth Avenue, Gowanus Expressway, 64th Street, Third Avenue (Northwesterly portion), a north westerly service road of the Gowanus Expressway, and 62nd Street;
 - c. a line 100 feet southeasterly of Fourth

- d. a line 100 feet northwesterly of Fifth Avenue, a line midway between 39th Street and 40th Street, a line 100 feet southeasterly of Fifth Avenue, the northeasterly, northwesterly and southwesterly boundary line of Sunset Park, a line 100 feet southeasterly of Fifth Avenue, and 47th Street;
 - e. a line 505 feet northwesterly of Sixth Avenue and its southwesterly prolongation, 40th Street, a line 155 feet northwesterly of Sixth Avenue and its southwesterly prolongation, and the northeasterly boundary line of Sunset Park; and
 - f. a line 100 feet northwesterly of Sixth Avenue and its northeasterly prolongation, the southwesterly boundary line of Sunset Park, a line 100 feet southeasterly of Sixth Avenue and its northeasterly prolongation, the northeasterly, northwesterly and southwesterly boundary line of Rainbow Park, a line 100 feet southeasterly of Sixth Avenue, and 61st Street;
6. changing from an R6 District to an R6B District property bounded by:
- a. a line 100 feet southeasterly of Fourth Avenue, a line midway between 28th Street and 29th Street, Fifth Avenue, 35th Street, a line 200 feet northwesterly of Fifth Avenue, a line midway between 37th Street and 38th Street, a line 100 feet southeasterly of Fourth Avenue, 36th Street, Fourth Avenue, and 34th Street;
 - b. Gowanus Expressway, a line midway between 39th Street and 40th Street, a line 100 feet northwesterly of Fourth Avenue, and a line midway between 57th Street and 58th Street;
 - c. the northwesterly street line of Second Avenue, a line midway between 60th Street and 61st Street and its northwesterly prolongation, a line 350 feet southeasterly of Second Avenue, a line midway between 59th Street and 60th Street, a line 100 feet northwesterly of Third Avenue, 60th Street, a line 100 feet northwesterly of Fourth Avenue, 61st Street, a line 100 feet northwesterly of Third Avenue, 62nd Street, a line 380 feet southeasterly of Second Avenue, and a line midway between 61st Street and 62nd Street and its northwesterly prolongation;
 - d. a line 100 feet southeasterly of Fourth Avenue, a line midway between 39th Street and 40th Street, a line 100 feet northwesterly of Fifth Avenue, 50th Street, a line 150 feet northwesterly of Fifth Avenue, 56th Street, a line 100 feet northwesterly of Fifth Avenue, and a line midway between 60th Street and 61st Street;
 - e. a line 100 feet southeasterly of Fourth Avenue, a line midway between 61st Street and 62nd Street, a line 100 feet northwesterly of Fifth Avenue, 64th Street, Fifth Avenue, and the northeasterly service road of Gowanus Expressway;
 - f. a line 100 feet southeasterly of Fifth Avenue, a line midway between 39th Street and 40th Street, a line 100 feet northwesterly of Seventh Avenue, the northeasterly boundary line of Sunset Park, a line 155 feet northwesterly of Sixth Avenue and its southwesterly prolongation, 40th Street, a line 505 feet northwesterly of Sixth Avenue and its southwesterly prolongation, and the northeasterly boundary line of Sunset Park;
 - g. a line 100 feet southeasterly of Fifth Avenue, the southwesterly boundary line of Sunset Park, a line 100 feet northwesterly of Sixth Avenue and its northeasterly prolongation, 61st Street, a line 100 feet southeasterly of Sixth Avenue, the southwesterly, northwesterly and northeasterly boundary line of Rainbow Park, a line 100 feet southeasterly of Sixth Avenue and its northeasterly prolongation, the southwesterly boundary line of Sunset Park and its southeasterly prolongation, Seventh Avenue, a line midway between 44th Street and 45th Street, a line 100 feet northwesterly of Seventh Avenue, a line midway between 62nd Street and 63rd Street, a line 100 feet northwesterly of Sixth Avenue, and 60th Street, a line 100 feet northwesterly of Fourth Avenue, 61st Street, a line 100 feet northwesterly of Third Avenue, 62nd Street, a line 380 feet southeasterly of Second Avenue, and a line midway between 61st Street and 62nd Street and its northwesterly prolongation;
 - h. a line 100 feet southeasterly of Seventh Avenue, a line midway between 39th Street and 40th Street/ Finlandia Street, a line 100 feet northwesterly of Eighth Avenue, a line midway between 60th Street and 61st Street, a line 100 feet southeasterly of Seventh Avenue, a line midway between 40th Street/ Finlandia Street and 41st Street, a line 325 feet southeasterly of Seventh Avenue, and 40th Street/ Finlandia Street;
7. changing from a C4-3 District to an R6B District

- property bounded by:
- a. a line 150 feet northwesterly of Fifth Avenue, 50th Street, a line 100 feet northwesterly of Fifth Avenue, and 56th Street; and
 - b. a line 100 feet southeasterly of Fifth Avenue, 50th Street, a line 150 feet southeasterly of Fifth Avenue, and 56th Street;
8. changing from an R6 District to an R7A District property bounded by:
- a. Fourth Avenue, a line midway between 28th Street and 29th Street, a line 100 feet southeasterly of Fourth Avenue, and 34th Street;
 - b. Fourth Avenue, 36th Street, a line 100 feet southeasterly of Fourth Avenue, and a line midway between 37th Street and 38th Street;
 - c. a line 100 feet northwesterly of Fourth Avenue, a line midway between 39th Street and 40th Street, a line 100 feet southeasterly of Fourth Avenue, and the north easterly service road of Gowanus Expressway, Fourth Avenue, and Gowanus Expressway; and
 - d. a line 100 feet northwesterly of Seventh Avenue, a line midway between 39th Street and 40th Street, a line 100 feet southeasterly of Seventh Avenue, 40th Street/Finlandia Street, a line 325 feet southeasterly of Seventh Avenue, a line midway between 40th Street/Finlandia Street and 41st Street, a line 100 feet southeasterly of Seventh Avenue, a line midway between 60th Street and 61st Street, Seventh Avenue, a line midway between 61st Street and 62nd Street, a line 100 feet northwesterly of Seventh Avenue, a line midway between 44th Street and 45th Street, Seventh Avenue, the southeasterly prolongation of the southwesterly boundary line of Sunset Park, and the southeasterly and northeasterly boundary line of Sunset Park;
9. changing from an R6 District to a C4-3A District property bounded by:
- a. a line 100 feet northwesterly of Fifth Avenue, 47th Street, a line 100 feet southeasterly of Fifth Avenue, and 50th Street; and
 - b. a line 100 feet northwesterly of Fifth Avenue, 56th Street, a line 100 feet southeasterly of Fifth Avenue and 57th Street;
10. changing from a C4-3 District to an C4-3A District property bounded by a line 100 feet northwesterly of Fifth Avenue, 50th Street, a line 100 feet southeasterly of Fifth Avenue, and 56th Street;
11. establishing within an existing R6 District a C2-4 District bounded by a line 100 feet northwesterly of Eighth Avenue, a line midway between 39th Street and 40th Street/Finlandia Street, Eighth Avenue, and a line midway between 60th Street and 61st Street;
12. establishing within a proposed R6A District a C2-4 District bounded by:
- a. a line 100 feet northwesterly of Third Avenue, 61st Street, Third Avenue, and 62nd Street;
 - b. a line 100 feet northwesterly of Fifth Avenue, a line midway between 39th Street and 40th Street, a line 100 feet southeasterly of Fifth Avenue, the northeasterly, northwesterly and southwesterly boundary line of Sunset Park, a line 100 feet southeasterly of Fifth Avenue, and 47th Street;
 - c. a line 100 feet northwesterly of Fifth Avenue, 57th Street, a line 100 feet southeasterly of Fifth Avenue, 59th Street, Fifth Avenue, 60th Street, a line 100 feet southeasterly of Fifth Avenue, 63rd Street, Fifth Avenue, and 64th Street;
 - d. Sixth Avenue, 50th Street, a line 100 feet southeasterly of Sixth Avenue and 51st Street;
 - e. a line 100 feet northwesterly of Sixth Avenue, 51st Street, Sixth Avenue, 52nd Street, a line 100 feet southeasterly of Sixth Avenue, 53rd Street, Sixth Avenue, and a line midway between 52nd Street and 53rd Street;
 - f. a line 100 feet northwesterly of Sixth Avenue, 56th Street, Sixth Avenue, and 57th Street;
 - g. Sixth Avenue, 57th Street, a line 100 feet southeasterly of Sixth Avenue, and 58th Street; and
 - h. a line 100 feet northwesterly of Sixth Avenue, 58th Street, Sixth Avenue, and a line midway between 58th Street and 59th Street;
13. establishing within a proposed R7A a C2-4 District bounded by:
- a. Fourth Avenue, a line midway between 28th Street and 29th Street, a line 100 feet southeasterly of Fourth Avenue, and 34th Street;
 - b. Fourth Avenue, 36th Street, a line 100 feet southeasterly of Fourth Avenue, and 37th Street;
 - c. a line 100 feet northwesterly of Fourth Avenue, a line midway between 39th

Street and 40th Street, a line 100 feet southeasterly of Fourth Avenue, the northeasterly service road of Gowanus Expressway, Fourth Avenue, and 64th Street; and

- d. a line 100 feet northwesterly of Seventh Avenue, a line midway between 45th Street and 46th Street, Seventh Avenue, Sunset Terrace, a line 100 feet southeasterly of Seventh Avenue, a line midway between 60th Street and 61st Street, Seventh Avenue, and a line midway between 61st Street and 62nd Street;

as shown on a diagram (for illustrative purposes only) dated April 20, 2009, and which includes CEQR Designation E-236.

THE GREEK KITCHEN

MANHATTAN CB - 4 20095133 TCM
Application pursuant to Section 20-225 of the Administrative Code of the City of New York, concerning the petition of the Greek Kitchen, Inc., d/b/a The Greek Kitchen, for a revocable consent to construct, maintain and operate an enclosed sidewalk café at 885-889 Tenth Avenue.

HARBOUR

MANHATTAN CB - 2 20095598 TCM
Application pursuant to Section 20-226 of the Administrative Code of the City of New York, concerning the petition of RRBV Associates, LLC, d/b/a Harbour, for a revocable consent to establish, maintain and operate an unenclosed sidewalk café at 290 Hudson Street.

AGED BAR & GRILL

QUEENS CB - 6 20095695 TCQ
Application pursuant to Section 20-226 of the Administrative Code of the City of New York, concerning the petition of A & A Food Enterprises, LLC, d/b/a Aged Bar & Grill, for a revocable consent to establish, maintain and operate an unenclosed sidewalk café at 107-02 70th Road.

The Subcommittee on Landmarks, Public Siting and Maritime Uses will hold a public hearing on the following matters in the Council Committee Room, City Hall, New York City, New York 10007, commencing at 11:00 A.M. on Wednesday, September 9, 2009:

JOHN PEIRCE RESIDENCE

MANHATTAN CB - 5 20105018 HKM (N 100003 HKM)
Designation (List No. 414/LP- 2327) by the Landmarks Preservation Commission pursuant to Section 3020 of the New York City Charter of the landmark designation of the John Peirce Residence located at 11 East 51st Street (Block 1287, Lot 10), as an historic landmark.

MOUNT OLIVE FIRE BAPTIZED HOLINESS CHURCH MANHATTAN CB - 10 20105019 HKM (N 100004 HKM)
Designation (List No. 414/LP- 2320) by the Landmarks Preservation Commission pursuant to Section 3020 of the New York City Charter of the landmark designation of the Mount Olive Fire Baptized Holiness Church located at 308 West 122nd Street (aka 304-308 West 122nd Street), as an historic landmark.

94 GREENWICH STREET HOUSE

MANHATTAN CB - 1 20105020 HKM (N 100001 HKM)
Designation (List No. 414/LP- 2218) by the Landmarks Preservation Commission pursuant to Section 3020 of the New York City Charter of the landmark designation of 94 Greenwich Street (aka 14-18 Rector Street) (Block 53, Lot 41), as an historic landmark.

PROSPECT HEIGHTS HISTORIC DISTRICT

BROOKLYN CB - 8 20105021 HKK (N 100002 HKK)
Designation (List No. 414/LP- 2314) by the Landmarks Preservation Commission pursuant to Section 3020 of the New York City Charter of the landmark designation of Prospect Heights Historic District. The district boundaries are: property bounded by a line beginning at the southwest corner of Underhill Avenue and Prospect Place, extending southerly along the western curblin of Underhill Avenue to a point in said curblin formed by its intersection with a line extending westerly from the northern property line of 349-351 Park Place, aka 147-151 Underhill Avenue (Block 1160, Lot 1), easterly across Underhill Avenue and along said property line, northerly along the western property line of 369 Park Place, easterly along the northern Property lines of 369 to 411 Park Place and a portion of the northern property line of 413 Park Place, easterly along the angled northern property lines of 413 to 421 Park Place, southerly along the eastern property line of 421 Park Place across Park Place to its southern curblin, easterly along said curblin to a point formed by its intersection with a line extending northerly from the eastern property line of 426 Park Place, southerly along said property line, easterly along the northern property lines of 423 to 429 Sterling Place, southerly along a portion of the eastern property line of 429 Sterling Place, easterly along the northern property line of 431 Sterling Place, southerly along the eastern property line of 431 Sterling Place, across Sterling Place to its southern curblin, easterly along said curblin to a point formed by its intersection with a line extending northerly from the eastern property line of 446 Sterling Place, southerly along said property line, westerly along the southern property lines of 446 to 364 Sterling Place, northerly along a portion of the western property line of 364 Sterling Place, westerly along the southern property line of 346 Sterling Place, aka 185 Underhill Avenue and across Underhill Avenue to its western curblin, southerly along said curblin to the northwest corner of Underhill Avenue and St. John's Place, westerly along the northern curblin of St. John's Place to a point formed by its intersection with a line extending southerly from the western property line of 323 St. John's Place, aka 200 Underhill Avenue, northerly along the angled property lines of 323 St. John's Place, aka 200 Underhill Avenue, and 198 to 188 Underhill Avenue, easterly along a portion of the northern property line of 188 Underhill Avenue, northerly along the western property lines of 186 Underhill Avenue (aka 186A Underhill Avenue) to 176 Underhill Avenue, aka 340-344 Sterling Place, and across Sterling Place to its northern curblin, westerly along said curblin to a point formed by its intersection with a line extending northerly across Sterling Place from a portion of the eastern property line of 288 Sterling Place, aka 29 Butler Place, southerly across Sterling Place and said property line, following its eastward angle to the northern curblin of Butler Place, westerly along said curblin to a point formed by its intersection with a line extending southerly from a portion of the western property line of 286 Sterling Place, aka 27 Butler Place, northerly along said property line, westerly along the angled southern property lines of 284 and 282 Sterling Place, continuing westerly along the southern property lines of 280 to 276 Sterling Place, southerly along a portion of the eastern property line of 274 Sterling Place, westerly along the southern property line of 274 Sterling Place, northerly along a portion of the western property line of 274 Sterling Place,

westerly along the southern property line of 272 Sterling Place and the angled southern property lines of 270 and 268 Sterling Place, northerly along the western property line of 268 Sterling Place and across Sterling Place to its northern curblin, westerly along said curblin to the northeast corner of Sterling Place and Vanderbilt Avenue, northerly along the eastern curblin of Vanderbilt Avenue and across Park Place to a point in said curblin formed by its intersection with a line extending eastward from the southern property line of 630A Vanderbilt Avenue, westerly across Vanderbilt Avenue and along said property line, southerly along a portion of the eastern property line of 210A-220 Prospect Place and the eastern property line of 233-235 Park Place, across Park Place and continuing southerly along the eastern property line of 248 Park Place, westerly along the southern property line of 248 Park Place, southerly along a portion of the eastern property line of 226-246 Park Place, westerly along the southern property line of 226-246 Park Place, southerly along the eastern property line of 213 Sterling Place to the northern curblin of Sterling Place, westerly along said curblin northerly along the eastern curblin of Flatbush Avenue, easterly along the northern property line of 375 Flatbush Avenue, easterly along the northern property lines of 375 Flatbush Avenue and 183 to 187 Sterling Place, northerly along portions of the western property lines of 189-191 Sterling Place and 200 Park Place, westerly along a portion of the southern property line of 200 Park Place and the southern property lines of 196 to 188 Park Place and the angled southern property lines of 186 to 180 Park Place, northerly along the western property line of 180 Park Place and across Park Place to its northern curblin, westerly along said curblin, northerly along the eastern curblin of Carlton Avenue to a point in said curblin formed by its intersection with a line extending easterly from the southern property line of 632A Carlton Avenue, westerly across Carlton Avenue and along said property line to a point formed by its intersection with a line extending southerly from the western property line of 632 Carlton Avenue, northerly along said line and the western property line of 632 Carlton Avenue, easterly along a portion of the northern property line of 632 Carlton Avenue, northerly along the western property lines of 628-630 and 626 Carlton Avenue, westerly along the angled southern property lines of 140 and 138 Prospect Place, northerly along a portion of the western property line of 138 Prospect Place, westerly along the southern property line of 321 Flatbush Avenue to the eastern curblin of Flatbush Avenue, northerly along the eastern curblin of Flatbush Avenue to the northern curblin of Prospect Place, westerly along said curblin to a point formed by its intersection with a line extending southward from the western property line of 115 Prospect Place, northerly along said property line and the angled western property lines of 112 to 102 St. Mark's Avenue, westerly along the southern property line of 283 Flatbush Avenue to the eastern curblin of Flatbush Avenue, northerly along said curblin to the northern curblin of St. Mark's Avenue, westerly along the northern curblin of Saint Mark's Avenue to a point formed by its intersection with a line extending southward from the western property line of 75 St. Mark's Avenue, northerly along said property line, easterly along the northern property line of 75 St. Mark's Avenue, northerly along a portion of the western property line of 77 St. Mark's Avenue, easterly along the northern property lines of 77 to 107 St. Mark's Avenue and a portion of the northern property line of 109 St. Mark's Avenue, northerly along the western property line of Block 1143, Lot 140 (an interior lot), westerly along a portion of the southern property line of 538 Bergen Street and the southern property lines of 536 and 534 Bergen Street, northerly along the western property line of 534 Bergen Street and across Bergen Street to the northern curblin of Bergen Street, westerly along said curblin to a point formed by its intersection with a line extending southward from the western property line of 531 Bergen Street, northerly along said property line, easterly along the northern property lines of 531 to 535 Bergen Street and a portion of the northern property line of 537 Bergen Street, northerly along the western property line of 546 Dean Street to the southern curblin of Dean Street, easterly along the southern curblin of Dean Street to a point formed by its intersection with a line extending southerly from the western property line of 536 Carlton Avenue, aka 561-565 Dean Street, northerly across Dean Street and along the western property lines of 536 to 522 Carlton Avenue, easterly along a portion of the northern property line of 522 Carlton Avenue, northerly along the western property lines of 520 to 516 Carlton Avenue, aka 734-738 Pacific Street, to the southern curblin of Pacific Street, easterly along said curblin to the southwest corner of Pacific Street and Carlton Avenue, southerly along the western curblin of Carlton Avenue and across Dean Street to the southwest corner of Dean Street and Carlton Avenue, easterly across Carlton Avenue and along the southern curblin of Dean Street to a point formed by its intersection with a line extending northerly from the eastern property line of 555 Carlton Avenue, aka 574 Dean Street, southerly along the eastern property lines of 555 to 565A Carlton Avenue and a portion of the eastern property line of 567 Carlton Avenue, easterly along the northern property lines of 573 to 585 Bergen Street, southerly along the eastern property line of 585 Bergen Street and across Bergen Street to the southern curblin of Bergen Street, easterly along said curblin to a point formed by its intersection with a line extending southward and across Bergen Street from the western property line of 570 Vanderbilt Avenue, aka 635 Bergen Street, northerly across Bergen Street and along the western property lines of 570 to 566 Vanderbilt Avenue and a portion of the western property line of 564 Vanderbilt Avenue, westerly along a portion of the southern property line of 564 Vanderbilt Avenue, northerly along portions of the western property lines of 564 and 560 Vanderbilt Avenue, easterly along a portion of the northern property line of 560 Vanderbilt Avenue, northerly along a portion of the western property line of 560 Vanderbilt Avenue and the western property lines of 558 to 552 Vanderbilt Avenue, aka 662 Dean Street to the southern curblin of Dean Street, easterly along said curblin and across Vanderbilt Avenue to the southeast corner of Vanderbilt Avenue and Dean Street, northerly across Dean Street and along the eastern curblin of Vanderbilt Avenue to the southeast corner of Vanderbilt Avenue and Pacific Street, easterly along the southern curblin of Pacific Street to a point formed by its intersection with a line extending northward from the eastern property line of 565 Vanderbilt Avenue, aka 820-826 Pacific Street, southerly along the eastern property lines of 565 to 583 Vanderbilt Avenue and across Dean Street to its southern curblin, easterly along said curblin to a point formed by its intersection with a line extending northward from the eastern property line of 680 Dean Street, southerly along the eastern property line of 680 Dean Street and the angled eastern property line of 589 Vanderbilt Avenue, easterly along a portion of the northern property line of 591 Vanderbilt Avenue, southerly along the eastern property line of 591 Vanderbilt Avenue and a portion of the eastern property line of 593 Vanderbilt Avenue, easterly along a portion of the northern property line of 593 Vanderbilt Avenue, southerly along a portion of the eastern property line of 593 Vanderbilt Avenue and the eastern property lines of 593½ to 601 Vanderbilt Avenue, aka 651 Bergen Street, continuing southerly across Bergen Street to its southern curblin, westerly along said curblin to a point formed by its intersection with a line extending northerly

from the eastern property line of 603 Vanderbilt Avenue, aka 640 Bergen Street, southerly along the eastern property lines of 603 to 623 Vanderbilt Avenue to the northern curblines of St. Mark's Avenue, westerly along said curblines to a point formed by its intersection with a line extending northerly and across St. Mark's Avenue from the eastern property line of 625 Vanderbilt Avenue, aka 236 St. Mark's Avenue, southerly across St. Mark's Avenue and along the eastern property lines of 625 to 633 Vanderbilt Avenue and a portion of the eastern property line of 635 Vanderbilt Avenue, easterly along the northern property lines of 239 to 277 Prospect Place, northerly along a portion of the western property line of 281 Prospect Place, easterly along a portion of the northern property line of 281 Prospect Place, southerly along the angled portion of the eastern property lines of 289 and 291 Prospect Place, easterly along the angled northern property lines of 293 to 297 Prospect Place, southerly along a portion of the eastern property line of 297 Prospect Place, easterly along the northern property lines of 299 to 307 Prospect Place, southerly along a portion of the eastern property line of 307 Prospect Place, easterly along the northern property line of 309 Prospect Place, southerly along the eastern property line of 309 Prospect Place and across Prospect Place to its southern curblines, and easterly along said curblines to the point of the beginning.

The Subcommittee on Planning, Dispositions and Concessions will hold a public hearing in the Council Committee Room, City Hall, New York City, New York 10007, commencing at 1:00 P.M. on Wednesday, September 9, 2009.

s2-9

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, September 9, 2009, commencing at 9:00 A.M.

BOROUGH OF BROOKLYN Nos. 1, 2, 3 & 4

BROADWAY TRIANGLE URBAN RENEWAL AREA No. 1

CD 1 IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 13b:

- 1. changing from a C8-2 District to an R6A District property bounded by Lynch Street, Broadway, Middleton Street and its northeasterly centerline prolongation, and Union Avenue;
2. changing from an M1-2 District to an R6A District property bounded by Middleton Street, Throop Avenue, Walton Street, Harrison Avenue, and Union Avenue;
3. changing from an M3-1 District to an R6A District property bounded by Lorimer Street, Harrison Avenue, the southwesterly centerline prolongation of Walton Street, and Union Avenue;
4. changing from an M1-2 District to an R7A District property bounded by Walton Street, Throop Avenue, Whipple Street, Flushing Avenue, and Harrison Avenue;
5. changing from an M1-2 District to a C4-3 District property bounded by Whipple Street, Throop Avenue, and Flushing Avenue;
6. establishing within a proposed R6A a C2-4 District bounded by Lynch Street, Broadway, the northeasterly centerline prolongation of Middleton Street, Throop Avenue, Lorimer Street, a line 100 feet southwesterly of Throop Avenue, a line midway between Lynch Street and Middleton Street, a line 100 feet northeasterly of Union Avenue, a line 100 feet northeasterly of Harrison Avenue, Lorimer Street, Harrison Avenue, the southwesterly centerline prolongation of Walton Street, and Union Avenue; and
7. establishing within a proposed R7A a C2-4 District bounded by:

- (a) Walton Street, Throop Avenue, Bartlett Street, and a line 100 feet southwesterly of Throop Avenue; and
(b) Walton Street, a line 100 feet northeasterly of Harrison Avenue, a line 100 feet northerly of Flushing Avenue, a line perpendicular to the northwesterly street line of Whipple Street distant 50 feet northeasterly (as measured along the street line) from the point of intersection of the northwesterly street line of Whipple Street and the northerly street line of Flushing Avenue, Whipple Street, Flushing Avenue, and Harrison Avenue,;

as shown on a diagram (for illustrative purposes only) dated May 18, 2009 and subject to the conditions of CEQR Declaration E-238.

No. 2

CD1 IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development 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 II, Chapter 3 (Bulk regulations for Residential Buildings in Residence Districts), Section 23-90, inclusive, relating to the extension of the Inclusionary Housing Program to proposed R6A and R7A Districts.

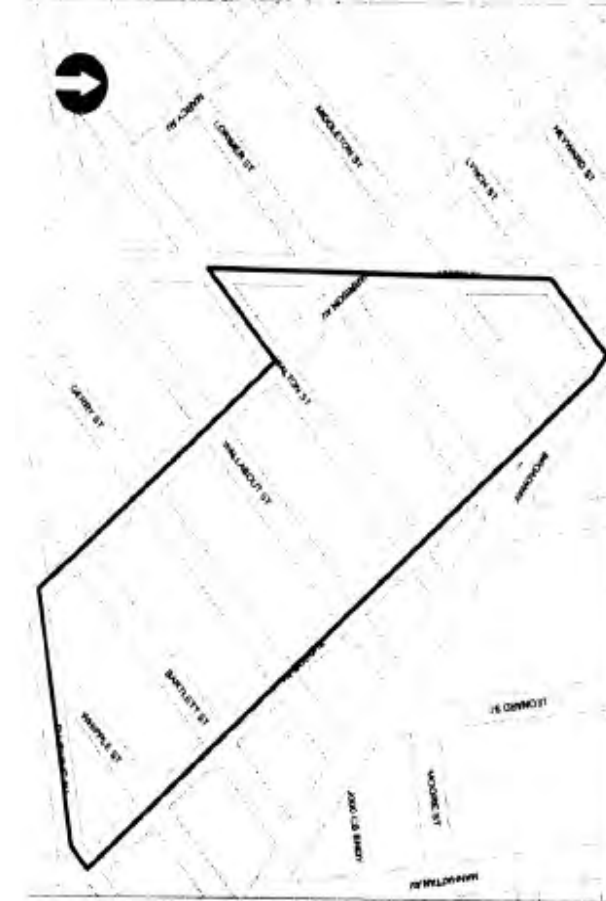
Underlined matter is new, to be added.

Matter in ~~strikeout~~ or crossed out is old, to be deleted. * * * indicates where unchanged text appears in the Zoning Resolution. * * *

APPENDIX F (7/29/09) INCLUSIONARY HOUSING DESIGNATED AREAS The boundaries of #Inclusionary Housing designated areas# are shown on the maps listed in this Appendix F. The #Residence Districts# listed for such areas shall include #Commercial Districts# where #residential buildings# or the #residential# portion of #mixed buildings# are governed by #bulk# regulations of such #residence districts#.

Brooklyn, Community District 1 In Waterfront Access Plan BK-1, as set forth in Section 62-352, and in the R6, R6A, R6B, R7A and R7-3 Districts within the areas shown on the following Maps 1, 2, and 3 and 4: * * *

PROPOSED NEW MAP Map 4



Portion of Community District 1, Brooklyn

No. 3

CD 1 IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development (HPD), pursuant to Section 505 of Article 15 of the General Municipal (Urban Renewal) Law of New York State and Section 197-c of the New York City Charter, for the First Amended Broadway Triangle Urban Renewal Plan for the Broadway Triangle Urban Renewal Area.

The First Amendment updates the land use of existing Sites 4A, 4B, 7A, and 7B from industrial to residential (the remaining industrial sites, 1A, 1B, 2 and 3 are being de-designated since these sites were not acquired pursuant to the Plan—the plan no longer includes any industrial sites); three privately owned properties, Block 2272, Lots 45, 46 and 147, are being acquired and added to existing Sites 7A and 7B to form a new Site 4; the plan no longer includes a commercial or public/semi-public land use; sites were renumbered to reflect site de-designations and reconfigurations; the boundary of the area has been modified to reflect site de-designations, and the language and format of the Plan have been revised to conform with HPD's current format for urban renewal plans; to facilitate the development of six sites containing residential, commercial and community facility uses within the Broadway Triangle Urban Renewal Area.

CD1 IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development (HPD):

- 1) pursuant to Article 16 of the General Municipal Law of New York State for:
a) the designation of property located at :

Table with 3 columns: BLOCK, LOT, ADDRESS (UR Site Number and Name). Rows list various lots and addresses along Gerry Street and Throop Avenue, including lots 14 through 30.

- 2269 31 92-94 Throop Avenue (p/o Site 4 Broadway Triangle Urban Renewal Area)
2269 33 69 Bartlett Street (p/o Site 4 Broadway Triangle Urban Renewal Area)
2269 35 65 Bartlett Street (p/o Site 4 Broadway Triangle Urban Renewal Area)
2269 36 59-63 Bartlett Street (p/o Site 4 Broadway Triangle Urban Renewal Area)
2269 39 57 Bartlett Street (p/o Site 4 Broadway Triangle Urban Renewal Area)
2269 40 55 Bartlett Street (p/o Site 4 Broadway Triangle Urban Renewal Area)
2269 41 53 Bartlett Street (p/o Site 4 Broadway Triangle Urban Renewal Area)
2269 42 51 Bartlett Street (p/o Site 4 Broadway Triangle Urban Renewal Area)
2269 43 47 Bartlett Street (p/o Site 4 Broadway Triangle Urban Renewal Area)
2269 45 43-45 Bartlett Street (p/o Site 4 Broadway Triangle Urban Renewal Area)
2269 47 41 Bartlett Street (p/o Site 4 Broadway Triangle Urban Renewal Area)
2269 48 39 Bartlett Street (p/o Site 4 Broadway Triangle Urban Renewal Area)
2269 49 37 Bartlett Street (p/o Site 4 Broadway Triangle Urban Renewal Area)
2269 50 35 Bartlett Street (p/o Site 4 Broadway Triangle Urban Renewal Area)
2272 11 34-36 Bartlett Street (p/o Site 7A Broadway Triangle Urban Renewal Area)
2272 45 11 Whipple Street
2272 46 9 Whipple Street
2272 49 669 Flushing Avenue (p/o Site 7B Broadway Triangle Urban Renewal Area)
2272 51 667 Flushing Avenue (p/o Site 7B Broadway Triangle Urban Renewal Area)
2272 52 665 Flushing Avenue (p/o Site 7B Broadway Triangle Urban Renewal Area)
2272 53 663 Flushing Avenue (p/o Site 7B Broadway Triangle Urban Renewal Area)
2272 108 24 Bartlett Avenue (p/o Site 7B Broadway Triangle Urban Renewal Area)
2272 147 5 Whipple Street

- 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 to be selected by HPD;

to facilitate the development of a six sites, tentatively known as Broadway Triangle, with approximately 488 residential units, commercial and community facility uses.

NOTICE

On Wednesday, September 9, 2009, at 9:00 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 Department of Housing Preservation and Development in conjunction with the above ULURP hearings to receive comments related to a Draft Environmental Impact Statement (DEIS) concerning applications for amendments of the Zoning Map, the Zoning Resolution and for the UDAAP designation and disposition of city-owned property related to the Broadway Triangle Urban Renewal Area.

This hearing is being held pursuant to the State Environmental Quality Review Act (SEQRA) and City Environmental Quality Review (CEQR), CEQR No. 09HPD019K.

BOROUGH OF THE BRONX Nos. 5, 6, 7 & 8 KINGSBRIDGE ARMORY No. 5

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

- the elimination, discontinuance and closing of a portion of Reservoir Avenue at its intersection with West Kingsbridge Road;
the establishment of a Park (Barnhill Square);
the adjustment of legal grades necessitated thereby; and
any acquisition or disposition of real property related thereto,

in accordance with Map No. 13126, dated May 11, 2009, and signed by the Borough President.

No. 6

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

- the elimination, discontinuance and closing of a portion of West 195th Street between Reservoir Avenue and Jerome Avenue;
the adjustment of legal grades necessitated thereby; and
any acquisition or disposition of real property related thereto,

in accordance with Map No. 13127, dated May 11, 2009, and signed by the Borough President.

No. 7

CD 7 IN THE MATTER OF an application submitted by Related Retail Armory, LLC and 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 No. 3c: changing from an R6 District to a C4-4 District property bounded by West 195th Street*, Jerome Avenue, West Kingsbridge Road, and Reservoir Avenue*, as shown in a diagram (for illustrative purposes only) dated May 18, 2009.

*Note: West 195th Street and Reservoir Avenue are proposed to be narrowed under related concurrent applications C 090236 MMX and C 090237 MMX for changes to the City Map.

No. 8

CD 7 **C 090438 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 city-owned property located at 29 West Kingsbridge Road (Block 3247, Lots 10 and p/o 2), pursuant to zoning.

NOTICE

On Wednesday, September 9, 2009, at 9:00 a.m., in Spector Hall, at the Department of City Planning, 22 Reade Street, in lower Manhattan, a public hearing is being held by the Office of the Deputy Mayor for Economic Development in conjunction with the above ULURP hearings to receive comments related to a Draft Environmental Impact Statement (DEIS) concerning applications for amendments of the City Map, the Zoning Map and for the disposition of city-owned property related to the Kingsbridge Armory.

This hearing is being held pursuant to the State Environmental Quality Review Act (SEQRA) and City Environmental Quality Review (CEQR), CEQR No. 08DME004X.

BOROUGH OF MANHATTAN
Nos. 9-17
WESTERN RAIL YARD
No. 9

CD 4 **C 090408 MMM**
IN THE MATTER OF an application, submitted by the Department of City Planning pursuant to Sections 197-c and 199 of the New York City Charter, for an amendment to the City Map involving:

- A change in grade on West 33rd Street, between Eleventh and Twelfth avenues, in accordance with Map No. C.P.C. 090408 MMM (Acc. No. 30230), dated May 18, 2009, and signed by the Director of the Department of City Planning.

No. 10

CD 4 **C 090422 HAM**
IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development (HPD):

- 1) pursuant to Article 16 of the General Municipal Law of New York State for:
 - a) the designation of property located at West 48th and West 49th streets, west of 10th Avenue (Block 1077, part of Lot 29), 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 to be selected by HPD;

to facilitate the development of a mixed-use building, tentatively known as The Westside Rail Yards/DEP Site, with residential and retail space.

No. 11

CD 4 **C 090423 HAM**
IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development (HPD):

- 1) pursuant to Article 16 of the General Municipal Law of New York State for:
 - a) the designation of property located at 806 Ninth Avenue (Block 1044, p/o Lot 3); 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 to be selected by HPD;

to facilitate the development of a mixed-use building, tentatively known as the Westside Rail Yard/MTA Site, with residential and commercial space.

No. 12

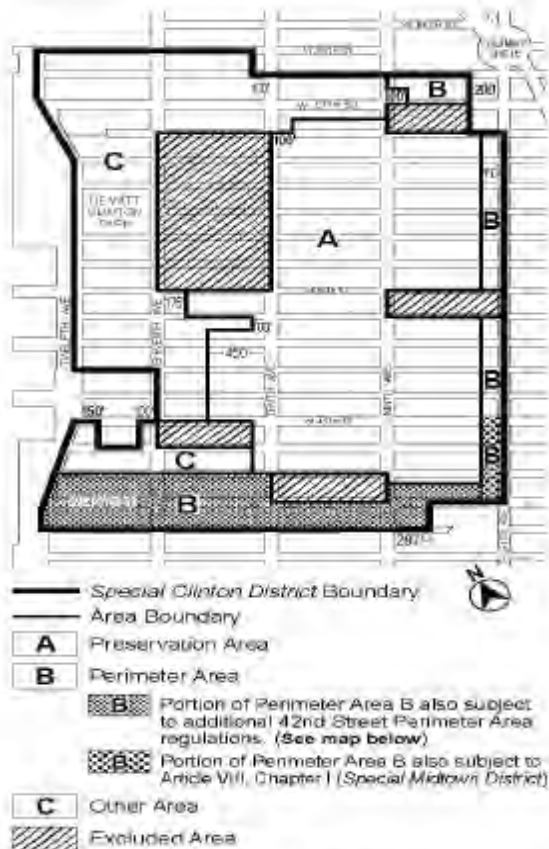
CD 4 **N 090429 ZRM**
IN THE MATTER OF an application submitted by the Department of City Planning pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, concerning Article IX Chapter 6 (Special Clinton District), Borough of Manhattan, Community District 4.

Underlined matter is new, to be added. Matter in ~~strikeout~~ or crossed out is old, to be deleted. * * * indicates where unchanged text appears in the Zoning Resolution.

Article IX - Special Purpose Districts
 * * *
 Chapter 6
 Special Clinton District
 * * *
 Appendix A

Special Clinton District Map

Existing



Proposed



No. 13

CD 4 **C 090430 ZMM**
IN THE MATTER OF an application submitted by New York City 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. 8c: establishing within an existing R8 District a C1-5 District bounded by West 54th Street, a line 525 feet easterly of Ninth Avenue, a line midway between West 54th Street and West 53rd Street,

and a line 100 feet easterly of Ninth Avenue, as shown in a diagram (for illustrative purposes only) dated May 18, 2009.

No. 14

CD 4 **C 090433 ZMM**
IN THE MATTER OF an application submitted by RG WRY LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 8b:

1. changing from an M2-3 District to a C6-4 District property bounded by West 33rd Street, Eleventh Avenue, West 30th Street, and Twelfth Avenue; and
2. establishing a Special Hudson Yards District bounded by West 33rd Street, Eleventh Avenue, West 30th Street, and Twelfth Avenue;

as shown in a diagram (for illustrative purposes only) dated May 18, 2009.

No. 15

CD 4 **N 090434 ZRM**
IN THE MATTER OF an application submitted by RG WRY LLC, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, concerning Article IX, Chapter 3 (Special Hudson Yards District) relating to the addition of Western Rail Yard Subdistrict F and the expansion of the Special Hudson Yards District, Community District 4, Borough of Manhattan.

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 - Special Purpose Districts

Chapter 3
Special Hudson Yards District

93-00
General Purposes

The "Special Hudson Yards 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:

- (j) to provide flexibility of architectural design within limits established to assure adequate access of light and air to the street, and thus to encourage more attractive and economic building forms;
- (k) to provide a transition between the Hudson Yards District and the Hudson River to the west;
- (l) to facilitate the restoration and reuse of the #High Line# elevated rail line as an accessible, public open space through special height and setback regulations; and
- (m) ~~(k)~~ to promote the most desirable use of land and building development in accordance with the District Plan for the Hudson Yards and thus conserve the value of land and buildings and thereby protect the City's tax revenues.

93-01
Definitions

Hudson Yards Redevelopment Area
 The "Hudson Yards Redevelopment Area" shall be the areas within the #Special Hudson Yards District#, Area P-2 of the #Special Garment Center District#, the 42nd Street Perimeter Area of the #Special Clinton District#, and the area bounded by the center line of Eleventh Avenue, the northern #street line# of West 43rd Street, the westerly prolongation of the northern #street line# of West 43rd Street to the U.S. Pierhead Line, the U.S. Pierhead Line, the westerly prolongation of the southern #street line# of West 29th Street to the U.S. Pierhead Line, and the southern #street line# of West 29th Street. However, the area bounded by the westerly side of Eleventh Avenue, the southerly side of West 43rd Street, the westerly side of Twelfth Avenue and the northerly side of West 30th Street - West 33rd Street shall not be included in the #Hudson Yards Redevelopment Area#, except for any portion of such #blocks# containing a transit easement for subway-related use. Furthermore, the #Hudson Yards Redevelopment Area# shall not include any underground connections from a subway station to any #use# located on such excluded #blocks# or between any such #uses#.

* * *
 Special Hudson Yards District (repeated from Section 12-10)

The "Special Hudson Yards District" is a Special Purpose District designated by the letters "HY" in which special regulations set forth in Article IX, Chapter 3, apply to all #developments#. The #Special Hudson Yards 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.
High Line

For the purposes of this Chapter, the "High Line" shall refer to the elevated rail line structure located between West 30th Street and West 33rd Street and between Eleventh and Twelfth Avenues.

High Line Bed

The "High Line bed" is the highest level of the horizontal surface (platform) of such elevated rail line structure.

93-03
District Plan and Maps

The regulations of this Chapter are designed to implement the #Special Hudson Yards District Plan#.

The District Plan includes the following ~~four~~ nine maps:

- Map 1 - Special Hudson Yards District, Subdistricts and Subareas
 - Map 2 - Mandatory Ground Floor Retail
 - Map 3 - Mandatory Street Wall Requirements
 - Map 4 - Mandatory Sidewalk Widening
 - Map 5 - Transit Easements and Subway Entrances
 - Map 6 - Subdistrict F Site Plan
 - Map 7 - Subdistrict F Public Access Area Plan
 - Map 8 - Subdistrict F Mandatory Ground Floor Requirements
 - Map 9 - Subdistrict F Mandatory Street Wall Requirements
- The Maps are located within Appendix A of this Chapter and

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

93-04 Subdistricts and Subareas

In order to carry out the provisions of this Chapter, six subdistricts are established, as follows:

- The Large-Scale Plan Subdistrict A
Farley Corridor Subdistrict B
34th Street Corridor Subdistrict C
Hell's Kitchen Subdistrict D
South of Port Authority Subdistrict E
Western Rail Yard Subdistrict F

93-052 Applicability of Chapter 3 of Article I

#Public parking lots# authorized pursuant to Section 13-552 (Public parking lots) prior to January 19, 2005, and #accessory# off-street parking facilities for which a special permit has been granted pursuant to Section 13-561 prior to January 19, 2005, may be renewed subject to the terms of such authorization or special permit.

The provisions of Chapter 3 of Article I in its entirety shall be applied to Subdistrict F.

93-10 USE REGULATIONS

The #use# regulations of the underlying districts are modified as set forth in this Section, inclusive. The only permitted change of #use# for the #High Line# shall be to provide publicly accessible open space in accordance with Section 93-75 (Publicly Accessible Open Spaces in Subdistrict F).

93-13 Special Office Use Regulations

93-131 Certification for office use

The provisions of this Section shall apply to all #development# or #enlargement# in the #Hudson Yards Redevelopment Area# with the exception of Subdistrict F.

- (a) No temporary certificate of occupancy from the Department of Buildings may be issued for any portion of a #development# or #enlargement# in the #Hudson Yards Redevelopment Area# that includes Use Group 6B offices constructed after January 19, 2005, until the Chairperson of the Department of City Planning certifies to the Commissioner of Buildings that:

93-132 Authorization for office use

The provisions of this Section shall apply to all #development# or #enlargement# in the #Hudson Yards Redevelopment Area# with the exception of Subdistrict F.

Where the amount of Use Group 6B office #floor area# in a #development# or #enlargement# will result in over 25 million square feet of such #use developed# or #enlarged# after January 19, 2005, within the #Hudson Yards Redevelopment Area#, and such #development# or #enlargement# utilizes increased #floor area# pursuant to Sections 23-90 (INCLUSIONARY HOUSING), 93-30 (SPECIAL FLOOR AREA REGULATIONS), inclusive, or 96-25 (Floor Area Bonus for New Legitimate Theater Use), such #development# or #enlargement# shall be permitted only upon authorization of the City Planning Commission that:

93-14 Retail Continuity Along Designated Streets

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

(a) Retail continuity along designated streets in Subdistricts A-E

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

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

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

For any new #development# or #enlargement# on such designated #streets# glazing shall be provided in accordance with the provisions set forth in paragraph (c) of this Section 93-14.

(b) Retail continuity along designated streets in Subdistrict F

Map 8 (Subdistrict F Mandatory Ground Floor Requirements) in Appendix A of this Chapter specifies locations where the special ground floor #use# and transparency requirements of this Section 93-14 apply. Such regulations shall apply along either 100 percent or 70 percent of the building's #street# frontage, as indicated on Map 8.

(1) Along Eleventh Avenue

The ground floor retail provisions established in paragraph (a) of this Section 93-14 shall apply to the ground floor #street# frontage of #buildings# along Eleventh Avenue. In addition if a #street# frontage is occupied by a 'Bank' as listed in Use Group 6, such a #street# frontage shall not exceed a #street wall# width, in total, of 25 feet.

(2) Along designated streets other than Eleventh Avenue

In addition to the #uses# listed in paragraph (a) of this Section 93-14, the following #community facility uses# from Use Groups 3 and 4 as well as the following #commercial use# from Use Group 6B shall be permitted on the ground floor level of a #building# or within five feet of #curb level# for frontages along designated #streets# (as shown in Map 8) other than Eleventh Avenue.

- From Use Group 3:
Art galleries (Non-Commercial)
Libraries
Museums
Nursery, kindergarten, elementary or secondary #schools# (with no living or sleeping accommodations)

- From Use Group 4:
Ambulatory diagnostic and treatment health care facilities
Community centers
Recreation centers, non-commercial
Houses of worship

- From Use Group 6B:
Veterinary medicine, limited to small animals

A minimum of 70 percent of the #aggregate width of street wall# shall be occupied by #uses# permitted in this Section 93-14. A minimum of 50 percent of the #street# frontage of a #building# shall be allocated exclusively to #uses# listed in paragraph (a) of this Section and/or Use Group 3 #uses# listed in this paragraph (b) (2). In addition, a maximum of 20 percent of the #street# frontage of a #building# shall be permitted to provide the Use Group 4 and 6B #uses# listed in this paragraph (b) (2). However, if a #street# frontage is occupied by a 'Bank' as listed in Use Group 6, such a #street# frontage shall not exceed a #street wall# width, in total, of 25 feet.

The remaining portion of the #street wall# may be occupied by #uses# listed in this Section 93-14, or by lobby space, mechanical space or entrances to #accessory# parking garages, provided that:

- (i) The maximum width of a lobby shall be 40 feet, or 25 percent of the #street wall#, whichever is less. However, if more than one lobby is provided, the #aggregate width of street wall# occupied by such lobbies shall not exceed 60 feet; and
(ii) The maximum width of a #street wall# occupied by an entrance to #accessory# parking spaces shall not exceed 35 feet.

For any new #development# or #enlargement# on such designated #streets# glazing shall be provided in accordance with the provisions set forth in paragraph (c) of this Section.

(c) Transparency

Each ground floor level #street wall# of a #commercial# or #community facility use#, as set forth in this Section 93-14, shall be glazed with 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 #street wall#, measured to a height of 10 feet above the level of the adjoining sidewalk, or public access area, whichever is higher. Not less than 50 percent of the area of each such ground floor level #street wall# shall be glazed with transparent materials and up to 20 percent of such area may be glazed with translucent materials.

For any new #development# or #enlargement# on such designated #streets#, each ground floor #street wall# shall be glazed with materials which may include show windows, glazed transoms or glazed portions of doors. Such glazed area shall occupy at least 70 percent of the area of each such ground floor #street wall#, measured to a height of 10 feet above the level of the adjoining sidewalk or public access area. Not less than 50 percent of such area shall be glazed with transparent materials and up to 20 percent of such area may be glazed with translucent materials.

For #developments# or #enlargements# fronting upon Hudson Boulevard that are adjacent to existing #buildings# located within the Hudson Boulevard #street# bed or #public park#, the Hudson Boulevard #street wall# of such new #development# or #enlargement# shall be designed in a manner that will enable the glazing requirements of this Section to be met upon demolition of the #buildings# within such #street# bed or #public park# and, within six months of such demolition, such glazing requirements shall be complied with.

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

93-17 Modification of Sign Regulations

(a) Subdistricts A, B, C, D, and E

Within Subdistricts A through E, the #The underlying #sign# regulations shall apply, except that #flashing signs# shall not be allowed within 100 feet of Hudson Boulevard, its northerly prolongation to West 39th Street and its southerly

prolongation to West 33rd Street. Furthermore, #flashing signs# shall not be allowed on any portion of a #building# fronting upon the outdoor plaza required in the Eastern Rail Yards Subarea A1, pursuant to Section 93-71.

(b) Subdistrict F

For the purposes of calculating the permitted #surface area of a #sign#, each Site set forth on Map 6 (Subdistrict F Site Plan) shall be considered a separate #zoning lot#.

(1) Along the #High Line#

The #sign# regulations of the underlying districts shall not apply to #signs# located within 50 feet of the #High Line#, except for #signs# located entirely below the level of the #High Line bed#. In lieu thereof, the #sign# regulations of a C1 District shall apply, except that #accessory signs# located within the #High Line# frontage may have a maximum height of 20 feet above the level of the #High Line bed#.

No #signs# affixed to or resting upon the #High Line# shall be permitted, except as pursuant to a signage plan for the #High Line#, as authorized by the City Planning Commission, provided the Commission finds that such signage plan will:

- (i) Enhance the use of the #High Line# by providing signage that is consistent with the use of the #High Line# as a public open space;
(ii) Provide, at a minimum, directional, informational and interpretive signage consistent with the use of the #High Line# as a public open space;
(iii) Be integrated with the design of the #High Line# open space; and
(iv) Not adversely affect #development# adjacent to the #High Line# and in the surrounding neighborhood.

(2) Other locations

Within Subdistrict F, the underlying #sign# regulations shall apply for #signs# located beyond 50 feet of the #High Line#, and for portions of #signs# located entirely below the level of the #High Line bed# along West 30th Street, except that #flashing signs# shall not be permitted in Subdistrict F.

93-20 FLOOR AREA REGULATIONS

93-22 Floor Area Regulations in Subdistricts B, C, D, E and F

(a) Subdistricts B, C, D, and E
In Subdistricts B, C, D, E the basic maximum #floor area ratio# is determined by the subdistrict and, where applicable, subarea, as specified in the table in this Section. The basic maximum #floor area ratios# for non-residential buildings# are set forth in Row A, and the basic maximum #floor area ratios# for #buildings# containing #residences# are set forth in Row B. Such basic maximum #floor area ratios# may be increased to the amount specified in Row C only pursuant to Section 93-31 (District Improvement Fund Bonus) or as otherwise specified in Sections 93-221 through 93-224.

Notwithstanding the provisions of this Section, the basic maximum permitted #floor area ratio# may be increased on an "adjacent lot" pursuant to Section 74-79 (Transfer of Development Rights from Landmark Sites), provided that the maximum #floor area# transferred from the landmark lot does not exceed the basic maximum permitted #floor area ratio# less the total #floor area# of all #buildings# on the landmark lot.

(b) Subdistrict F

In Subdistrict F, the #floor area ratio# provisions of Section 93-225 shall apply.

93-225 Floor Area Regulations in Subdistrict F

In Subdistrict F, the maximum #floor area ratio# for #residential#, #community facility# and #commercial use# shall be as follows:

- (a) The maximum #residential floor area ratio# shall be 8.0;
(b) The maximum #community facility floor area ratio# shall be 2.0. However, any floor space occupied by a public #school# constructed in whole or in part pursuant to agreement with the New York City School Construction Authority and subject to the jurisdiction of the New York City Department of Education may be exempted from the definition of #floor area# for the purposes of calculating the permitted #community facility floor area ratio# and the total maximum #floor area ratio# of the #zoning lot#;
(c) The maximum #commercial floor area ratio# shall be 8.0; and
(d) The total maximum #floor area ratio# shall be 10.0, except as modified pursuant to Section 93-23 (Modifications of Inclusionary Housing Program).

93-23 Modifications of Inclusionary Housing Program
The provisions of Section 23-90 (INCLUSIONARY HOUSING) shall be applicable within the #Special Hudson Yards District# and Area P2 of the #Special Garment Center District#, except as modified in this Section. However, the modifications set forth in this Section shall not be applicable in the area bounded by West 35th Street, Eighth Avenue, West 33rd Street, and a line 100 feet east of and parallel to Ninth Avenue, where the underlying provisions of Section 23-90 shall apply, and shall only be applicable in Subdistrict F as modified by Section 93-233.

93-232 Floor area increase in Subdistricts B, C, D, and E, and

Preservation Area P2

The provisions of Section 23-94 (Floor Area Compensation) shall not apply. In lieu thereof, the #floor area# compensation provisions of this Section shall apply. In accordance with the provisions set forth in Section 93-22 (Floor Area Regulations in Subdistricts B, C, D and E), or 121-31 (Maximum Permitted Floor Area), the maximum permitted #residential floor area ratio# for #developments# or #enlargements# that provide Inclusionary Housing may be increased, as follows:

* * *

93-233 Lower income housing requirements Floor area increase for affordable housing in Subdistrict F

The #floor area# of any #building# containing #residences# in Subdistrict F may be increased by up to five percent, and such increase may be in excess of the maximum #floor area ratio# of 8.0 for #residential use#, and the total maximum #floor area ratio# of 10.0 provided that:

- (a) At least 20 percent of the #residential floor area# in such #building#, inclusive of any #floor area increase# permitted by this Section, shall be occupied by #lower income households#, as defined in Section 23-93;
- (b) Such #building# shall comply with the provisions of Section 93-234 (Lower Income Housing Requirements) for onsite new construction; and
- (c) The sum of all #floor area# increases permitted pursuant to this Section does not exceed 0.4 times the total #lot area# of Subdistrict F.

93-234 Lower income housing requirements

#Developments# that increase #floor area# in accordance with the provisions of this Section shall comply with the lower income housing requirements of Section 23-95, except as modified in this Section.

* * *

93-30 SPECIAL FLOOR AREA REGULATIONS

93-31 District Improvement Fund Bonus

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

* * *

93-40 HEIGHT AND SETBACK REGULATIONS

* * *

93-42 Height and Setback in Subdistricts A through E F
In Subdistricts A through E F, the underlying height and setback regulations shall not apply, except as set forth in Section 93-542 (Height and setback in Subareas D4 and D5). In lieu thereof, the provisions of this Section shall apply. These regulations are further modified in certain locations as set forth in Section 93-50 (SPECIAL HEIGHT AND SETBACK REGULATIONS IN SUBDISTRICTS A THROUGH E). The rooftop regulations set forth in Section 93-41 shall apply. The height of all #buildings or other structures# shall be measured from #curb level#.

In Subareas D4 and D5 of the Hells Kitchen Subdistrict, the underlying height and setback regulations shall apply as set forth in Section 93-542 (Height and setback in Subareas D4 and D5), as modified by Section 93-41 (Rooftop Regulations).

In Subdistricts A, B, and C, Subareas D1, D2 and D3 of the Hells Kitchen Subdistrict, and Subdistrict E, the underlying height and setback regulations shall not apply. In lieu thereof, the provisions of Section 93-41 (Rooftop Regulations) and paragraphs (a) through (d) of this Section shall apply. These regulations are further modified in certain locations as set forth in Section 93-50 (SPECIAL HEIGHT AND SETBACK REGULATIONS). The height of all #buildings or other structures# shall be measured from #curb level#.

In Subdistrict F, the underlying height and setback regulations shall not apply. In lieu thereof, the provisions of Section 93-41 (Rooftop Regulations) and Section 93-56 (Special Height and Setback Regulations in Subdistrict F) shall apply.

* * *

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

In Subdistricts A through E, B, and C, and Subareas D1, D2 and D3 of the Hells Kitchen Subdistrict, and Subdistrict E, the height and setback regulations set forth in paragraphs (a) through (d) of Section 93-42 shall apply, except that such regulations are modified in certain locations as set forth in this Section. Such modifications include the establishment of #street wall# location regulations, minimum base heights and maximum length of building walls for towers, and modifications of maximum base heights, depths of required setbacks, and tower #lot coverage#. Special provisions for recesses and sidewalk widenings are as follows:

* * *

(b) Sidewalk Widenings

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

In Subdistrict F, the provisions of Section 93-41 (Rooftop Regulations) and Section 93-56 (Special Height and Setback Regulations in Subdistrict F) shall apply.

* * *

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

The height and setback regulations set forth in this Section 93-56, inclusive, shall apply to specific sites identified as Sites 1 through 6 on Map 6 (Subdistrict F Site Plan) in Appendix A of this Chapter. Portions of a #building# located entirely below grade, and exempt from the definition of #floor area# shall be permitted to extend beyond such designated site locations. However, Site 6 may be extended in a westerly direction, by up to 40 feet to accommodate a public #school# in accordance with the provisions of paragraph (b) of Section 93-568 (Site 6).

Map 4 (Mandatory Sidewalk Widenings) in Appendix A of this Chapter identifies the location of a sidewalk widening required along Eleventh Avenue that is referenced in this Section 93-56, inclusive. Regulations governing the design of this sidewalk widening are set forth in Section 93-61 (Sidewalk Widenings).

Public Access Areas in Subdistrict F shall be comprised of publicly accessible open spaces, private streets and pedestrian ways. Map 7 (Subdistrict F Public Access Area Plan) in Appendix A of this Chapter, identifies the location of publicly accessible open spaces, private streets, and pedestrian ways which are referenced in this Section 93-56.

Publicly accessible open spaces are comprised of the 'Western Open Space', the 'Central Open Space', the 'Southwest Open Space', the 'Northeast Plaza', the 'Midblock Connection', and the '#High Line#'. General rules governing such publicly accessible open spaces are set forth in Section 93-75 (Publicly Accessible Open Spaces in Subdistrict F).

Publicly accessible private streets are comprised of the 'Northern Street' (including the alley) and the 'Southern Street'. Publicly accessible pedestrian ways are comprised of the 'West 30th Street Corridor', and the 'Connector'. General rules governing such private streets and pedestrian ways are set forth in Section 93-76 (Publicly Accessible Private Streets and Pedestrian Ways in Subdistrict F).

The chairperson of the City Planning Commission may modify the height and setback regulations set forth in this Section provided that the Chairperson certifies to the Commissioner of Buildings that such a change is the minimum necessary to accommodate the ventilation requirements of the below-grade rail operations. Any application for such change shall include a Mechanical Plan that conveys the extent of the needs and required modifications, as well as a letter from the Metropolitan Transit Authority describing the needs for such modifications.

93-561 General rules for Subdistrict F

The following regulations shall apply to all #buildings or other structures# within Sites 1 through 6:

(c) #Street wall# location

For the purposes of applying the height and setback regulations of this Section 93-56, inclusive, wherever a #building# fronts upon any publicly accessible open space, private street, or pedestrian way as shown on Map 7, the boundary of such publicly accessible open spaces, private streets, pedestrian ways shall be considered to be a #street line#. Furthermore, for the purposes of applying such height and setback regulations, the sidewalk widening line required along Eleventh Avenue shall be considered the Eleventh Avenue #street line#.

Wherever a #building# on Sites 1, 5 or 6 faces the #High Line#, the #street wall# shall not be located closer than five feet to the edge of the #High Line# (as shown on Map 7).

(b) Measurement of #building# heights

(1) Measurement of #street wall# heights

For portions of a #building# that front upon a publicly accessible sidewalk, the maximum base height, and, where applicable, transition height of a #street wall# shall be measured from the mean level of the public sidewalk that such #street wall# fronts upon. For portions of a #building# that front upon publicly accessible open spaces in which no sidewalks are provided adjacent to a #street wall#, the maximum base height, or, where applicable, transition height of a #street wall# shall be measured from the mean level of the final grade of the open space that such #street wall# fronts upon. However, the following #street wall# heights shall be measured from the #High Line bed#:

- (i) On Site 6, the portion of a #street wall# above the #High Line bed# facing the #High Line# beyond 60 feet of Eleventh Avenue; and
- (ii) On Site 6 along the Southwest Open Space within 60 feet of the #High Line#.

(2) Measurement of tower heights

The height of a tower of a #building# shall be measured from the highest level of the adjoining public sidewalk or finished grade adjoining such #building# on its respective site, except that on Site 5 the height of the tower shall be measured from the #High Line bed#. Where minimum height differences are required between towers, such heights, for each tower, shall be measured from the Manhattan Datum, which is 2.75 feet above Sea Level.

(c) Towers

Criteria for towers on Sites 1 through 6 are set forth in this Section 93-56, inclusive. The minimum distance between all such towers shall be 60 feet.

93-562 Street wall regulations for certain streets
The locations of all #street walls# identified in this Section 93-562 are shown on Map 9 (Subdistrict F Mandatory Street Wall Requirements) in Appendix A of this Chapter.

(a) Applicability

The provisions of this Section 93-562 shall apply to:

- (1) All #street walls# of #buildings# on Site 1:
 - (i) That front along the Northern Street;
 - (ii) That front along the Western Open Space within 60 feet of the Northern Street; and
 - (iii) That front along the Midblock Connection within 60 feet of the Northern Street.
- (2) All #street walls# of #buildings# on Site 2:
 - (i) That front along Eleventh Avenue south of the Northeast Plaza;
 - (ii) That front along the Northern Street; and
 - (iii) That front along the Midblock Connection within 60 feet of the Northern Street.
- (3) All #street walls# of a #building# on Site 4:
 - (i) That front along Eleventh Avenue;
 - (ii) That front along the Northern Street within 50 feet of Eleventh Avenue; and
 - (iii) That front along the Southern Street within 50 feet of Eleventh Avenue.
- (4) All #street walls# of a #building# on Site 6:
 - (i) That front along Eleventh Avenue five feet north of the #High Line#;
 - (ii) That front along the Southern Street;
 - (iii) That front along the #High Line#, completely above the #High Line bed#;
 - (iv) That front along the Southwest Open Space within 60 feet of the #High Line#; and
 - (v) That front along the Southwest Open Space within 60 feet of the Southern Street.

(b) #Street wall# location

All #street walls# of #developments# or #enlargements# identified in paragraph (a) of this Section shall be located on the #street line#. All such #street walls# shall extend along the entire #street# frontage of the site, or required portion identified in paragraph (a) of this Section. However, such #street wall# location rules may be modified in accordance with the recess provisions of paragraph (c) of this Section.

(c) Recesses

- (1) Ground floor recesses up to three feet deep shall be permitted for access to #building# entrances;
- (2) To allow for corner articulation, the required #street wall# may be located anywhere within an area bounded by intersecting #street lines# and lines 15 feet from and parallel to such lines;
- (3) To ensure variation in the required #street wall#, a #building# shall provide recesses or ground floor level setbacks in accordance with the following provisions.
 - (i) A minimum of 20 percent of the #aggregate width of street walls# shall provide a minimum recess of three feet from the #street wall# above the level of the second #story#, except for the portion of Site 6 which fronts along the High Line, such recess shall be provided above the level of the first #story#. However, no portion of such recess shall be located within 30 feet of the intersection of two #street lines#, except where corner articulation is provided in accordance with paragraph (2) of this paragraph.
 - (ii) A maximum of 30 percent (or 50 percent for Site 4) of the #aggregate width of street walls# may provide a recess of up to 15 feet at any level, which may extend to the height of the building base, and, may allow for portions of towers to rise without setback from the ground floor level. However, no such setbacks shall be permitted within 30 feet of the intersection of two #street lines#, except where corner articulation is provided in accordance with paragraph (2) of this paragraph.

93-563 Site 1

In addition to the applicable requirements set forth in Section 93-562, the provisions of this Section 93-563 shall apply to #buildings# on Site 1.

(a) Building base

- (1) Facing West 33rd Street
The #street wall# of the #development# or #enlargement# facing West 33rd Street may rise without setback to a maximum base height of 120 feet before a setback is required. However, no setbacks shall be required within 150 feet of Twelfth Avenue.
- (2) Facing the Northern Street
The provisions of this paragraph (2) shall apply to #street walls# facing the Northern Street, the Western Open Space and the Midblock Connection within 60 feet of the Northern Street. Such #street walls# shall rise without setback to a

minimum base height of 60 feet and a maximum base height of 90 feet.

(3) Facing the Western Open Space

The provisions of this paragraph (3) shall apply to #street walls# facing the Western Open Space beyond 60 feet of its intersection with the Northern Street. The #street wall# of the #development# or #enlargement# may rise without setback to a maximum base height of 90 feet before a setback is required. However, no setbacks shall be required within 150 feet of Twelfth Avenue.

(b) Transition height

All portions of a #building# that exceed the applicable maximum base height specified in paragraph (a) of this Section shall be set back in accordance with the provisions of this paragraph (b), except that where towers are provided directly above a portion of the transition height, such a portion of transition height located directly below a tower shall provide setbacks in accordance with the tower provisions of paragraph (c) of this Section.

Portions of a #building# facing West 33rd Street that exceed the maximum base height shall be set back from the West 33rd Street #street line# a minimum of 20 feet. Portions of a #building# facing the Western Open Space that exceed the maximum base height shall be set back from the #street wall# of a #building# facing the Western Open Space a minimum of 30 feet. However, in both cases, no such setback shall be required within 150 feet of Twelfth Avenue.

Above the maximum base height a #street wall# may rise to a maximum transition height equal to one-half the height of the #street wall# of the #building# base facing the Western Open Space. Such a transition height shall not exceed a maximum height of 135 feet.

All portions of a #building# that exceed the maximum transition height shall comply with the tower provisions of paragraph (c) of this Section.

(c) Towers

All #stories# of a #development# or #enlargement# located partially or wholly above the maximum transition height shall be considered a 'tower' and shall comply with the provisions of this paragraph.

(1) Required setbacks

All towers, or portions of a transition height located beneath a tower, shall be set back at least 15 feet from the #street line# of West 33rd Street and from the #street walls# of the #building# facing the Northern Street, except that the depth of such set back distance may include the depth of any permitted recesses. However, no setbacks shall be required within 150 feet of Twelfth Avenue, along the Western Open Space, or along the Midblock Connection to allow portions of towers that comply with the provisions of sub-paragraphs (2) and (3) of this paragraph (c) to rise without setback.

(2) Maximum floor plate

If more than one tower is provided on Site 1, the aggregate gross area of any such tower #stories#, measured at any height, shall not exceed 24,000 square feet.

(3) Maximum length and height

The outermost walls of all #stories# of a tower, when viewed from above, shall be inscribed within a rectangle where the east-west dimension shall not exceed a length of 110 feet and the north-south dimension shall not exceed a length of 160 feet. Where more than one tower is located on Site 1, each tower shall comply independently with such maximum dimensions.

If more than one tower is located on Site 1, the height of the easternmost tower shall be a minimum of 100 feet greater than the height of the westernmost tower.

All #buildings# that exceed a height of 300 feet shall provide articulation in accordance with Section 93-569 (Tower Top Articulation).

**93-564
Site 2**

In addition to the applicable requirements set forth in Section 93-562, the provisions of this Section 93-564 shall apply to #buildings# on Site 2.

(a) Building base

(1) Facing Eleventh Avenue

The provisions of this paragraph (1) shall apply to #street walls# facing Eleventh Avenue (exclusive of #street walls# facing the Northeast Plaza), and the Northern Street within 60 feet of Eleventh Avenue. Such #street walls# shall rise without setback to a minimum height of 120 feet and a maximum height of 150 feet. Above a height of 150 feet, all portions of such #building# shall be set back from the #street wall# of the #building# at least 15 feet, except such set back distance may include the depth of any permitted recesses. These building base provisions may apply along the Northern Street #street line# beyond 60 feet of Eleventh Avenue, up to a maximum distance of 100 feet from Eleventh Avenue.

(2) Facing the Northern Street

The provisions of this paragraph (2) shall apply to #street walls# facing the Northern Street beyond 60 feet of

Eleventh Avenue (or beyond 100 feet if the optional building base provisions of sub-paragraph (1) of this paragraph (a) are applied along the Northern Street), and the Midblock Connection within 60 feet of the Northern Street. Such #street walls# shall rise without setback to a minimum height of 90 feet and a maximum height of 120 feet. Above a height of 120 feet, all portions of such #buildings# facing the Northern Street shall be set back from the #street wall# of the #building# at least 15 feet, except such set back distance may include the depth of any permitted recesses. Portions of #street walls# along the Midblock Connection within 60 feet of the Northern Street need not setback after the maximum base height to allow tower portions that comply with the provisions of paragraph (b) of this Section to rise without setback.

(3) Facing West 33rd Street

#Street walls# facing West 33rd Street (exclusive of the Northeast Plaza) may rise without setback to a maximum base height of 150 feet. Above a height of 150 feet, setbacks shall be required as follows:

(i) Portions of a #building# facing West 33rd Street within 150 feet of the Eleventh Avenue #street line# shall provide a 15 foot setback from the #street line# of West 33rd Street;

(ii) Portions of a #building# beyond 150 feet of Eleventh Avenue that do not exceed an #aggregate width of street wall# of 150 feet, as measured along the West 33rd Street #street line# shall be permitted to rise without setback; and

(iii) Portions of a #building# located beyond 150 feet of Eleventh Avenue, which exceed the #aggregate width of street wall# of 150 feet as measured along the West 33rd Street #street line# shall be set back a minimum of 15 feet from the #street line# of West 33rd Street.

All portions of a #building# that exceed a height of 150 feet shall comply with the tower provisions of paragraph (b) of this Section.

(b) Towers

All #stories# of a #development# or #enlargement# located partially or wholly above a height of 150 feet shall be considered a 'tower' and shall comply with the provisions of this paragraph (b). Not more than one tower shall be allowed on Site 2.

(1) Maximum floor plate

The gross area of any tower #story# shall not exceed 40,000 square feet. However, if a tower complies with the provisions of sub-paragraph (2) (i)-(ii) of this paragraph (b), such 40,000 square foot limitation shall not apply to any #story# located entirely below a height of 250 feet.

(2) Maximum length and height

The outermost walls of all #stories# of a tower, when viewed from above, shall be inscribed within a rectangle where the east-west dimension shall not exceed a length of 250 feet below a height of 400 feet. Above a height of 400 feet, such rectangle shall not exceed a length of 225 feet. However if setbacks are provided as follows, such lengths shall not apply to the portion of a #building# below a height of 250 feet provided:

(i) All tower #stories# are set back at least 50 feet from the Eleventh Avenue #street line#; and

(ii) All tower #stories# are set back at least 15 feet from the Midblock Connection #street line#.

All #buildings# that exceed a height of 300 feet shall provide articulation in accordance with Section 93-569 (Tower Top Articulation).

**93-565
Site 3**

The regulations of this Section 93-565 shall apply to all #buildings# within Site 3.

All #stories# of a #development# or #enlargement# located wholly or partially above the highest level of the adjoining public sidewalk or finished grade on Site 3 shall be considered a 'tower' and shall comply with the provisions of this Section 93-565. Not more than one tower shall be permitted on Site 3.

(a) Ground floor

A maximum of 6,000 square feet of the ground floor shall be permitted to provide #residential uses#. The remaining portion of the ground floor shall provide an area that is accessible to the surrounding publicly accessible open spaces listed in Section 93-75. Such space may be open or enclosed, but shall have height of at least 40 feet measured from the level of an adjoining finished grade or sidewalk.

If open, such space shall be considered part of the Central Open Space and comply with the regulations set forth in 93-75. If enclosed, such space shall provide ground floor #uses# pursuant to Section 93-14, and shall adjoin a minimum of 70 percent of the perimeter of the outermost walls of the ground floor of the #building# to a minimum depth of 30 feet. Such outermost wall shall be at least 70 percent glazed with transparent material to a height of 40 feet.

(b) Maximum floor plate

The gross area of any #story# of a #building# on Site 3 shall not exceed 12,000 square feet.

(c) Maximum length and height

The maximum horizontal dimension of the tower, measured in any direction, shall not exceed 145 feet. However, if the angle of the tower's maximum horizontal dimension is aligned within 15 degrees of a diagonal line bisecting the Site 3 rectangle in plan (as shown on Map 6) from its southwest corner to its northeast corner, then the maximum horizontal dimension measured in this direction may be increased to 160 feet, provided that the maximum dimension measured perpendicular to such increased dimension does not exceed a length of 120 feet.

The maximum height of a #building# within Site 3 shall be a minimum of 100 feet taller than the #building# height of Site 5.

All #buildings# that exceed a height of 300 feet shall provide articulation in accordance with Section 93-569 (Tower Top Articulation).

**93-566
Site 4**

In addition to the applicable requirements set forth in Section 93-562, the provisions of this Section 93-566 shall apply to #buildings# on Site 4. Not more than one tower shall be permitted on Site 4.

(a) Street wall location along Northern and Southern Streets

Any portion of a #street wall# facing the Northern Street within 100 feet of Eleventh Avenue shall be set back at least 15 feet from the Northern Street #street line#, which shall coincide with the northern edge of the Site 4 boundary. Any portion of a #street wall# facing the Northern Street that extends beyond 100 feet of Eleventh Avenue as measured along the Northern Street #street line# shall be set back at least 30 feet from the Northern Street #street line#. Any portion of a #street wall# facing the Southern Street that extends beyond 100 feet of Eleventh Avenue as measured along the Southern Street #street line# shall be set back at least 15 feet from the Southern Street #street line#.

(b) Building base facing Eleventh Avenue

The provisions of this paragraph (b) shall apply to #street walls# below a height of 120 feet facing Eleventh Avenue and the Northern and Southern Streets within 50 feet of Eleventh Avenue. Such #street walls# shall rise without setback to a minimum height of 90 feet and a maximum height of 120 feet. Above a height of 120 feet, all portions of a #building# facing Eleventh Avenue shall be set back from the #street wall# of the #building# at least 15 feet, except such set back distance may include the depth of any permitted recesses. Portions of #street walls# along the Northern and the Southern Streets within 50 feet of Eleventh Avenue need not setback after the maximum base height to allow tower portions that comply with the provisions of paragraph (c) below to rise without setback.

All portions of a #building# that exceed the maximum base height of 120 feet shall comply with the tower provisions of paragraph (c) of this Section.

(c) Towers

All #stories# of a #development# or #enlargement# located partially or wholly above the maximum base height of 120 feet shall be considered a 'tower' and shall comply with the provisions of this paragraph. Not more than one tower shall be permitted on Site 4.

(1) Maximum floor plate

The gross area of any such #story# shall not exceed 12,000 square feet.

(2) Maximum length and height

For any portion of a #building# above 120 feet, the maximum horizontal dimension, measured in any direction, shall not exceed 145 feet. However, if the angle of the tower's maximum horizontal dimension is aligned within 15 degrees of a diagonal line bisecting the Site 4 rectangle in plan (as shown on Map 6) from its southwest corner to its northeast corner, then the maximum horizontal dimension measured in this direction may be increased to 160 feet, provided that the maximum dimension measured perpendicular to such increased dimension does not exceed 120 feet.

The maximum height of a #building# on Site 4 shall be a minimum of 100 feet taller than any #building# located on Site 3.

All #buildings# that exceed a height of 300 feet shall provide articulation in accordance with Section 93-569 (Tower Top Articulation).

**93-567
Site 5**

All #stories# of a #development# or #enlargement# located wholly or partially above finished grade on Site 5 shall be considered a 'tower' and shall comply with the provisions of this Section 93-567.

On Site 5, a #building# or other structure# may be located adjacent to and above the #High Line#, provided no portion of such #building# or other structure# is located within five feet of the edge of the #High Line# from the level of finished grade to a level of 60 feet above the level of the #High Line# (as shown on Map 7).

(a) Maximum floor plate

The gross area of any #story# within that portion of a #building# or other structure# located wholly or partially above the finished grade to a height of 60 feet above the #High Line# shall not exceed 5,000 square feet. However, such maximum floor plate shall exclude portions of a #building# or other structure# that are west of the #High Line# below a

height of 60 feet above the #High Line bed#, provided that the maximum horizontal dimension of such portion, measured in any direction, shall be 30 feet.

The gross area of any #story# within that portion of a #building# located above a height of 60 feet above the #High Line bed# shall not exceed 12,000 square feet.

(b) Maximum length and height

At or below a height of 60 feet above the #High Line bed#, if a #building or other structure# is #developed# with portions on both sides of the #High Line#, the minimum horizontal dimension, measured in any direction between such portions shall be 60 feet.

For that portion of a #building# located above a height of 60 feet above the #High Line bed#, the maximum horizontal dimension, measured in any direction, shall not exceed 145 feet. However, if the angle of such maximum horizontal dimension is aligned within 15 degrees of a diagonal line bisecting the Site 5 rectangle in plan (as shown on Map 6) from its south-west corner to its north-east corner, then the maximum horizontal dimension measured in this direction may be increased to 160 feet, provided that the maximum dimension measured perpendicular to such increased dimension does not exceed 120 feet. The maximum horizontal dimension for that portion of a #building# which spans over the #High Line#, measured in any direction, shall not exceed 120 feet.

The maximum height of a #building# on Site 5 shall be 450 feet.

All #buildings# that exceed a height of 300 feet shall provide articulation in accordance with Section 93-569 (Tower Top Articulation).

93-568 Site 6

In addition to the applicable requirements set forth in Section 93-562, the provisions of this Section 93-568 shall apply to #buildings# on Site 6.

(a) Height and setback regulations

(1) Street wall facing West 30th Street, beneath the #High Line#.

The provisions of this paragraph (a) shall apply to #street walls# on Site 6 beneath the #High Line# that face West 30th Street, Eleventh Avenue and the Southwest Open Space.

All such #street walls# shall extend along the entire #street# frontage of the site, except that along West 30th Street, the #street wall# shall be no closer to the northerly #street line# of West 30th Street than the northerly edge of the southern row of structural columns of the #High Line#, and along the Southwest Open Space and Eleventh Avenue, the #street wall# shall extend to a point five feet north of the #High Line#. Ground floor recesses up to three feet deep shall be permitted for access to #building# entrances.

All such #street walls# shall rise without setback to a maximum height of the underside of the #High Line bed#.

(2) Building base

(i) Facing Eleventh Avenue and the Southern Street, north of the #High Line#

The provisions of this paragraph (i) shall apply north of the #High Line# to #street walls# facing Eleventh Avenue, the Southern Street, portions of #street walls# facing the #High Line# within 60 feet of Eleventh Avenue, and portions of #street walls# facing the Southwest Open Space within 60 feet of the Southern Street. Such #street walls# shall rise without setback to a minimum height of 60 feet and a maximum height of 90 feet. Above a height of 90 feet, all portions of such #buildings# facing Eleventh Avenue, the #High Line# and the Southern Street shall be set back from the #street wall# of the #building# at least 15 feet, except such set back distance may include the depth of any permitted recesses. Portions of #street walls# along the Southwest Open Space within 60 feet of the Southern Street need not set back after the maximum base height to allow portions of towers that comply with the provisions of sub-paragraph (3) of this paragraph (a) to rise without setback. These building base provisions may apply along the #High Line# beyond 60 feet of Eleventh Avenue, up to a maximum distance of 100 feet from Eleventh Avenue.

(ii) Facing West 30th Street, north of the #High Line#.

The provisions of this paragraph (ii) shall apply to #street walls# above the #High Line bed#, facing the #High Line# beyond 60 feet of Eleventh Avenue, and to those portions of #street walls# facing the Southwest Open Space that are within 60 feet of the #High Line#. Such

#street walls# shall rise without setback to a minimum height of 50 feet as measured above the level of the #High Line bed#, and a maximum height of 60 feet as measured above the level of the #High Line bed#. Above a height of 60 feet, all portions of such #buildings# facing the #High Line# shall be set back from the #street wall# of the #building# at least 15 feet, except such set back distance may include the depth of any permitted recesses. Portions of #street walls# along the Southwest Open Space within 60 feet of Eleventh Avenue need not setback after the maximum base height to allow tower portions that comply with the provisions of sub-paragraph (3) of this paragraph (a) to rise without setback.

All portions of a #building# that exceed the maximum base height of 90 feet shall comply with the tower provisions of sub-paragraph (3) of this paragraph (a).

(3) Towers

All #stories# of a #development# or #enlargement# located partially or wholly above a height of 90 feet shall be considered a 'tower' and shall comply with the provisions of this sub-paragraph (3).

(i) Maximum floor plate

If more than one tower is provided on Site 6, the aggregate gross area of any such tower #stories#, measured at any height, shall not exceed 24,000 square feet.

(ii) Maximum length and height.

The outermost walls of all #stories# of a tower, when viewed from above, shall be inscribed within a rectangle where the east-west dimension shall not exceed a length of 160 feet and the north-south dimension shall not exceed a length of 110 feet. Where more than one tower is located on Site 6, each tower shall comply independently with such maximum dimensions.

The #aggregate width of street walls# of all #stories# of a tower facing the Southern Street or the #High Line# shall not exceed 220 feet within 40 feet of the #street wall# of the #building# base.

If more than one tower is provided on Site 6, such towers shall either be equal in height, or the easternmost tower shall have a height greater than the height of the westernmost tower.

All #buildings# that exceed a height of 300 feet shall provide articulation in accordance with Section 93-569 (Tower Top Articulation).

(b) Certification to expand Site 6

The area of Site 6, as shown on Map 6, may be extended westward by up to 40 feet in order to accommodate a public #school# upon certification of the Chairperson of the City Planning Commission that:

- (1) The Chairperson of the City Planning Commission is in receipt of a letter from the School Construction Authority that describes the need for the additional area;
- (2) A Site Plan and Landscape Plan for the Southwest Open Space have been approved by the Chairperson of the City Planning Commission;
- (3) No portion of a tower located on Site 6 extends beyond 395 feet west of the Eleventh Avenue #street line#; and
- (4) Any portion of a #building# located beyond 395 feet from the Eleventh Avenue #street line# affects southwesterly view corridors from the Central Open Space towards the Hudson River to the minimum extent necessary to accommodate a public #school#.

93-569 Tower Top Articulation

All #buildings# that exceed a height of 300 feet and are required to comply with the tower top articulation provisions of this Section shall provide articulation in accordance with the following:

The uppermost 40 feet of the #building# shall have a #lot coverage # of at least 50 percent of the #story# immediately below such 40 feet, and a maximum #lot coverage # of 80 percent of the #story# immediately below such 40 feet. 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 Section, 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.

93-57 Special Permit for Modification of Height and Setback Regulations

Within the #Special Hudson Yards District#, except within C1-7A Districts or C2-5 Districts mapped within R8A Districts, for #developments# or #enlargements# on #zoning lots# with at least 20,000 square feet of #lot area# or #developments# or #enlargements# on any size #zoning lot#

that occupy the entire #block# front along a #wide street#, the City Planning Commission may modify the regulations set forth in Sections 93-40 (HEIGHT AND SETBACK REGULATIONS), inclusive, and 93-50 (SPECIAL HEIGHT AND SETBACK REGULATIONS IN SUBDISTRICTS A THROUGH E), inclusive, provided the Commission finds that:

* * *

93-60 MANDATORY IMPROVEMENTS

93-61 Sidewalk Widening

Map 4 (Mandatory Sidewalk Widening) in Appendix A of this Chapter specifies locations of mandatory sidewalk widenings. The depth of such sidewalk widenings shall be as indicated on Map 4 in Appendix A and shall be measured perpendicular to the #street line#. All sidewalk widenings shall be improved as sidewalks to Department of Transportation standards, at the same level as the adjoining public sidewalks, and shall be accessible to the public at all times.

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93-70 PUBLIC ACCESS REQUIREMENTS FOR SPECIAL SITES

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93-75 Publicly Accessible Open Spaces in Subdistrict F

Public access areas in Subdistrict F shall be comprised of publicly accessible open spaces, private streets and pedestrian ways.

Publicly accessible open spaces are listed in this Section 93-75, inclusive. Such publicly accessible open spaces shall be comprised of the Western Open Space, the Central Open Space, the Southwest Open Space, the Northeast Open Space, the Midblock Connection, and the #High Line# as described within this Section 93-75, inclusive. Map 7 (Subdistrict F Public Access Area Plan) in Appendix A of this Chapter identifies the location of publicly accessible open spaces.

General requirements for each publicly accessible open space are set forth within this Section. Design requirements for each publicly accessible open space are set forth in Section 93-77 (Design Criteria for Public Access Areas in Subdistrict F). The phasing and approval process for each publicly accessible open space is set forth in Section 93-78 (Site and Landscape Plan for Public Access Areas in Subdistrict F). All publicly accessible open spaces listed in this section shall be accessible to the public from the hours of 6:00 am to 1:00 am with the exception of the #High Line#, and the Northeast Plaza, which shall provide hours of access pursuant to Section 37-727.

93-751 General Requirements for the Western Open Space

A publicly accessible open space, (henceforth referred to as the 'Western Open Space'), shall be provided in Subdistrict F. Such a space shall be open to the sky, except that amenities that are provided in accordance with this Section 93-75, and Section 93-77 shall be permitted to cover a portion of the Western Open Space.

(a) General purpose

The Western Open Space is intended to serve the following purposes:

- (1) To provide a major open space that joins the northern portion of the #High Line# open space network on its west to the open space networks leading to the Hudson Park and Boulevard on its east
- (2) To provide a large open lawn area overlooking the Hudson River for public use and enjoyment; and
- (3) To provide transition areas that offer shade, supplemental space between the open lawn and surrounding buildings, and connections between surrounding publicly accessible open spaces.

(b) Location and minimum dimensions

The Western Open Space shall be located east of the #High Line#, and encompass the area between Sites 1 and 5 as shown on Map 7. The Western Open Space shall have a minimum easterly boundary of 225 feet as measured from the easterly #street line# of Twelfth Avenue.

(c) Core elements

The Western Open Space shall provide the following core elements:

(1) Lawn area

An accessible lawn area shall be provided with a minimum area of one acre. Any lawn area located within 40 feet of a #building# wall on Sites 1 or 5 shall not contribute towards this one acre requirement. The required lawn area shall be comprised of the following amenities:

- (i) A continuous lawn area shall be provided over a minimum of 75 percent of the required one acre. Such area shall have a maximum slope of three degrees and unobstructed visual access toward the Hudson River.
- (ii) A transitional lawn area may be provided for a maximum of 25 percent of the required one acre of lawn area. Such area need not be continuous, and shall have a maximum slope of 15 degrees. Trees and other plantings shall be permitted in such area.

(2) #High Line# connection

Access to the #High Line# shall be provided along a minimum of 75 feet and a maximum of 150 feet of #High Line# frontage length. Such frontage need not be continuous, however, in order to qualify as unobstructed access that contributes to the minimum 75 foot requirement set forth in this

paragraph, a minimum frontage width of five feet is required. Such access need not be opened to the public until the #High Line# is reconstructed as public open space in accordance with the provisions of Section 93-756.

(3) Supplemental area

Any space provided in the Western Open Space which does not meet the criteria for lawn area set forth in paragraph (c) (1) of this Section or the criteria for the #High Line# connection set forth in paragraph (c) (2) of this Section shall be designated as supplemental area and shall comply with the requirements set forth in this paragraph (c) (3).

A minimum of 50 percent of the supplemental area shall be landscaped with soft ground cover, and the remaining 50 percent may be paved. At least one tree shall be provided for every 2,000 square feet of supplemental area. Such trees may be distributed anywhere within the supplemental area.

A minimum of two unimpeded paved pedestrian accesses, each with a minimum width of 12 feet, shall be provided in the supplemental area. One such pedestrian access shall link the Northern Street's allee to the #High Line#, and the second such pedestrian access shall link the Southern Street to the #High Line#.

A minimum of one linear foot of seating shall be provided for every 75 square feet of supplemental area. At least 50 percent of such required seating shall provide seatbacks. Such seating may be distributed anywhere within the supplemental area.

Permanent structures such as food or information kiosks, pavilions or public restrooms, may be placed within the supplemental area provided the height of such structures does not exceed 20 feet. The maximum #lot coverage# that all such permanent structures may occupy shall be 400 square feet, and shall be exempt from the definition of #floor area#.

(d) Transparency

For portions of #buildings# on Site 1 and Site 5 fronting upon the Western Open Space, a minimum of 50 percent of the surface area of the ground floor #street wall# fronting upon the open space shall be treated with clear, un-tinted transparent material.

(e) Permitted encroachments from private streets and pedestrian ways

The Connector and the terminus of the Northern Street shall be permitted to encroach upon the supplemental area of the Western Open Space, provided that a Site Plan incorporating the private street or pedestrian way is approved in conjunction with the Western Open Space pursuant to Section 93-78.

93-752 General Requirements for the Central Open Space

A publicly accessible open space, (henceforth referred to as the 'Central Open Space'), shall be provided in Subdistrict F. Such a space shall be open to the sky, except that portions of a #building# on Site 3 and amenities that are provided in accordance with this Section 93-75, and Section 93-77, shall be permitted to cover a portion of the Central Open Space.

(a) General purpose

The Central Open Space is intended to serve the following purposes:

- (1) To serve as a neighborhood open space;
(2) To provide amenities for area residents, workers, and the general public; and
(3) To provide areas that offer varied programs, supplemental spaces between amenities and surrounding #buildings# and connections between surrounding publicly accessible open spaces.

(b) Location and dimensions

The Central Open Space shall be located within the area bounded by the Northern Street, the Southern Street, the Connector and Eleventh Avenue, and shall also be comprised of any portion of Sites 3 and 4 which are not covered by #buildings# at the ground level as shown on Map 7.

The Central Open Space shall have a minimum dimension in the north-south direction as measured from the southerly #street line# of the Northern Street to the northerly #street line# of the Southern Street of 175 feet. In addition, the minimum dimension of the Central Open Space in the north-south direction between the northern boundary of Site 3 and the southerly #street line# of the Northern Street shall be 55 feet.

The Central Open Space shall have a minimum dimension in the east-west direction as measured from the easterly #street line# of the Connector to the westerly #street line# of Eleventh Avenue of 545 feet. In addition, the minimum dimension of the open space in the east-west direction between the eastern boundary of Site 3 and the western boundary of Site 4 shall be 265 feet.

Within 350 feet of the Eleventh Avenue #street line#, the maximum height of the finished grade of the Central Open Space shall be 45 feet above the Manhattan Datum, which is 2.75 feet above Sea Level. Beyond 350 feet of Eleventh Avenue, the maximum height of the finished grade shall be 47 feet above the Manhattan Datum.

(c) Core elements

The Central Open Space shall provide the following core elements:

(1) Lawn area

An accessible lawn area shall be provided with a minimum aggregate area of 10,000 square feet and a maximum slope of three degrees. Such area need not be

continuous. Any lawn area located within 12 feet of a #building# wall on Sites 3 or 4 shall not contribute towards such minimum gross area.

(2) Playground

A playground shall be provided with a minimum area of 10,000 square feet.

(3) Supplemental area

Any space in the Central Open Space other than the required lawn area set forth in paragraph (c) (1) of this Section or the required playground space set forth in paragraph (c) (2) of this Section, shall be designated as supplemental area and shall comply with the requirements set forth in this Section.

A minimum of 50 percent of the supplemental area shall be landscaped with soft ground cover, and the remaining 50 percent may be paved. At least one tree shall be provided for every 1,500 square feet of the supplemental area. Such trees may be distributed anywhere within the supplemental area.

A minimum of two unimpeded paved pedestrian accesses, each with a minimum width of 12 feet, shall be provided in the supplemental area. Such pedestrian access shall link the Northern and Southern Streets and be no closer than 150 feet to one another at any point.

A minimum of one linear foot of seating shall be provided for every 75 square feet of supplemental area. At least 50 percent of such required seating shall provide seatbacks. Such seating may be distributed anywhere within the supplemental area.

Within 15 feet of a required sidewalk or pedestrian access, the slope of the supplemental area shall not exceed 7.5 degrees, or a maximum height of two feet. Beyond 15 feet of a required sidewalk or pedestrian access, the slope of the supplemental area shall not exceed 15 degrees.

(d) Permanent structures

Permanent structures, such as food or information kiosks, pavilions or public restrooms may be placed within the Central Open Space, provided the height of such structures does not exceed 20 feet. The maximum #lot coverage# that all such permanent structures may occupy shall be 400 square feet and shall be exempt from the definition of #floor area#.

(e) Transparency

For portions of #buildings# in Site 4 fronting upon the Central Open Space, a minimum of 50 percent of the surface area of the ground floor #street wall# fronting upon the open space shall be treated with clear, un-tinted transparent material.

(f) Permitted encroachments from private streets and pedestrian ways

The Connector and the terminus of the Southern Street shall be permitted to encroach upon the supplemental area of the Central Open Space, provided that a Site Plan incorporating the private street or pedestrian way is approved in conjunction with the Central Open Space pursuant to Section 93-78.

93-753 General Requirements for the Southwest Open Space

A publicly accessible open space, (henceforth referred to as the 'Southwest Open Space'), shall be provided in Subdistrict F. Such accessible open space shall be open to the sky, except that portions of a #building# or other structure# on Site 5, the #High Line# and amenities that are provided in accordance with this Section 93-75, and Section 93-77 shall be permitted to cover a portion of the Southwest Open Space.

(a) General purpose

The Southwest Open Space is intended to serve the following purposes:

- (1) To serve as an inviting pedestrian gateway to the Western Rail Yard from open space networks along the Hudson River;
(2) To provide pedestrian amenities and connections between surrounding public spaces both on and adjacent to the Western Rail Yard; and
(3) To offer a unique open space experience for pedestrians through the negotiation of the area's grade changes.

(b) Location and minimum dimensions

The Southwest Open Space shall be located within the area bounded by Twelfth Avenue, the Western Open Space, the Southern Street, Site 6, and West 30th Street, and shall also be comprised of any portion of Site 5 which is not covered by a #building# or other structure# at the ground level as shown on Map 7.

The Southwest Open Space shall have a minimum

dimension in the east-west direction as measured from the easterly #street line# of Twelfth Avenue to the western boundary of Site 6 of 400 feet. However, if the length of Site 6 is extended to accommodate a public #school# in accordance with the provisions of paragraph (b) of Section 93-568, the minimum dimension shall be 360 feet.

The Southwest Open Space shall have a minimum dimension in the north-south direction as measured from the northerly #street line# of West 30th Street to the southern boundary of the Western Open Space of 180 feet and a maximum dimension of 200 feet.

(c) Core elements

The Southwest Open Space shall have the following core elements. For the purpose of determining the amount of an amenity to provide in relation to the area of the Southwest Open Space in this paragraph (c), the area of the Southwest Open Space shall exclude the area occupied by a #building# or other structure# on Site 5 and the #High Line#.

A minimum of 50 percent of the area of the Southwest Open Space shall be landscaped with soft ground cover, and the remaining 50 percent of the Southwest Open Space may be paved. At least one tree shall be provided for every 1,500 square feet of Southwest Open Space.

An unimpeded paved pedestrian access with a minimum width of 12 feet shall link either Twelfth Avenue or West 30th Street and the Southern Street. If such pedestrian access contains 'switchbacks' comprised of a series of ascending pedestrian ways, the minimum distance between midpoints of each way, as measured in plan from the northerly edge of one way to the southerly edge of the next ascending way shall be 15 feet.

A second unimpeded paved pedestrian access with a minimum width of 12 feet shall link either Twelfth Avenue or West 30th Street and the #High Line bed# or with an elevator located adjacent to the #High Line# that provides public access to the #High Line bed#. Such access need not be opened to the public until the #High Line# is reconstructed as public open space in accordance with the provisions of Section 93-756.

A minimum of one linear foot of seating shall be provided for every 75 square feet of Southwest Open Space. At least 50 percent of such required seating shall provide seatbacks.

Permanent structures, such as food or information kiosks, pavilions or public restrooms shall be permitted within the Southwest Open Space provided the height of such structures does not exceed 20 feet. The maximum area #lot coverage# that all such permanent structures may occupy shall be 1,000 square feet, provided that such structures are located entirely west of the #High Line#. Such permanent structures shall be exempt from the definition of #floor area#.

(d) Permitted encroachments from private streets

The terminus of the Southern Street shall be permitted to encroach upon the Southwestern Open Space, provided that a Site Plan for the Southern Street is approved in conjunction with the Southwestern Open Space pursuant to Section 93-78.

93-754 General Requirements for the Northeast Plaza

A publicly accessible open space, (henceforth referred to as the 'Northeast Plaza'), shall be provided at the intersection of West 33rd Street and Eleventh Avenue (as shown on Map 7). The area of such space shall be at least 2,600 square feet, and shall have a minimum #street# frontage of 40 feet along each #street#. The Northeast Plaza shall be #developed# in accordance with the standards of a #public plaza# as set forth in Section 37-70 (PUBLIC PLAZAS), exclusive of the area dimensions set forth in Section 37-712.

93-755 General Requirements for the Midblock Connection

A pedestrian way (henceforth referred to as the 'Midblock Connection'), shall be provided between West 33rd Street and the Northern Street (as shown on Map 7).

(a) General purpose

The Midblock Connection is intended to serve the following purposes:

- (1) To provide pedestrian access between West 33rd Street and the Western Rail Yard Subdistrict F; and
(2) To provide amenities similar to a through block public plaza.

(b) Location and dimensions

The entirety of the Midblock Connection shall be located between 335 feet and 455 feet west of the westerly Eleventh Avenue #street line#. The minimum width of the Midblock Connection, measured in the east-west direction, shall be 60 feet.

(c) Core elements

The Midblock Connection shall provide the following core elements:

- (1) A minimum of one unimpeded pedestrian access, with a minimum width of 12 feet, shall be provided to connect the Northern Street with West 33rd Street;
- (2) A minimum of one linear foot of seating shall be provided for every 75 square feet of the Midblock Connection. A minimum of 50 percent of the required seating shall provide seatbacks; and
- (3) A minimum of 20 percent of the gross area of the Midblock Connection shall be landscaped with soft ground cover, and shall provide a minimum of one tree per every 1,500 square feet.

**93-756
General Requirements for the #High Line#**

For the portion of the #High Line# which is located within the boundary of Subdistrict F the following provisions shall apply.

(a) General purpose

The #High Line# is intended to serve the following purposes:

- (1) To serve as a continuation of the #High Line# public open space to the east and to the south of West 30th Street;
- (2) To offer a pedestrian and passive open space experience similar to the #High Line# open space south of West 30th Street, through planting, materials and amenities, while taking into account the nature and character of the Western Rail Yard site plan; and
- (3) To allow for connections to other public areas on the Western Rail Yard Subdistrict F.

(b) Permitted #uses#

Any permitted change of #use# for the #High Line# shall be made pursuant to the provisions of 93-10 (USE REGULATIONS).

**93-76
Publicly Accessible Private Streets and Pedestrian Ways in Subdistrict F**

Public access areas in Subdistrict F shall be comprised of publicly accessible open spaces, private streets and pedestrian ways.

Publicly accessible private streets and pedestrian ways shall be provided in Subdistrict F in addition to the publicly accessible open spaces required in Section 93-75. Such private streets and pedestrian ways shall be comprised of the Northern and Southern Streets, the West 30th Street Corridor and the Connector. Map 7 (Subdistrict F Public Access Area Plan) in Appendix A of this Chapter identifies the location of these publicly accessible private streets and pedestrian ways.

General requirements for each publicly accessible private street and pedestrian way are set forth within this Section. Design requirements for each publicly accessible private street and pedestrian way are set forth in Section 93-77 (Design Criteria for Public Access Areas in Subdistrict F). The phasing and approval process for each publicly accessible private street and pedestrian way are set forth in Section 93-78 (Site and Landscape Plan for Public Access Areas in Subdistrict F).

Publicly accessible private streets and pedestrian ways listed in this section shall be accessible to the public at all times.

**93-761
General Requirements for the Northern Street**

A private street, (henceforth referred to as the 'Northern Street'), shall be provided south of and parallel to West 33rd Street.

(a) General purpose

The Northern Street is intended to serve the following purposes:

- (1) To serve as the primary publicly accessible pedestrian and vehicular connection to the Western Rail Yard from Eleventh Avenue;
- (2) To provide an experience substantially similar to active public #streets# in other high-density, mixed-use districts on its north sidewalk; and
- (3) To provide a unique urban park-like experience for an active public street by connecting the Western Open Space and the Eastern Rail Yard plaza with a pedestrian alley.

(b) Location and Dimensions

The Northern Street shall have its northerly edge located a minimum of 180 feet and a maximum of 200 feet south of the West 33rd Street #street line# (as shown on Map 7), except that a terminus to the Northern Street, located west of the Connector shall be permitted to expand beyond the maximum dimensions, provided that such a terminus extends to provide a #building# entrance drive along Site 1, and complies with the provisions set forth in paragraph (e) of Section 93-751.

(c) Core Elements

The Northern Street shall provide the following core elements:

(1) Streets and sidewalk requirements

The Northern Street shall be a private street constructed to minimum Department of Transportation and Fire Department standards for public #streets#, including curbs and curb drops. Such private street shall consist of a road bed, paved with asphalt, with a minimum width pursuant to the requirements set forth by the Fire Department; a 20 foot minimum sidewalk along its entire northern curb; and a 25 foot minimum sidewalk along its entire southern curb.

(2) Planting and seating requirements for the southern sidewalk and alley

Two trees shall be planted for every 20 feet of southern curb length of the Northern Street between Eleventh Avenue and the Connector. Fractions equal to or greater than one-half resulting from this calculation shall be considered to be one tree. Such trees shall be planted at approximately equal intervals along the entire curb length of the Northern Street.

Along the southern sidewalk trees shall be planted within five feet of the curb and the southern edge of the sidewalk. One row of trees shall be planted within five feet of the curb and a second row of trees shall be planted within five feet of the southern edge of the sidewalk. This double row of tree planting along the southern sidewalk of the Northern Street between Eleventh Avenue and the Connector shall henceforth be referred to as the 'alley' (as shown on Map 7). No #development# shall be permitted within 15 feet of the southern edge of the alley.

The alley shall provide a minimum of one linear foot of seating for every 75 square feet of the alley. A minimum of 50 percent of the required seating shall provide seatbacks.

(3) Planting requirements for the northern sidewalk

One tree shall be planted for every 25 feet of curb length of the Northern Street along its northern curb between Eleventh Avenue and the Connector. Fractions equal to or greater than one-half resulting from this calculation shall be considered to be one tree. Such trees shall be planted at approximately equal intervals along the entire curb length of the Northern Street, until the Connector. Along the northern sidewalk, trees shall be planted within five feet of the curb.

(4) Curb cuts

No curb cuts shall be permitted along the Northern Street, except for access to the Connector if required by the Fire Department.

**93-762
General Requirements for the Southern Street**

A private street, (henceforth referred to as the 'Southern Street'), shall be provided north of and parallel to West 30th Street.

(a) General purpose

The Southern Street is intended to serve the following purposes:

- (1) To serve as a publicly accessible pedestrian and vehicular connection to the Western Rail Yard from Eleventh Avenue; and
- (2) To provide an experience substantially similar to active public #streets# in other high-density, mixed-use districts;

(b) Location and Dimensions

The Southern Street shall have its southerly edge located a minimum of 180 feet and a maximum of 200 feet north of the West 30th Street #street line# as shown on Map 7, except that a terminus to the Southern Street, located west of the Connector, shall be permitted to expand beyond the maximum dimensions, provided that such a terminus extends to provide a #building# entrance drive along Site 5, and complies with the provisions set forth in paragraph (d) of Section 93-753, and/ or paragraph (f) of Section 93-754 as applicable.

(c) Core Elements

The Southern Street shall provide the following core elements:

(1) Street and sidewalk requirements

The Southern Street shall be a private street constructed to minimum Department of Transportation and Fire Department standards for public #streets#, including curbs and curb drops. Such private street shall consist of a road bed, paved with asphalt, with a minimum width pursuant to requirements set forth by the Fire Department; a 15 foot minimum sidewalk along its entire northern curb; and a 20 foot minimum sidewalk along its entire southern curb;

(2) Planting requirements for sidewalks

One tree shall be planted for every 25 feet of curb length of the Southern Street between Eleventh Avenue and the Connector. Fractions equal to or greater than one-half resulting from this calculation shall be considered to be one tree. Such trees shall be planted at approximately

equal intervals along the entire length of the curb of the private street between Eleventh Avenue and the Connector; and

(3) Curb cuts

One curb cut shall be permitted along each side of the Southern Street. The maximum width of such curb cut shall be 30 feet. A third curb cut accessing the Connector shall be permitted if required by the Fire Department.

**93-763
General Requirements for the West 30th Street Corridor**

A pedestrian way (henceforth referred to as the 'West 30th Street Corridor'), shall be provided along the northerly sidewalk of West 30th Street adjacent to the area below the #High Line#.

(a) General purpose

The West 30th Street Corridor is intended to serve the following purposes:

- (1) To serve as a transition space between the #High Line# and the West 30th Street sidewalk;
- (2) To allow for active frontages with publicly-accessible open areas for establishments below the #High Line#;
- (3) To provide an overall streetscape design that compliments and provides views of the #High Line# along West 30th Street.

(b) Location and Dimensions

The West 30th Street Corridor shall be located in the area bounded by the #High Line#, Eleventh Avenue, West 30th Street, and the eastern edge of the Southwest Open Space as shown on Map 7.

In the north-south direction, the West 30th Street Corridor shall extend from the #street wall# of #buildings# beneath the #High Line# facing West 30th Street (which shall coincide with the northerly edge of the southern row of structural columns of the #High Line#) to the northerly #street line# of West 30th Street.

(c) Core Elements

The West 30th Street Corridor shall have the following provisions for its core elements:

- (1) A pedestrian access area at least 10 feet in width shall be provided along the entire length of the West 30th Street Corridor, linking Eleventh Avenue with the sidewalk adjacent to the Southwest Open Space. Such area shall be located a minimum of five feet beyond the northerly curb line of West 30th Street, and shall be free of obstructions;
- (2) Portions between the required pedestrian access area and the #High Line# may be paved or landscaped; and
- (3) Street trees shall be planted within five feet of the northern curb of West 30th Street. One tree shall be planted for every 25 feet of curb length. Fractions equal to or greater than one-half resulting from this calculation shall be considered to be one tree. Such trees shall be planted at approximately equal intervals along the entire curb length of the West 30th Street.

**93-764
General Requirements for the Connector**

A publicly accessible connection (henceforth referred to as the 'Connector'), shall be provided between the Northern Street and the Southern Street.

(a) General purpose

The Connector is intended to serve the following purposes:

- (1) To serve as a connection between the Northern Street and the Southern Street;
- (2) To provide a space that compliments the surrounding publicly accessible open spaces; and
- (3) To provide an emergency egress connector pursuant to Fire Department standards.

(b) Location and Dimensions

The western #street line# of the Connector shall be located a minimum of 225 feet east of the easterly #street line# of Twelfth Avenue (as shown on Map 7).

(c) Core Elements

The Connector shall provide the following core elements:

- (1) The Connector shall be constructed to minimum Fire Department standards for an emergency egress connection between the Northern Street and the Southern Street, including, but not limited to, the width and materials of paved area, and permitted obstructions within such area; and
- (2) The Connector shall not be located within 15 feet of a #building#.

**93-77
Design Criteria for Public Access Areas in Subdistrict F**

Public access areas in Subdistrict F shall be comprised of publicly accessible open spaces, private streets and pedestrian ways.

(a) Design Criteria

Where publicly accessible open spaces, private

streets and pedestrian ways provide elements listed in this Section 93-77, such elements shall comply with the applicable minimum design standards set forth below as a minimum design standard.

- (1) **Seating**
Seating shall meet the minimum and maximum dimensional standards set forth in Section 37-741 (1-7), inclusive.
- (2) **Planting and trees**
Where planting areas are provided, they shall meet the planting bed requirements, and irrigation requirements of Section 37-742.
Where trees are provided, they shall meet the applicable minimum tree caliper standards, soil requirements, and irrigation standards set forth in Section 37-742, except that within the Western Open Space, the Central Open Space, and the Southwest Open Space, the soil requirements for tree planting shall not apply. In lieu thereof, all trees in the Central and Western Open Spaces shall be planted in areas with soil depth of at least five feet. In the Southwest Open Space, all trees shall be planted in continuous planted areas that have a minimum depth of five feet and a minimum area of 500 square feet of soil.
- (3) **Paving**
Paving, exclusive of required asphalt paving in the Northern and Southern Street beds shall meet the minimum standards set forth in Section 37-718.
- (4) **Steps**
Steps shall meet the minimum dimensional standards set forth in Section 37-725.
- (5) **Kiosks and open air cafes**
Kiosks or open air cafes shall meet the operational and service requirements listed in Section 37-73(a) and (b). Seating provided as part of an open air cafe shall not count towards meeting the seating requirements of a public access area listed in Section 93-75.
- (6) **Standards of accessibility for persons with disabilities**
All publicly accessible open spaces, private streets and pedestrian ways shall be designed pursuant to the standards of accessibility for persons with disabilities set forth in Section 37-728.
- (7) **Lighting and electrical power**
All publicly accessible open spaces, private streets and pedestrian ways shall provide lighting and electrical power pursuant to the standards set forth in Section 37-743.
- (8) **Litter receptacles**
All publicly accessible open spaces, private streets and pedestrian ways shall provide litter receptacles pursuant to the standards set forth in Section 37-744.
- (9) **Bicycle parking**
Bicycle racks sufficient to accommodate at least 25 bicycle parking spaces shall be provided in the Southwest Open Space. Bicycle racks sufficient to accommodate at least 30 bicycle parking spaces shall be provided in the Central Open Space, and bicycle racks sufficient to accommodate at least 33 bicycle parking spaces shall be provided in the Western Open Space. Such racks shall be located adjacent to a paved circulation path within the open space or in public sidewalks adjacent to the open space.
- (10) **Playgrounds and additional amenities**
Where playgrounds and additional amenities are provided in the open spaces of publicly accessible open spaces, such amenities shall be designed pursuant to the standards set forth in Section 37-748.
- (11) **Signs**
All open spaces within the publicly accessible open spaces shall provide open space signage pursuant to the standards set forth in Section 37-751.
- (12) **Canopies, awnings and marquees**
Where #buildings# front onto publicly access areas, private streets and pedestrian ways, canopies, awnings and marquees shall be permitted pursuant to the standards set forth in paragraph (c) of Section 37-726.
- (13) **Gates and fences**
No gates, fences or other barriers shall be permitted within any publicly accessible open spaces, private streets or pedestrian ways, except where playgrounds are provided.

(b) **Maintenance**
The owner of each of Sites 1 through 6 in Subdistrict F shall be responsible for the maintenance of the all publicly accessible open spaces, private streets and pedestrian ways, including, but not limited to, litter control, management of pigeons and rodents, maintenance of required lighting levels, and the care and replacement of furnishings and vegetation within

the portion of the Subdistrict associated with such Site in the phased #development# provided in the Site Plan and Landscape Plan required pursuant to Section 93-78.

93-78 Site and Landscape Plans for Public Access Areas in Subdistrict F

Public access areas in Subdistrict F shall be comprised of publicly accessible open spaces, private streets and pedestrian ways.

All publicly accessible open spaces, or portions thereof listed in Section 93-75, and private streets and pedestrian ways, or portions thereof listed in Section 93-76, shall comply with the following provisions:

- (a) **No #building# permit shall be issued for any #development# or #enlargement# within Subdistrict F unless the Chairperson of the City Planning Commission has certified to the Commissioner of Buildings that a Site Plan and Landscape Plan for the Subdistrict F Public Access Area has been approved by the Chairperson of the City Planning Commission pursuant to the provisions of this Section. Notwithstanding the foregoing, the Chairperson of the City Planning Commission shall allow for the phased #development# of public access areas or portions thereof upon certification to the Commissioner of Buildings that Site and Landscape Plans have been submitted that provide for the completion of public access areas in association with the #development# or #enlargement# of a #building# or a #buildings# within each phase.**
- (b) **An application under this section shall be filed with the Chairperson and such application shall include:**
 - (1) **A Site Plan indicating the area and dimensions of the public access area or portions thereof and the location of all proposed #buildings# in the phase subject to the application;**
 - (2) **A Landscape Plan, prepared by a registered landscape architect for the public access area or portions thereof in the phase subject to the application; and**
 - (3) **A report to the Chairperson of the City Planning Commission demonstrating:**
 - (i) **That the Landscape Plan has been presented by the applicant to the affected Community Board, City Council Member and Borough President and the Community Board, City Council Member and Borough President have had at least 45 days to review; and**
 - (ii) **That any comments and recommendations of the affected Community Board, City Council Member and Borough President have been considered by the applicant, as set forth in a written response to such comments or recommendations. Where design modifications have been made in response to such recommendations, the report shall identify how the design has been modified.**
- (c) **The Chairperson of the City Planning shall approve the Site Plan and Landscape Plan within 45 days following filing provided that the following provisions are met:**
 - (1) **That the Site Plan and Landscape Plan provide for the improvement of the public access area or portions thereof which, taking into account relevant considerations relating to platform construction and engineering:**
 - (i) **Are of sufficient size to provide a valuable public amenity and promote site access for the benefit of residents and/ or workers in the #buildings# in the phase to which they relate as well as for the general public; and**
 - (ii) **Are appropriately sited and located in suitable proximity to the #building# locations in the phase to which they relate.**
 - (2) **That the Site Plan and Landscape Plan are consistent with the general purposes and contain the core elements listed in Section 93-75 and Section 93-76, inclusive;**
 - (3) **That all elements in the Landscape Plan comply with the design criteria as set forth in Section 93-77 (Design Criteria for Open Spaces in Subdistrict F);**
 - (4) **That the Landscape Plan is consistent and appropriate in relation to any previously approved Landscape Plan for other phases and in relation to conceptual plans for future phases, as applicable;**
 - (5) **That the level of public amenity provided in the Landscape Plan is equal to or better than the level of public amenity provided in public plazas built under the standards of Section 37-70 (PUBLIC PLAZAS), taking into account the nature and character of the Subdistrict F Public Access Areas; and**
 - (6) **That a maintenance plan for the public access area or portions thereof in the phase has been established that will ensure compliance with the provisions of paragraph (b) of Section 93-77.**

Approved Site and Landscape Plans shall be set forth in an instrument in a form acceptable to the City, including such provisions as are necessary to ensure compliance with the provisions of this Section. Such instrument shall be filed and duly recorded in the Borough Office of the City Register of the City of New York and indexed against the property. Such filing and recording of the instrument shall be a precondition for the Chairperson's certification to the Department of Buildings under this Section. The recording information shall be included on the certificate of occupancy for any #building#, or portion thereof, on the #zoning lot# issued after the recording date.

(d) **No temporary certificate of occupancy from the Department of Buildings may be issued for any portion of a #development# or #enlargement# within a phase until the Chairperson certifies to the Department of Buildings that the public access area or portions thereof associated with such phase is substantially complete, and the public access area or portions thereof are open to and useable by the public. No permanent certificate of occupancy from the Department of Buildings may be issued for any portion of such # development # or #enlargement# until the Chairperson certifies to the Department of Buildings that the public access areas or portions thereof are complete and that all requirements of this Section have been met in accordance with the Site and Landscape Plans for the public access area.**

In addition to the Site Plan and Landscape Plan required pursuant to paragraph (a) of this Section, the Chairperson may also modify the general requirements of the publicly accessible open spaces listed in Section 93-75, and private streets and pedestrian ways listed in Section 93-76 provided that the Chairperson certifies to the Commissioner of Buildings that such a change is necessary to accommodate unforeseen ventilation demands within the Western Rail Yard. A Mechanical Plan shall be provided demonstrating the need to modify the general requirements listed in Section 93-75 and 93-76.

* * *

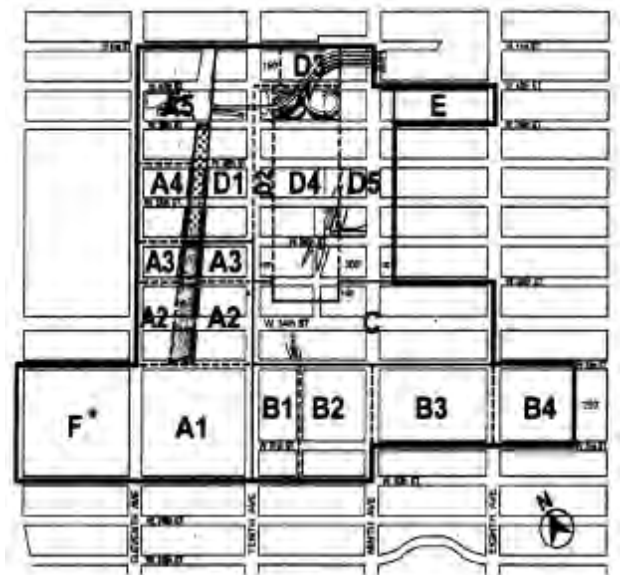
93-80 OFF-STREET PARKING REGULATIONS

In Subdistricts A-E, the regulations governing permitted and required #accessory# off-street parking spaces of Article I, Chapter 3 (Comprehensive Off-Street Parking Regulations in Community Districts 1, 2, 3, 4, 5, 6, 7 and 8 in the Borough of Manhattan and a Portion of Community Districts 1 and 2 in the Borough of Queens) and Article II, Chapter 5; Article III, Chapter 6; and Article IV, Chapter 4 (Accessory Off-Street Parking and Loading Regulations) shall not apply except as set forth in this Section. In lieu thereof, the provisions of this Section, inclusive, shall apply.

In Subdistrict F, the regulations of Article I, Chapter 3 shall apply.

* * *

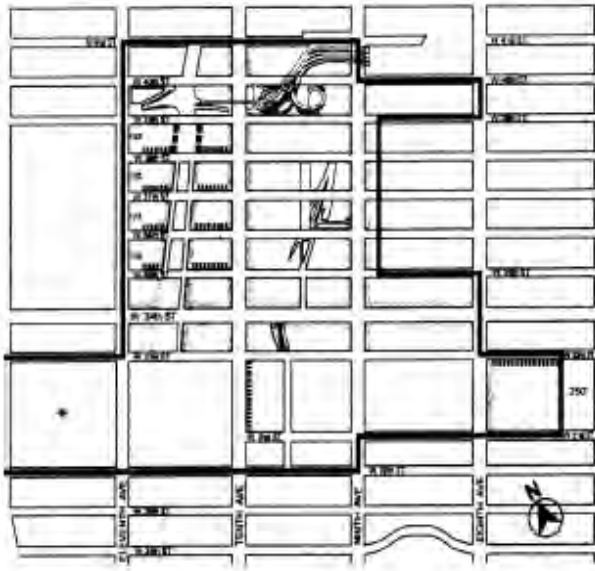
Map 1 Special Hudson Yards District, Subdistricts and Subareas



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

*For Site Locations and permitted dimensions within Subdistrict F See Map 6

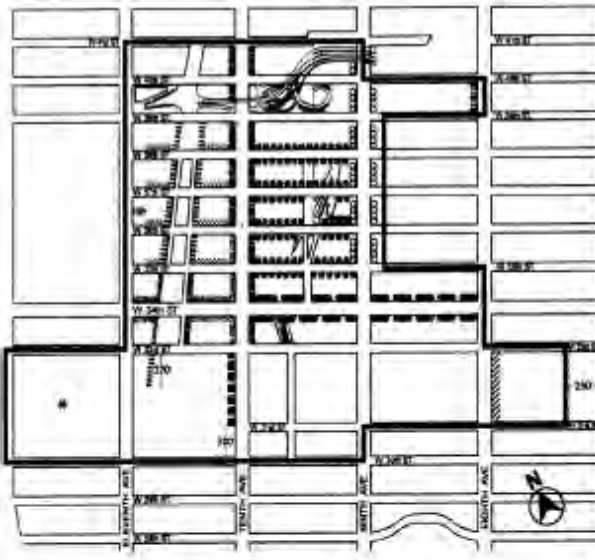
Map 2 Mandatory Ground Floor Retail



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

*For Mandatory Ground Floor Requirement of Subdistricts F See Map 8

Map 3 Mandatory Street Wall Requirements

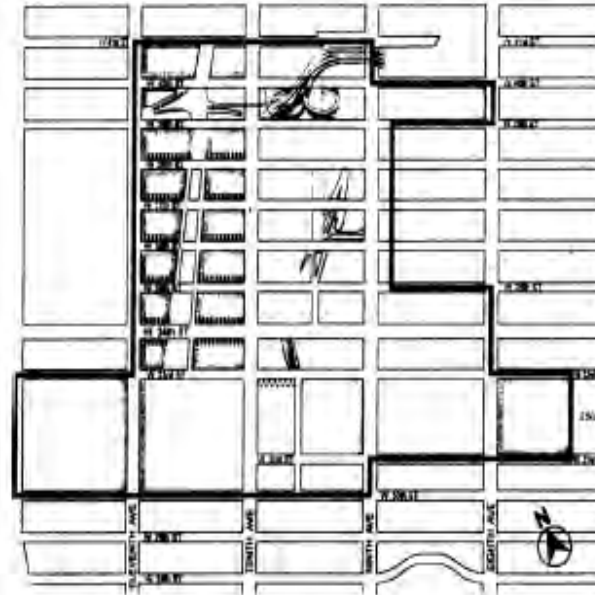


Special Hudson Yards District

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

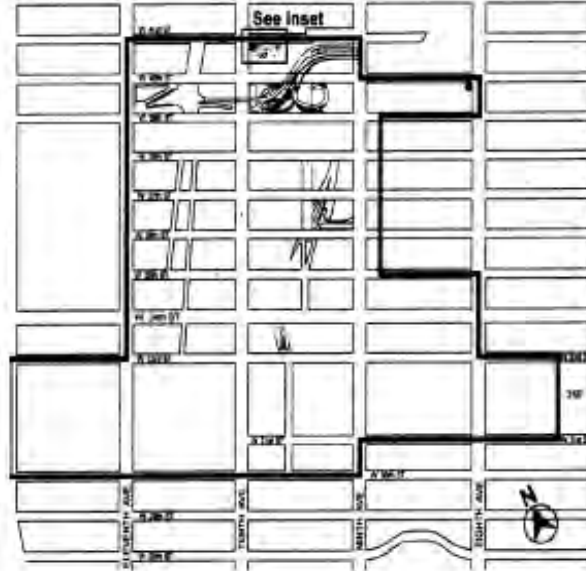
*For Street Wall Requirement of Subdistricts F See Map 9

Map 4 Mandatory Sidewalk Widening

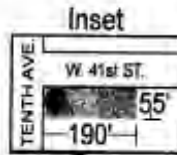


- Special Hudson Yards District
- 10' Sidewalk widening
- 5' Sidewalk widening
- 5' Sidewalk widening required if more than 75% of the total floor area existing on the zoning lot on January 19, 2005 is demolished

Map 5 Transit Easements and Subway Entrances



- Special Hudson Yards District
- Transit Easement
- Subway Entrance

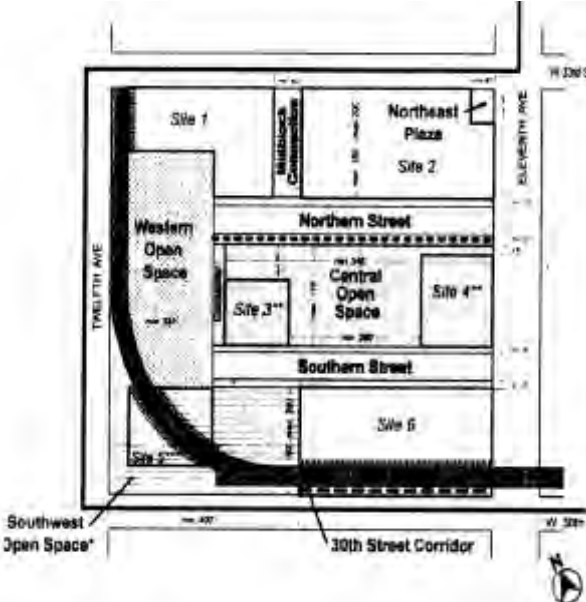


Map 6 Subdistrict F Site Plan



- Special Hudson Yards District
- Site Boundaries
- Maximum Area within Site
- Open Space Boundaries

Map 7 Subdistrict F Public Access Area Plan



- Special Hudson Yards District
- Site Boundaries
- Open Space Boundaries
- Streets, Pedestrian Ways, and Northeast Plaza
- Western Open Space
- Central Open Space
- Southwest Open Space
- High Line
- 30th Street Corridor
- Required 5' Setback from High Line
- Allees

* The Southwest Open Space connects beneath the High Line.
 ** The area of Site 3 and Site 4 which is not part of a building is part of the Central Open Space.
 ***The area of Site 5 which is not part of a building is part of the Southwest Open Space.

Map 8 Subdistrict F Mandatory Ground Floor Requirements



- Special Hudson Yards District
- 100% Retail and Glazing Requirement
- 70% Retail or Community Facility* and Glazing Requirement
- Public Plaza 50% Retail and Glazing Requirements**
- 70% Publicly Accessible Space and Glazing Requirement***

*Additional uses permitted pursuant to paragraph (b)(2) of Section 93-14
 **Retail and glazing requirements pursuant to Section 57-76.
 ***Publicly accessible space and glazing requirements pursuant to paragraph (a) of Section 93-565

Map 9 Subdistrict F Mandatory Street Wall Requirements



- Special Hudson Yards District
- Site Boundaries
- Open Space Boundaries

- Special Hudson Yards District
- Site Boundaries
- Open Space Boundaries

Minimum Base Height	Maximum Base Height	Percentage of frontage that must be occupied by a street wall	Percentage of street wall which must recess	Max percentage of street wall which may set back
50'	60'	100%	20%	30%
60'	90'	100%	20%	30%
90'	120'	100%	20%	50%
90'	120'	100%	20%	30%
120'	150'	100%	20%	30%

*As measured above the High Line bed.
 **Street wall must continue within 60 feet of 11th Ave, but may continue to within 100 feet of 11th Ave

No. 16

CD 4 C 090435 ZSM
IN THE MATTER OF an application submitted by RG WRY LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Sections 93-052* and 13-561 of the Zoning Resolution to allow an attended accessory parking garage (North Parking Garage) with a maximum capacity of 1100 spaces on portions of the ground floor and plaza level of a proposed mixed-use development on property bounded by West 33rd Street, Eleventh Avenue, West 30th Street, and Twelfth Avenue (Block 676, Lot 3), in a C6-4 District**, within the Special Hudson Yards District**.

Note: *Section 93-052 of the Zoning Resolution is proposed to be changed under a concurrent related application N 090434 ZRM

**The site is proposed to be rezoned from an M2-3 District to a C6-4 District and a Special Hudson Yards District established under a concurrent related application C 090433 ZMM.

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

No. 17

CD 4 C 090436 ZSM
IN THE MATTER OF an application submitted by RG WRY LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Sections 93-052* and 13-561 of the Zoning Resolution to allow an attended accessory parking garage (South Parking Garage) with a maximum capacity of 800 spaces on portions of the plaza level, mezzanine 1 level, mezzanine 2 level, and cellar level of a proposed mixed-use development on property bounded by West 33rd Street, Eleventh Avenue, West 30th Street, and Twelfth Avenue (Block 676, Lot 3), in a C6-4 District**, within the Special Hudson Yards District**.

Note: *Section 93-052 of the Zoning Resolution is proposed to be changed under a concurrent related application N 090434 ZRM

**The site is proposed to be rezoned from an M2-3 District to a C6-4 District and a Special Hudson Yards District established under a concurrent related application C 090433 ZMM.

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

NOTICE

On Wednesday, September 9, 2009, at 9:00 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 and the Metropolitan Transportation Authority in conjunction with the above ULURP hearings to receive comments related to a Draft Environmental Impact Statement (DEIS) concerning applications for amendments of the City Map, the Zoning Map, the Zoning Resolution and for the UDAAP designation and disposition of city-owned property related to the Western Rail Yard.

This hearing is being held pursuant to the State Environmental Quality Review Act (SEQRA) and City Environmental Quality Review (CEQR), CEQR No. 09DCP007M.

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

a25-s9

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. 11 - Monday, September 14, 2009 at 7:30 P.M., M.S. 158, 46-35 Oceania Street, Bayside, NY

Cal. No. 297-99

An application has been submitted to the NYC Board of Standards and Appeals for the extension of a special permit to continue to operate the existing Mobil Service Station for a period of ten (10) years at 45-05 Bell Boulevard, Bayside, Queens.

A proposal has been received to rename 28th Avenue between 203rd and 206th Street in Bayside, Queens in honor of Ron Carey.

A proposal has been received from the NYC Department of Transportation to convert the flow of traffic from a two-story operation to a one-way operation southbound on 203rd Street between 26th and 28th Avenues in Bayside, Queens.

A proposal has been received to rename 215th Street between 43rd Avenue and Northern Boulevard in Bayside, Queens in honor of Sol Soskin.

s8-14

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

BOROUGH OF BRONX

COMMUNITY BOARD NO. 11 - Wednesday, September 9, 2009, 7:30 P.M., P.S. 97 - Auditorium, 1375 Mace Avenue, Bronx, NY

BSA# 214-09BX

1464 Astor Avenue To discuss a request from the L.A.L. Astor Management Co. LLC to permit in an R4-1 zoning district a 2-story treatment health care facility containing 9,966 square feet of floor space.

s3-9

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

BOROUGH OF QUEENS

COMMUNITY BOARD NO. 7 - Monday, September 14, 2009, 7:00 P.M., Union Plaza Care Center, 33-23 Union Street, Flushing, NY

#221-08-BZ

Location - 34-08 Collins Place (a.k.a. 34-07 College Point Boulevard) Application to request a variance to allow the construction of a Use Group 5 Hotel, in an M2-1 manufacturing district and the construction of a supermarket over 10,000 square feet, which is not permitted as per zoning resolution #42-12.

#174-09 BZY and 175-09-A

Location - 25-50 Francis Lewis Boulevard (a.k.a. 165-43 168th Street) Application pursuant to Section 11-331 of the Zoning Resolution for a six month extension of time to permit the completion of foundation. Application to appeal the decision of The Department of Buildings revoking approvals and permits for construction of alteration to existing building, due to change in zoning.

Input on the Preliminary Budget for FY 2011.

s8-14

BOARD OF CORRECTION

MEETING

Please take note that the next meeting of the Board of Correction will be held on September 10, 2009 at 9:00 a.m., in the conference room of the Board of Correction. Located at: 51 Chambers Street, Room 929, New York, NY 10007.

s8-10

EDUCATIONAL CONSTRUCTION FUND

MEETING

The Trustees and Executive Director of the New York City Educational Construction Fund (ECF) hereby provide notice of its Meeting to be held on Friday, September 18, 2009. This meeting will take place at the offices of the New York City Office of Management and Budget (OMB), 75 Park Place, New York, NY, in Conference Room 6M-4. The meeting time is 10:00 A.M.

Please note: this meeting is a re-schedule date for the Trustee Meeting previously scheduled to take place on July 2, 2009.

For information contact Juanita Rosillo at (718) 472-8285.

s2-9

EMPLOYEES' RETIREMENT SYSTEM

MEETING

Please be advised that the next Regular Meeting of the Board of Trustees of the New York City Employees' Retirement System has been scheduled for Thursday, September 10, 2009 at 9:30 A.M. to be held at the New York City Employees' Retirement System, 335 Adams Street, 22nd Floor Boardroom, Brooklyn, NY 11201-3751.

s2-9

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, September 9, 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.

a31-s9

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, September 22, 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 QUEENS 09-8955 - Block 77, lot 52 - 21-16 45th Avenue - Hunters Point Historic District An Italianate style townhouse designed by Root and Rust and built circa 1871-72. Application is to construct a rear yard addition. Zoned R6B.

CERTIFICATE OF APPROPRIATENESS BOROUGH OF THE BRONX 10-0946 - Block 2309, lot 1 - 112 Lincoln Avenue - Estey Piano Factory Building- Individual Landmark A factory building designed by A.B. Ogden & Son architects and built in 1885-86, with later additions. Application is to construct a rear yard addition, install a ramp, and alter windows. Zoned M1-2/R6A.

CERTIFICATE OF APPROPRIATENESS BOROUGH OF THE BRONX 10-0052 - Block 5821, lot 2865 - 4919 Goodridge Avenue - Fieldston Historic District A Dutch Colonial Revival style house designed by Dwight James Baum, and built 1914. Application is to enclose a side porch and alter windows. Zoned R1-2.

CERTIFICATE OF APPROPRIATENESS BOROUGH OF STATEN ISLAND 09-8675 - Block 14, lot 21 - 272 Richmond Terrace - St. George- New Brighton Historic District A vernacular Greek Revival house built c. 1839-45, and altered c. 1910-17. Application is to legalize the installation of a fence.

CERTIFICATE OF APPROPRIATENESS BOROUGH OF BROOKLYN 10-2317 - Block 1961, lot 23 - 405 Clinton Avenue - Clinton Hill Historic District A Romanesque Revival/Queen Anne style house designed by William Tubby and built in 1889. Application is to demolish a rear yard addition.

CERTIFICATE OF APPROPRIATENESS BOROUGH OF BROOKLYN 09-9519 - Block 285, lot 10-122 Atlantic Avenue - Cobble Hill Historic District A building built in the mid-19th century and altered. Application is to install bracket sign.

CERTIFICATE OF APPROPRIATENESS BOROUGH OF BROOKLYN 10-0509 - Block 1166, lot 29 - 390 Park Place - Prospect Heights Historic District A Romanesque Revival/Renaissance Revival style rowhouse built by William H. Reynolds in 1896. Application is to alter the rear facade and construct a two-story rear yard addition. Zoned R6B.

CERTIFICATE OF APPROPRIATENESS BOROUGH OF MANHATTAN 10-1969 - Block 101, lot 2 - 41 Park Row - (Former) New York Times Building - Individual Landmark

A Richardsonian Romanesque style office building designed by George B. Post, built in 1888-89, and altered by Robert Maynicke in 1903-05. Application is to install flagpoles and banners.

CERTIFICATE OF APPROPRIATENESS BOROUGH OF MANHATTAN 09-5327 - Block 196, lot 9 - 416 Broadway - Tribeca East Historic District A Renaissance Revival style store and office building designed by Jordan & Giller, and built in 1898-99. Application is to legalize the installation of rooftop addition without Landmarks Preservation Commission permits, and the installation of storefront infill in non-compliance with Certificate of Appropriateness 06-3975.

BINDING REPORT BOROUGH OF MANHATTAN 09-8755 - Block 197, lot 1 - 87 Lafayette Street - Fire House Engine Company 31 - Individual Landmark A French Renaissance Eclectic style fire house built in 1895. Application is to install doors and a marquee.

CERTIFICATE OF APPROPRIATENESS BOROUGH OF MANHATTAN 10-0301 - Block 530, lot 56 - 24 Bond Street - NoHo Historic District Extension A Renaissance Revival style store and loft building designed by Buchman & Deisler, and built in 1893. Application is to legalize the installation of sculpture and painting the storefront and facade without Landmarks Preservation Commission permits.

CERTIFICATE OF APPROPRIATENESS BOROUGH OF MANHATTAN 10-1601 - Block 573, lot 23 - 38 West 10th Street - Greenwich Village Historic District An Anglo-Italianate style rowhouse, attributed to the architect James Renwick Jr., and built in 1856. Application is to install ironwork at the areaway.

CERTIFICATE OF APPROPRIATENESS BOROUGH OF MANHATTAN 10-1847 - Block 645, lot 44 - 21-27 9th Avenue - Gansevoort Market Historic District A row of four Greek Revival rowhouses, built circa 1844-1846 and altered in the 1880's and 1920's. Application is to construct a rooftop addition, alter a canopy, and install new storefront infill and signage. Zoned M1-5.

CERTIFICATE OF APPROPRIATENESS BOROUGH OF MANHATTAN 10-2175 - Block 474, lot 60 - 74 Grand Street - SoHo-Cast Iron Historic District A neo-Grec style loft building designed by George DaCunha, and built in 1886-86. Application is to demolish the building and dismantle and store the cast iron facade for future reinstallation. Zoned M1-5B.

CERTIFICATE OF APPROPRIATENESS BOROUGH OF MANHATTAN 10-1595 - Block 717, lot 62-436 West 20th Street - Chelsea Historic District Extension A Greek revival style townhouse built in 1835. Application is to construct rooftop additions, remove a fire escape, and apply decorative finishes. Zoned R7-B.

CERTIFICATE OF APPROPRIATENESS BOROUGH OF MANHATTAN 10-1612 - Block 1029, lot 27 - 205 West 57th Street - The Osborne Apartments- Individual Landmark A Romanesque Revival style apartment building designed by James Edward Ware and built in 1883-85, with additions constructed in 1889 and 1906. Application is to alter a penthouse. Zoned C6-6.

CERTIFICATE OF APPROPRIATENESS BOROUGH OF MANHATTAN 10-2111 - Block 1028, lot 47 - 244 West 57th Street - A.T. Demarest & Co. and Peerless Motor Car Co Buildings-Individual Landmark A neo-Gothic and neo-Romanesque style office and showroom building designed by Francis H. Kimball, and built in 1909. Application is to enlarge window openings.

CERTIFICATE OF APPROPRIATENESS BOROUGH OF MANHATTAN 09-6120 - Block 1121, lot 8 - 61 West 68th Street - Upper West Side/Central Park West Historic District A Renaissance Revival/Queen Anne style rowhouse designed by Francis A. Minuth, and built in 1891-1892. Application is to legalize the construction of a one-story rooftop addition without Landmarks Preservation Commission permits. Zoned R8B.

CERTIFICATE OF APPROPRIATENESS BOROUGH OF MANHATTAN 10-1143 - Block 1141, lot 36 - 104 West 70th Street - Upper West Side/Central Park West Historic District A Beaux-Arts style hotel building designed by Israels and Harder, and built in 1903-04. Application is to install lot line windows.

CERTIFICATE OF APPROPRIATENESS BOROUGH OF MANHATTAN 10-2211 - Block 1124, lot 5 - 59 West 71st Street - Upper West Side/Central Park West Historic District A neo-Renaissance style apartment building designed by George F. Pelham, and built in 1924. Application is to enlarge a penthouse. Zoned R8B.

CERTIFICATE OF APPROPRIATENESS BOROUGH OF MANHATTAN 08-8421 - Block 1126, lot 7502 - 54 West 74th Street aka 289-295 Columbus Avenue - Upper West Side/Central Park West Historic District A neo-Renaissance style dry-goods building designed by George H. Griebel, and built in 1902-03. Application is to construct a rooftop addition. Zoned C1-8A.

CERTIFICATE OF APPROPRIATENESS BOROUGH OF MANHATTAN 09-8630 - Block 1146, lot 1002 - 102 West 75th Street - Upper West Side-Central Park West Historic District A Renaissance/Romanesque Revival style flats building designed by Gilbert A. Schellenger, and built in 1891-92. Application is to install aluminum windows.

CERTIFICATE OF APPROPRIATENESS BOROUGH OF MANHATTAN 10-1312 - Block 1389, lot 1 - 930 Fifth Avenue - Upper East Side Historic District A Classicizing Modern style apartment building designed by Emery Roth & Sons, and built in 1940. Application is to amend a master plan governing the future replacement of windows (Certificate of Appropriateness 85-0080).

CERTIFICATE OF APPROPRIATENESS BOROUGH OF MANHATTAN 09-7932 - Block 1400, lot 115 - 872 Lexington Avenue - Upper East Side Historic District A multiple dwelling built in 1871-72 and later altered. Application is to install storefront infill.

CERTIFICATE OF APPROPRIATENESS BOROUGH OF MANHATTAN 09-8756 - Block 1383, lot 1 - 781 Fifth Avenue - The Sherry Netherland Hotel-Individual Landmark

A hotel designed by Schultze & Weaver and built in 1926-27. Application is to amend (Certificate of Appropriateness 90-0014) for a master plan governing the future installation of windows.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF MANHATTAN 10-1229 - Block 2134, lot 8 - 613 West 155th Street - Audubon Terrace Historic District A neo-Renaissance style building designed by Charles P. Huntington, and built in 1904. Application is to alter the areaway.

s9-22

NOTICE IS HEREBY GIVEN THAT PURSUANT to the provisions of 3020 of the New York City Charter and Chapter 3 of Title 24 of the Administrative Code of the City of New York (Sections 25-303 and 25-313) that on **Tuesday, September 15, 2009 at 9:00 A.M.**, at the Landmarks Preservation Commission will conduct a public hearing in the Public Meeting Room of the Landmarks Preservation Commission, located at The Municipal Building, 1 Centre Street, 9th Floor North, City of New York with respect to the following proposed Landmark, Landmark Site and Historic District. Any person requiring reasonable accommodation in order to participate in the hearing should call or write the Landmarks Preservation Commission, [Municipal Building, 1 Centre Street, 9th Floor North, New York, NY 10007, (212) 669-7700] no later than five (5) business days before the hearing. There will also be a public meeting on that day.

ITEMS TO BE HEARD BOROUGH OF QUEENS

Public Hearing Item No. 1
LP-2348 **PROPOSED RIDGEWOOD SOUTH HISTORIC DISTRICT**, Borough of Queens

Boundary Description

The proposed Ridgewood South Historic District consists of the property bounded by a line beginning at the southwest corner of Woodward and Catalpa Avenues, extending south along the western curblin of Catalpa Avenue across Onderdonk Avenue to the southern curblin of Onderdonk Avenue, easterly across Catalpa Avenue and the southern curblin of Onderdonk Avenue to a line extending northerly from the eastern (rear) property line of 57-34 Catalpa Avenue, southerly along said line and the eastern (rear) property lines of 57-34 through 57-14 Catalpa Avenue, westerly along the southern property line of 57-14 Catalpa Avenue to the eastern curblin of Catalpa Avenue, northerly along said eastern curblin of Catalpa Avenue to a line extending easterly across Catalpa Avenue from the southern property line of 57-15 Catalpa Avenue, westerly along said line and the southern property lines of 57-15 Catalpa Avenue and 18-18 Cornelia Street to the western curblin of Cornelia Street, southerly along said western curblin of Cornelia Street to a line extending easterly from the southern property line of 18-11 Cornelia Street, westerly along said line and the southern property line of 18-11 Cornelia Street to the western (rear) property line of 18-11 Cornelia Street, northerly along said western (rear) property line of 18-11 Cornelia Street and the western (rear) property lines of 18-11 through 18-15 Cornelia Street to the southern property line of 18-20 Putnam Avenue, western along said southern property line of 18-20 Putnam Avenue and the southern property lines of 18-19 Putnam Avenue, 18-20 and 18-19 Madison Street, and 18-20 Woodbine Street to the western curblin of Woodbine Street, southerly along said western curblin of Woodbine Street to a line extending easterly from the southern property line of 18-13 Woodbine Street, westerly along said line and the southern property line of 18-13 Woodbine Street, northerly along the western (rear) property line of 18-13 Woodbine Street and the western (rear) property lines 18-15 through 18-29 Woodbine Street to the southern curblin of Onderdonk Avenue, easterly along said southern curblin of Onderdonk Avenue to the eastern curblin of Woodbine Street, northerly across Onderdonk Avenue and along the eastern curblin of Woodbine Street to a line extending westerly from the northern property line of 18-66 Woodbine Street, easterly along said line and the northern property line of 18-66 Woodbine Street to the western (rear) property line of 18-6 Madison Street, northerly along said western (rear) property line of 18-67 Madison Street and the western (rear) property lines of 18-69 through 18-77 Madison Street, northeasterly along the western property lines of 18-79 through 18-85 Madison Street (aka 768 Woodward Avenue) to the southern curblin of Woodward Avenue, and easterly along the southern curblines of Woodward Avenue, to the point or place of beginning.

BOROUGH OF QUEENS

Public Hearing Item No. 2
LP-2386 **JAMAICA CHAMBER OF COMMERCE**, 89-31 161st Street, Queens
Landmark Site: Borough of Queens Tax Map Block 9760, Lot 27

a26-s14

LOFT BOARD

■ PUBLIC MEETING

NOTICE IS HEREBY GIVEN PURSUANT TO ARTICLE 7 OF THE PUBLIC OFFICERS LAW that the New York City Loft Board will have its monthly Board meeting on **Thursday, September 17, 2009**. The meeting will be held at 2:00 P.M. at Spector Hall, 22 Reade Street, 1st Floor. The proposed agenda will include cases and general business.

The general public is invited to attend and observe the proceedings.

s4-9

SMALL BUSINESS SERVICES

■ PUBLIC HEARING

On behalf of
THE CITY COUNCIL
NOTICE OF A PUBLIC HEARING

The hearing originally scheduled for September 16th, 2009 at 11:00 a.m. for the extension and assessment change of the

Times Square Business Improvement District has been deferred. The new hearing date will be on September 30th at 11:00 A.M. in the Committee Room, 2nd floor, City Hall, New York, New York, 10007, as the place for a public hearing (the "Public Hearing") to hear all persons interested in the proposed legislation which would extend the Times Square Business Improvement District (the "District") in the Borough of Manhattan. The District shall be extended in accordance with an amended district plan (the "Amended District Plan") on file at the Office of the City Clerk. The City Council has authorized the New York City Department of Small Business Services to publish, on its behalf, this notice of the Public Hearing containing the information required by Section 25-406(c) of the Administrative Code of the City of New York and summarizing the resolution adopted.

The Amended District Plan was submitted to, and reviewed by, the City Planning Commission and Manhattan Community Boards 4 and 5. The Community Board 4 and the City Planning Commission have approved the District Plan.

The Amended District Plan provides that the extended District shall add a single property, One Bryant Park, with the Bank of America as its major tenant. The extended District includes the area generally bounded by Avenue of the Americas and Eight Avenue on the east and west, West 53rd Street and West 41st Street on the north and south. The extended District includes the area on the south side of 41st Street and a small section going down to 40th Street, both sides of Eighth Avenue, the north side of 53rd Street, 100 feet west of Avenue of the Americas, and both sides of 42nd Street between Avenue of the Americas and Eighth Avenue. In addition, the extended District includes an area know as Restaurant Row located on West 46th Street, between Eighth and Ninth Avenues. Services to be provided in the extended District shall include, but not be limited to, supplemental sanitation; security; social services for the homeless; business education and advocacy; promotion of the District; policy, planning and design; administration of the District; and additional services required for the enjoyment and protection of the public, and the promotion and enhancement of the District (hereinafter, "Services"). Pursuant to the Amended District Plan, capital improvements (hereinafter "Improvements") may include, but shall not limited to, exterior lighting to enhance security, street and sidewalk amenities to improve pedestrian and vehicle circulation, trash receptacles, light poles, information boards and kiosks, street telephones and subway/street identification. In addition, the Improvements include the reconstruction of Duffy Square and feature a new TKTS booth, cascading red glass steps and a newly-designed granite plaza. The Improvements shall be implemented on an as-needed basis. During the existence of the BID, the maximum cost of the Improvements, if any, shall not exceed \$25 million. The extended District shall be managed by the Times Square District Management Association, Inc.

To defray the cost of Services and Improvements provided in the extended District, all real property in the District shall be assessed in proportion to the benefit such property receives from the Services and Improvements. Each property shall be assessed at a rate, determined annually by the Times Square District Management Association, Inc., to yield an amount sufficient to meet the District's annual budget. The annual assessment budget for the extended District's first year of operation is \$10,400,000.

Those properties within the District which are devoted in whole to commercial uses shall constitute Class A properties and shall be assessed in the following manner.

Class A assessment = $\frac{\text{Assessed Value of Class A Property} \times \text{District's Adjusted Budget}}{\text{Total Assessed Value of all Class A properties} + \text{the Commercial Portion Of Class M property}}$

The Adjusted Budget equals the District's budget less total Class B assessments and less total Class M residential assessments.

Those properties within the District which are devoted in whole to residential uses shall constitute Class B property and shall be assessed at the rate of one dollar (\$1) per annum.

Public Purpose and Not-for-Profit properties shall constitute Class E property and shall not be assessed.

Those commercial properties within the District which consist of a single tax lot created by combining multiple lots such that a portion or portions of the property lie within the boundaries of two Business Improvement Districts shall constitute a new Class, Class F. Class F property and shall be assessed in the following manner:

Class F assessment = $\frac{\text{District's Current Fiscal Year Budget} \times \$150,000}{\text{District's Fiscal Year 2008 Budget}}$

Those properties within the District which are devoted in part to commercial use and in part to residential use shall constitute Class M properties. The proportion of the property devoted to residential use shall be assessed at a rate of one dollar (\$1). The proportion of the property, as determined by the Department of Finance, devoted to commercial use shall be assessed as Class A property. Class M property shall be assessed in the following manner:

Class M assessment = $\frac{\text{Assessed Value of Commercial Portion of Class M Property} \times (\text{District's Adjusted Budget} + \$1)}{\text{Total Assessed Value of all Class A properties} + \text{the Commercial Portion Of Class M property}}$

The amount, exclusive of debt service, assessed and levied in any given year against benefited real property within the District may not exceed twenty percent (20%) of the total general City taxes levied in such year against such properties.

Copies of the resolution adopted by the City Council, which include a copy of the Amended District Plan, are available for public inspection from 9:00 A.M. to 4:00 P.M. Monday through Friday at the Office of the City Clerk located at 141 Worth Street, New York, New York 10013. In addition, copies of the resolution are available free of charge to the public at the Office of the City Clerk.

Any owner of real property, deemed benefited and therefore within the extended District, objecting to the Amended District Plan, must file an objection at the Office of the City Clerk, on forms made available by the City Clerk, within thirty (30) days of the close of the hearing on the proposed District. If owners of at least fifty-one percent (51%) of the assessed value of benefited real property situated within the boundaries of the District proposed for extension, as shown on the latest completed assessment roll of the City, or at least fifty-one percent (51%) of the owners of benefited real property within the area included in the District proposed for extension file objections with the City Clerk, the District shall not be extended.

s9

TAXI AND LIMOUSINE COMMISSION

■ MEETING

PUBLIC NOTICE IS HEREBY GIVEN THAT THE NEW YORK CITY TAXI AND LIMOUSINE COMMISSION will hold a Commission Meeting on **Thursday, September 17th, 2009 at 9:30 A.M.**, at the offices of the New York City Taxi and Limousine Commission, located at 40 Rector Street, 5th Floor, New York, New York.

s9

PROPERTY DISPOSITION

CITYWIDE ADMINISTRATIVE SERVICES

DIVISION OF MUNICIPAL SUPPLY SERVICES

■ AUCTION

PUBLIC AUCTION SALE NUMBER 10001-F

NOTICE IS HEREBY GIVEN of a bi-weekly public auction of City fleet vehicles consisting of cars, vans, light duty vehicles, trucks, heavy equipment and miscellaneous automotive equipment to be held on Wednesday, September 16, 2009 (SALE NUMBER 10001-F). This auction is held every other Wednesday unless otherwise notified. Viewing is on auction day only from 8:30 A.M. until 9:00 A.M. The auction begins at 9:00 A.M.

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

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

Terms and Conditions of Sale can also be viewed at this site. For further information, please call (718) 417-2155 or (718) 625-1313.

s2-16

POLICE

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

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

Recovered, lost, abandoned property, property obtained from prisoners, emotionally disturbed, intoxicated and deceased persons; and property obtained from persons incapable of caring for themselves.

Motor vehicles, boats, bicycles, business machines, cameras, calculating machines, electrical and optical property, furniture, furs, handbags, hardware, jewelry, photographic equipment, radios, robes, sound systems, surgical and musical instruments, tools, wearing apparel, communications equipment, computers, and other miscellaneous articles.

INQUIRIES

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

FOR MOTOR VEHICLES

(All Boroughs):

- * College Auto Pound, 129-01 31 Avenue, College Point, NY 11354, (718) 445-0100
- * Gowanus Auto Pound, 29th Street and 2nd Avenue, Brooklyn, NY 11212, (718) 832-3852
- * Erie Basin Auto Pound, 700 Columbia Street, Brooklyn, NY 11231, (718) 246-2029

FOR ALL OTHER PROPERTY

- * Manhattan - 1 Police Plaza, New York, NY 10038, (212) 374-4925.
- * Brooklyn - 84th Precinct, 301 Gold Street, Brooklyn, NY 11201, (718) 875-6675.
- * Bronx Property Clerk - 215 East 161 Street, Bronx, NY 10451, (718) 590-2806.

* **Queens Property Clerk - 47-07 Pearson Place, Long Island City, NY 11101, (718) 433-2678.**
 * **Staten Island Property Clerk - 1 Edgewater Plaza, Staten Island, NY 10301, (718) 876-8484.**

j1-d31

PROCUREMENT

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

CITYWIDE ADMINISTRATIVE SERVICES

DIVISION OF MUNICIPAL SUPPLY SERVICES

■ SOLICITATIONS

Goods

HOSE, FIRE – Competitive Sealed Bids – PIN# 8570901186 – DUE 10-02-09 AT 10:30 A.M.

Use the following address unless otherwise specified in notice, to secure, examine or submit bid/proposal documents, vendor pre-qualification and other forms; specifications/blueprints; other information; and for opening and reading of bids at date and time specified above.
*Department of Citywide Administrative Services
 1 Centre Street, Room 1800, New York, NY 10007.
 Anna Wong (212) 669-8610.*

s9

■ AWARDS

Goods

DISINFECTANT, FOAMING AEROSOL (RE-AD) – Competitive Sealed Bids – PIN# 857900873 – AMT: \$51,600.00 – TO: Wilmon Industrial Supply Corp. DBA, Tri State Supply Co., 556 South Fulton Avenue, Mount Vernon, NY 10550.

● **ENTREES, FRESH AND FROZEN (D.O.C.)** – Competitive Sealed Bids – PIN# 857901078 – AMT: \$293,250.00 – TO: UFS Industries Inc. DBA, Sally Sherman Foods, 300 North Macquisten Parkway, Mt. Vernon, NY 10550.

● **THEATRE EQUIPMENT, CABLES, RE-AD** – Competitive Sealed Bids – PIN# 857900743 – AMT: \$47,562.80 – TO: Barbizon Electric Company Inc., 456 West 55th Street, New York, NY 10019.

s9

SCIENTIFIC EQUIPMENT FOR DOH/OCME –

Intergovernmental Purchase – PIN# 8571000171 – AMT: \$1,400,000.00 – TO: Applera Corp. / Applied Biosystems Division, 850 Lincoln Centre Dr., Foster City, CA 94404. NYS Contract #PC63710.

Suppliers wishing to be considered for a contract with the Office of General Services of New York State are advised to contact the Procurement Services Group, Corning Tower, Room 3711, Empire State Plaza, Albany, NY 12242 or by phone: 518-474-6717.

s9

■ VENDOR LISTS

Goods

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

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

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

jy17-j4

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

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

Applications for consideration of equipment products for inclusion on the acceptable brands list are available from: Vendor Relations, Department of Citywide Administrative Services, Division of Municipal Supply Services, 1 Centre Street, 18th Floor, New York, NY 10007. (212) 669-8610.

jy17-j4

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

Application for consideration of product for inclusion on this acceptable brands list shall be made in writing and addressed to: Vendor Relations, Department of Citywide Administrative Services, Division of Municipal Supply Services, 1 Centre Street, 18th Floor, New York, NY 10007, (212) 669-8610.

jy17-j4

CORRECTION

CENTRAL OFFICE OF PROCUREMENT

■ SOLICITATIONS

Goods & Services

ON-CALL REPAIRS/REPLACEMENT/DIAGNOSTIC SERVICES, AND NEW INSTALLATION OF CENTRAL HVAC EQUIPMENT AND SYSTEMS –

Competitive Sealed Bids – PIN# 072200911EHS – DUE 10-15-09 AT 11:00 A.M. – The pre-bid conference and site visit(s) are scheduled for Monday, September 28, 2009 at 10:00 A.M. Location: 14-11 Hazen Street, East Elmhurst, NY 11370. Attendance at this pre-bid conference is OPTIONAL BUT HIGHLY RECOMMENDED. The cost of the bid package is \$25.00 check or money order payable to: Commissioner of Finance. The bid package can be purchased at City of New York Department of Correction, Central Office of Procurement, 75-20 Astoria Boulevard, Suite 160, East Elmhurst, NY 11370, between the hours of 9:00 A.M. - 4:30 P.M. For admission to Rikers Island, interested contractors must execute a “Security Clearance Request and Authorization Form,” which is furnished with each bid package (complete Section 3 7 4 ONLY). The Security Clearance Form can be received by fax at (718) 278-6218 or (718) 278-6277 or e-mail it to: lilliana.cano@doc.nyc.gov and be certain to indicate the specific PIN for which entry is sought on your cover sheet. For additional questions regarding to this project please contact Lilliana Alvarez-Cano at (718) 546-0686.

Use the following address unless otherwise specified in notice, to secure, examine or submit bid/proposal documents, vendor pre-qualification and other forms; specifications/blueprints; other information; and for opening and reading of bids at date and time specified above.
*Department of Correction, Bulova Corporate Center
 75-20 Astoria Boulevard, Suite 160, E. Elmhurst, NY 11370.
 Lilliana Alvarez-Cano (718) 546-0686
 lilliana.cano@doc.nyc.gov*

s9

DESIGN & CONSTRUCTION

■ SOLICITATIONS

Construction / Construction Services

RESIDENT ENGINEERING INSPECTION - HWXP093A

– Competitive Sealed Proposals – Judgment required in evaluating proposals - PIN# 8502010HW0013P – DUE 10-07-09 AT 4:00 P.M. – Resident Engineering Inspection Services for the reconstruction of Pratt Avenue, The Bronx. All qualified and interested firms are advised to download the Request for Proposal at <http://ddcftp.nyc.gov/rfpweb/> from September 10, 2009 or contact the person listed for this RFP. The contract resulting from this Request for Proposal will be subjected to Local Law 129 of 2005. Minority Owned and Women Owned Business Enterprise (M/WBE) program.

Use the following address unless otherwise specified in notice, to secure, examine or submit bid/proposal documents, vendor pre-qualification and other forms; specifications/blueprints; other information; and for opening and reading of bids at date and time specified above.
*Department of Design and Construction
 30-30 Thomson Avenue, 4th Floor, Long Island City,
 NY 11101. Hemwattie Roopnarine (718) 391-1375
 ramnarah@ddc.nyc.gov*

s9

HEALTH AND HOSPITALS CORPORATION

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

j1-d31

■ SOLICITATIONS

Goods

BIO-RAD LABORATORY AND MEDICAL SUPPLIES – Sole Source – Available only from a single source - PIN# 231-10-016SS – DUE 09-15-09 AT 10:30 A.M. – The North Brooklyn Health Network intends to enter into a sole source contract for Laboratory and Medical Supplies such as Virotrol, Viroclear, Pylortrol items with Bio-Rad Laboratories, 4000 Alfred Noble Drive, Hercules, CA 94547.

Any other supplier who is capable of providing this service to the North Brooklyn Health Network may express their interest in doing so by writing to Abraham Caban, Procurement Analyst III, 100 North Portland Ave. Room C32, Brooklyn, NY 11205, (718) 260-7593 or by e-mail to Abraham.Caban@nychhc.org

s8-14

STEAM COILS – Competitive Sealed Bids –

PIN# QHN2010-1021EHC – DUE 09-24-09 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.

*Queens Health Network, 82-68 164th Street, “S” Building,
 Jamaica, NY 11432. Evelyn Negron (718) 883-6000,
 negrone@nychhc.org*

s9

Goods & Services

VARIOUS HBF QUIPLATE KIT AND CONTROL –

Competitive Sealed Bids – PIN# 11110035 – DUE 09-23-09 AT 2:00 P.M.

● **VARIOUS SIGMA-ALDRICH REAGENTS PRODUCTS NO SUBSTITUTE** – Competitive Sealed Bids – PIN# 11110036 – DUE 09-23-09 AT 2:00 P.M.

Use the following address unless otherwise specified in notice, to secure, examine or submit bid/proposal documents, vendor pre-qualification and other forms; specifications/blueprints; other information; and for opening and reading of bids at date and time specified above.
*Bellevue Hospital Center, Purchasing, 462 First Avenue,
 Room# 12 East 31, New York, NY 10016. Roberta Mazyck
 (212) 562-3928, roberta.mazyck@bellevue.nychhc.org*

s9

Services (Other Than Human Services)

CEMS MAINTENANCE SERVICE – Sole Source –

Available only from a single source - PIN# 231-10-011SS – DUE 09-10-09 AT 9:30 A.M. – The North Brooklyn Health Network intends to enter into a sole source contract for Cemtek Continuous Emissions Monitoring CEM Systems, service, repairs and parts with Cemtek Systems 2013S, Wood Avenue, Linden, NJ 07036.

Any other supplier who is capable of providing this service to the North Brooklyn Health Network may express their interest in doing so by writing to Abraham Caban, Procurement Analyst, 100 North Portland Avenue, Rm. C-32 Brooklyn, NY 11205, (718) 260-7593 or Abraham.Caban@nychhc.org

s2-9

PREVENTIVE MAINTENANCE OF VARIOUS LEICA SP EQUIPMENT – Sole Source – Available only from a

single source - PIN# 231-10-014SS – DUE 09-15-09 AT 9:30 A.M. – The North Brooklyn Health Network intends to enter into a sole source contract for maintenance and repair services of various Leica SP Equipment with Leica Microsystems Inc., 2345 Waukegan Road, Bannockburn, IL 60015.

Any other supplier who is capable of providing this service to the North Brooklyn Health Network may express their interest in doing so by writing to Abraham Caban, Procurement Analyst, 100 North Portland Avenue, Rm. C-32, Brooklyn, NY 11205 or Abraham.Caban@nychhc.org on or before 5:00 P.M. on September 14, 2009.

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.
*North Brooklyn Health Network, 100 North Portland Avenue,
 Rm. C-32, Brooklyn, NY 11205.
 Abraham Caban (718) 260-7593, abraham.caban@nychhc.org*

s8-14

HOMELESS SERVICES

■ AWARDS

Services (Other Than Human Services)

SECURITY GUARD SERVICES – Competitive Sealed Bids – PIN# 071-09S-02-1376 – AMT: \$13,218,690.64 – TO: FJC Security Services, Inc., 275 Jericho Turnpike, Floral Park, NY 11001.

s9

OFFICE OF CONTRACTS AND PROCUREMENT

■ SOLICITATIONS

Human / Client Service

TRANSITIONAL RESIDENCES FOR HOMELESS/ DROP-IN CENTERS –

Competitive Sealed Proposals – Judgment required in evaluating proposals - PIN# 071-00S-003-262Z – DUE 06-25-10 AT 10:00 A.M. The Department of Homeless Services is soliciting proposals from organizations interested in developing and operating transitional residences for homeless adults and families including the Neighborhood Based Cluster Residence and drop-in centers for adults. This is an open-ended solicitation; there is no due date for submission.

Use the following address unless otherwise specified in notice, to secure, examine or submit bid/proposal documents, vendor pre-qualification and other forms; specifications/blueprints; other information; and for opening and reading of bids at date and time specified above.
*Department of Homeless Services, 33 Beaver Street
 13th Floor, New York, NY 10004.
 Marta Zmoira (212) 361-0888, mzmoira@dhs.nyc.gov*

j12-24

HOUSING AUTHORITY

PURCHASING DIVISION

SOLICITATIONS

Goods

BID EXTENSION: PELCO MONITORS - Competitive Sealed Bids - RFQ# 7194 RJ - DUE 09-17-09 AT 10:45 A.M.

Use the following address unless otherwise specified in notice, to secure, examine or submit bid/proposal documents, vendor pre-qualification and other forms; specifications/blueprints; other information; and for opening and reading of bids at date and time specified above. Housing Authority, 23-02 49th Avenue, 5th Floor Long Island City, NY 11101. Renato Jedreicich (718) 707-5431.

s9

JUVENILE JUSTICE

SOLICITATIONS

Human/Client Service

PROVISION OF NON-SECURE DETENTION GROUP HOMES - Negotiated Acquisition - Judgment required in evaluating proposals - PIN# 13010DJJ000 - DUE 06-30-11 AT 2:00 P.M. - The Department of Juvenile Justice is soliciting applications from organizations interested in operating non-secure detention group homes in New York City. This is an open-ended solicitation; applications will be accepted on a rolling basis until 2:00 P.M. on 6/30/11.

Use the following address unless otherwise specified in notice, to secure, examine or submit bid/proposal documents, vendor pre-qualification and other forms; specifications/blueprints; other information; and for opening and reading of bids at date and time specified above. Department of Juvenile Justice, 110 William Street 14th Floor, New York, NY 10038. Chuma Uwechia (212) 442-7716, cuwechia@djj.nyc.gov

jy1-d16

PARKS AND RECREATION

REVENUE AND CONCESSIONS

SOLICITATIONS

Services (Other Than Human Services)

DEVELOPMENT, MAINTENANCE, AND OPERATION OF AN INDOOR SPORTS FACILITY AND CLUBHOUSE - Competitive Sealed Proposals - Judgment required in evaluating proposals - PIN# R30-IT - DUE 11-17-09 AT 3:00 P.M. - At Willowbrook Park in Staten Island.

There will be a recommended on-site proposer meeting and site tour on Wednesday, October 14, 2009 at 1:00 P.M. We will be meeting at the proposed concession site, which is located on the south side of Eaton Place off of Richmond Avenue, Staten Island. We will be meeting in front of the tennis courts. If you are considering responding to this RFP, please make every effort to attend this meeting and site tour.

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

Use the following address unless otherwise specified in notice, to secure, examine or submit bid/proposal documents, vendor pre-qualification and other forms; specifications/blueprints; other information; and for opening and reading of bids at date and time specified above. Parks and Recreation, The Arsenal-Central Park 830 Fifth Avenue, Room 407, New York, NY 10021. Evan George (212) 360-3495, evan.george@parks.nyc.gov

s8-21

TRANSPORTATION

BRIDGES

SOLICITATIONS

Construction/Construction Services

AVIATION LIGHTS QUEENSBORO BRIDGE - Competitive Sealed Bids - PIN# 84109MBBR355 - DUE 10-14-09 AT 11:00 A.M. - Queensboro Bridge installation of Aviation Lights, Manhattan and Queens. Together with all work incidental thereto. This Procurement is subject to participation goals for M/WBEs and/or WBEs as required by Local Law 129 of 2005. This contract is subject to Apprenticeship Program requirements as described in the Solicitation Materials. A Pre-Bid Meeting (Optional) will be held on Tuesday, September 22, 2009 at 10:00 A.M. at 55 Water Street, 4th Floor Room 411, New York, NY 10041. A deposit of \$100.00 in the form of a certified check or money order made payable to New York City Department of Transportation is required to obtain Contract Bid/Proposal Documents. NO CASH ACCEPTED. Refund will be made only for Contract Bid/Proposal Documents that are returned in its original condition within 10 days after bid opening. Any persons delivering bid documents must enter the building located on the South Side of the Building facing the Vietnam Veterans Memorial. All visitors must go through the building's security screening process. Bidders should allow extra time and ensure that proper government issued photo identification (i.e. Drivers License, Passport, Identification card) is available upon request. Please ensure that your company's address, telephone and fax numbers are submitted by your company (or messenger service) when picking up contract documents during the hours of 9:00 A.M. - 3:00 P.M. ONLY. For additional information please contact Abdur Razzag P.E. at (212) 839-4145. Vendor Source ID#: 63226.

Use the following address unless otherwise specified in notice, to secure, examine or submit bid/proposal documents, vendor pre-qualification and other forms; specifications/blueprints; other information; and for opening and reading of bids at date and time specified above. Department of Transportation, Office of the Agency Chief Contracting Officer, Contract Management Unit 55 Water Street, Ground Floor, New York, NY 10041. Bid Window (212) 839-9435.

s9

AGENCY RULES

QUEENS BOROUGH PRESIDENT

NOTICE

NOTICE OF AMENDMENT OF SUBCHAPTER B OF CHAPTER 4 OF TITLE 45 OF THE RULES OF THE CITY OF NEW YORK REVISING THE FEE SCHEDULE FOR CERTAIN SERVICES PROVIDED BY THE QUEENS BOROUGH PRESIDENT'S TOPOGRAPHICAL BUREAU.

NOTICE IS HEREBY GIVEN PURSUANT TO THE AUTHORITY VESTED IN THE Office of the Queens Borough President by Section 82 of the New York City Charter and in accordance with the requirements of Section 1043 of the Charter, including a public hearing held on due notice, that the Queens Borough President hereby amends its rules regarding fees for certain services provided by the Queens Borough President's Topographical Bureau.

Amendment to Rule

New material is indicated by underlining.

Sections 4-06 and 4-07 of chapter 4 of Title 45 of the Rules of the City of New York are amended to read as follows:

§4-06 Schedule of Fees

(a) The fees for the processing of the below-listed applications and requests submitted to the Topographical Bureau shall be as follows:

- (1) Alteration Map Preparation \$[4,500.00] 12,000.00 for up to two map sheets and \$[1,500.00] 2,500.00 for each additional map sheet, not to exceed a total charge of \$[9,000.00] 18,000.00
(2) Alteration Map Review \$[3,000.00] 6,000.00 for up to two map sheets and \$[1,000.00] 1,500.00 for each additional map sheet, not to exceed a total charge of \$[6,000] 9,000.00
(3) New Building Certification \$[60.00] 100.00
(4) Building Alteration Certification \$[40.00] 75.00
(5) Detailed Grade Study \$[35.00] 40.00
(6) House Number Issuance \$[30.00] 50.00

§4-07 Payment Method

Except as specifically provided in this section, every application for the preparation of an alteration map, review of an alteration map, new building certification, building alteration, to conduct a detailed grade study or issue house numbers, [made on or after July 1, 2003] shall include a non-returnable fee, which shall be paid by certified check, money order, [personal check (not to exceed a total amount of two hundred dollars), or business] bank check [(not to exceed a total amount of one thousand dollars)] or credit card, made payable to the Office of the Queens Borough President. Fees shall be paid when the application is filed, and no application will be processed by the Borough President's Office until the fee is paid in full.

Statement of Basis and Purpose of Amendment:

The Amendment to the Borough President's Rules creates a new Fee Schedule for providing certain services pursuant to Section 82 of the New York City Charter, which specifies that the Borough President shall maintain a Topographical Bureau. These services include maintaining various records, maps, surveys, topographical data, issuance of house numbers, the preparation and review of alteration maps, damage and acquisition maps, and other related street maps. In order to continue to provide these services to the general public and comply with Section 82 of the Charter, it is necessary for the Queens Borough President's Office to implement the above fee schedule, as it takes into account the cumulative rate of inflation and the cost of professional staff time in maintaining a Topographical Bureau.

s9

SPECIAL MATERIALS

CITY PLANNING

NOTICE

NOTICE OF COMPLETION OF THE FINAL ENVIRONMENTAL IMPACT STATEMENT

53 West 53rd Street

Project Identification CEQR No. 09DCP004M ULURP Nos. 090431ZSM, 090432ZSM SEQRA Classification: Type I
Lead Agency City Planning Commission 22 Reade Street New York, NY 10007

Contact Person Robert Dobruskin, AICP, Director (212) 720-3423

Environmental Assessment and Review Division New York City Department of City Planning

Pursuant to City Environmental Quality Review (CEQR), Mayoral Executive Order No. 91 of 1977, CEQR Rules of Procedure of 1991 and the regulations of Article 8 of the State Environmental Conservation Law, State Environmental Quality Review Act (SEQRA) as found in 6 NYCRR Part 617, a Final Environmental Impact Statement (FEIS) has been prepared for the action described below. Copies of the FEIS are available for public inspection at the office of the undersigned. The proposal involves actions by the City Planning Commission and Council of the City of New York pursuant to Uniform Land Use Review Procedures (ULURP). A public hearing on the Draft Environmental Impact Statement (DEIS) was held on July 22, 2009. Written comments on the DEIS were requested and were received by the Lead Agency until August 3, 2009. This FEIS incorporates responses to the public comments received on the DEIS and additional analysis conducted subsequent to the completion of the DEIS.

The applicant, W2005/Hines West Fifty-Third Realty, LLC, is proposing multiple actions in connection with a proposed mixed-use development at 53 West 53rd Street in Manhattan, New York. The actions involve the following approvals from the NYC City Planning Commission: a special permit pursuant to Zoning Resolution (ZR) Sections 74-79 and 81-212 to allow the transfer of development rights from the University Club, a New York City and State/National Register Landmark; a special permit pursuant to ZR Section 74-711 and 81-277 to allow, in connection with the use of excess development rights from St. Thomas Church. These actions would facilitate the construction of a 1,250 foot tall mixed-use building of 786,562 gross square feet that would contain 718,465 gsf of space that would be divided between hotel and residential use and approximately 68,097 gsf of museum-related space. The hotel use would occupy between 100,000 and 200,000 gsf of space and would include approximately 7,000 gsf of restaurant space. The residential use would occupy between 518,465 and 618,465 gsf of space. It is anticipated that the project sponsor would construct no more than 150 residential units and 100 hotel rooms; however, for the purposes of environmental review, a reasonable worst case development scenario will be analyzed based on a total of 300 residential units and 167 hotel rooms. The build year is 2013.

The proposed project requires CPC approval of a Special Permit pursuant to Zoning Resolution (ZR) Sections 74-79 and 81-212 to allow the transfer of development rights from the University Club, a New York City and State/National Register Landmark and a Special Permit pursuant to ZR Section 74-711 and 81-277 to allow, in connection with the use of excess development rights from St. Thomas Church, the distribution of floor area without regard to zoning district boundaries and the modification of certain bulk requirements relating to height and setback requirements, pedestrian circulation space, and rear yard equivalent requirements. St. Thomas Church is a New York City Landmark that is also listed on the State and National Registers of Historic Places.

Copies of the Final Environmental Impact Statement may be obtained from the Environmental Assessment and Review Division, New York City Department of City Planning, 22 Reade Street, 4E, New York, New York 10007, Robert Dobruskin, Director (212) 720-3423; or from the Office of Environmental Coordination, 253 Broadway, 14th Floor, New York, New York 10038, Robert Kulikowski, Director (212) 788-9956; and on the New York City Department of City Planning's website at http://www.nyc.gov/html/dcp/html/env_review/53_west_53.shtml.

s9

COMPTROLLER

NOTICE

NOTICE OF ADVANCE PAYMENT OF AWARDS PURSUANT TO THE STATUTES IN SUCH cases made and provided, notice is hereby given that the Comptroller of the City of New York, will be ready to pay, at 1 Centre St., Rm. 629, New York, NY 10007 on September 17, 2009, to the person or persons legally entitled an amount as certified to the Comptroller by the Corporation Counsel on damage parcels, as follows:

Table with 3 columns: Damage Parcel No., Block, lot. Row 1: 1, 2448, 60

Acquired in the proceeding, entitled: THIRD WATER TUNNEL SHAFT 18B subject to any liens and encumbrances of record on such property. The amount advanced shall cease to bear interest on the specified date above.

William C. Thompson, Jr. Comptroller

s2-17

NOTICE OF ADVANCE PAYMENT OF AWARDS PURSUANT TO THE STATUTES IN SUCH cases made and provided, notice is hereby given that the Comptroller of the City of New York, will be ready to pay, at 1 Centre St., Rm. 629, New York, NY 10007 on September 10, 2009, to the person or persons legally entitled an amount as certified to the Comptroller by the Corporation Counsel on damage parcels, as follows:

Table with 3 columns: Damage Parcel No., Block, Lot. Row 1: 1, 1116, p/o lot 30

Acquired in the proceeding, entitled: RICHMOND TERRACE BETWEEN JOHN STREET AND NICHOLAS AVENUE subject to any liens and encumbrances of record on such property. The amount advanced shall cease to bear interest on the specified date above.

William C. Thompson, Jr. Comptroller

a25-s10

HOUSING PRESERVATION & DEVELOPMENT

NOTICE

OFFICE OF PRESERVATION SERVICES CERTIFICATION OF NO HARASSMENT UNIT

REQUEST FOR COMMENT ON APPLICATION FOR CERTIFICATION OF NO HARASSMENT PURSUANT

TO LOCAL LAW 19 OF 1983

DATE OF NOTICE: September 9, 2009

TO: OCCUPANTS, FORMER OCCUPANTS AND OTHER INTERESTED PARTIES OF

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

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

non-single room occupancy use.

Comments as to whether harassment has occurred at the premises should be submitted to the Anti-Harassment Unit, 100 Gold Street, 3rd Floor, New York, NY 10038, by letter postmarked not later than 30 days from the date of this notice or by an in-person statement made within the same period. To schedule an appointment for an in-person statement please call (212) 863-8272.

59-17

SCHOOL CONSTRUCTION AUTHORITY

NOTICE

NOTICE OF FILING

Pursuant to §1731 of the New York City School Construction Authority Act, notice has been filed for the proposed site selection of Block 1073, Lot 1 (portion), located in the Borough of the Manhattan, for the development of a new,

approximately 630-seat replacement facility for P.S. 51 in Community School District No. 2.

The proposed site is located on the north side of West 44th Street between Tenth and Eleventh avenues on the West Side of Manhattan. The project site is an approximately 31,266 square foot (0.73 acres) portion of an approximately 135,805-square-foot (3.12-acre) parcel of land (Lot 1) that is currently owned by the City of New York. The site is currently occupied by the playground of the existing P.S. 51 building, a parking lot, a single-story vacant building, and the southern portion of a single-story building containing stables. Site plans and a summary thereof for the proposed action are available at:

New York City School Construction Authority
30-30 Thomson Avenue
Long Island City, New York 11101

Attention: Ross J. Holden

Comments on the proposed actions are to be sent to the New York City School Construction Authority at the above address and will be accepted until October 24, 2009.

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CHANGES IN PERSONNEL

DEPT OF PARKS & RECREATION
FOR PERIOD ENDING 07/24/09

Table with columns: NAME, TITLE, SALARY, ACTION, PROV, EFF DATE. Lists personnel changes for the Department of Parks & Recreation, including names like ITALIANO, JAIPAL, JAMES, etc.

Table with columns: NAME, TITLE, SALARY, ACTION, PROV, EFF DATE. Lists personnel changes for the School Construction Authority, including names like MILLER, MILNE, MINGO, etc.

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

DEPT. OF DESIGN & CONSTRUCTION FOR PERIOD ENDING 07/24/09

Table with columns: NAME, TITLE, SALARY, ACTION, PROV, EFF DATE. Lists employees for the Dept. of Design & Construction.

DEPT OF INFO TECHNOLOGY & TELE FOR PERIOD ENDING 07/24/09

Table with columns: NAME, TITLE, SALARY, ACTION, PROV, EFF DATE. Lists employees for the Dept. of Info Technology & Tele.

CONSUMER AFFAIRS FOR PERIOD ENDING 07/24/09

Table with columns: NAME, TITLE, SALARY, ACTION, PROV, EFF DATE. Lists employees for Consumer Affairs.

DEPT OF CITYWIDE ADMIN SVCS FOR PERIOD ENDING 07/24/09

Table with columns: NAME, TITLE, SALARY, ACTION, PROV, EFF DATE. Lists employees for the Dept. of Citywide Admin Svcs.

Table with columns: NAME, TITLE, SALARY, ACTION, PROV, EFF DATE. Lists employees including Thomas, Vazquez, and Warner.

DISTRICT ATTORNEY-MANHATTAN FOR PERIOD ENDING 07/24/09

Table with columns: NAME, TITLE, SALARY, ACTION, PROV, EFF DATE. Lists employees for the District Attorney-Manhattan.

BRONX DISTRICT ATTORNEY FOR PERIOD ENDING 07/24/09

Table with columns: NAME, TITLE, SALARY, ACTION, PROV, EFF DATE. Lists employees for the Bronx District Attorney.

DISTRICT ATTORNEY KINGS COUNTY FOR PERIOD ENDING 07/24/09

Table with columns: NAME, TITLE, SALARY, ACTION, PROV, EFF DATE. Lists employees for the District Attorney Kings County.

DISTRICT ATTORNEY QNS COUNTY FOR PERIOD ENDING 07/24/09

Table with columns: NAME, TITLE, SALARY, ACTION, PROV, EFF DATE. Lists employees for the District Attorney QNS County.

DISTRICT ATTORNEY-SPECIAL NARC FOR PERIOD ENDING 07/24/09

Table with columns: NAME, TITLE, SALARY, ACTION, PROV, EFF DATE. Lists employees for the District Attorney-Special Narc.

OFFICE OF THE MAYOR FOR PERIOD ENDING 08/07/09

Table with columns: NAME, TITLE, SALARY, ACTION, PROV, EFF DATE. Lists employees for the Office of the Mayor.

BOARD OF ELECTION FOR PERIOD ENDING 08/07/09

Table with columns: NAME, TITLE, SALARY, ACTION, PROV, EFF DATE. Lists employees for the Board of Election.

NYC EMPLOYEES RETIREMENT SYS FOR PERIOD ENDING 08/07/09

Table with columns: NAME, TITLE, SALARY, ACTION, PROV, EFF DATE. Lists employees for the NYC Employees Retirement Sys.

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/9New contractor needed for changed/additional work
- NA/10Change in scope, essential to solicit one or limited number of contractors
- NA/11Immediate successor contractor required due to termination/default
For Legal services only:
- NA/12Specialized legal devices needed; CP not advantageous
- WA **Solicitation Based on Waiver/Summary of Circumstances** (Client Services/BSB or CP only)
- WA1Prevent loss of sudden outside funding
- WA2Existing contractor unavailable/immediate need
- WA3Unsuccessful efforts to contract/need continues
- IG **Intergovernmental Purchasing** (award only)
- IG/FFederal
- IG/SState
- IG/OOther
- EM **Emergency Procurement** (award only) An unforeseen danger to:
- EM/ALife
- EM/BSafety
- EM/CProperty
- EM/DA 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/aanti-apartheid preference
- OLB/blocal vendor preference
- OLB/crecycled preference
- OLB/dother: (specify)

HOW TO READ CR PROCUREMENT NOTICES

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

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

SAMPLE NOTICE:

POLICE

DEPARTMENT OF YOUTH SERVICES

■ SOLICITATIONS

Services (Other Than Human Services)

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

Use the following address unless otherwise specified in notice, to secure, examine or submit bid/proposal documents, vendor pre-qualification and other forms; specifications/blueprints; other information; and for opening and reading of bids at date and time specified above.
NYPD, Contract Administration Unit, 51 Chambers Street, Room 310, New York, NY 10007. Manuel Cruz (646) 610-5225.

☛ m27-30

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

NUMBERED NOTES

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