



THE CITY RECORD

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THE CITY RECORD

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PUBLIC HEARINGS AND MEETINGS

See Also: Procurement; Agency Rules

CITY COUNCIL

PUBLIC HEARINGS

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

The Subcommittee on Zoning and Franchises will hold a public hearing on the following matters in the Council Committee Room, City Hall, New York City, New York 10007, commencing at 9:30 A.M. on Monday, November 23, 2009:

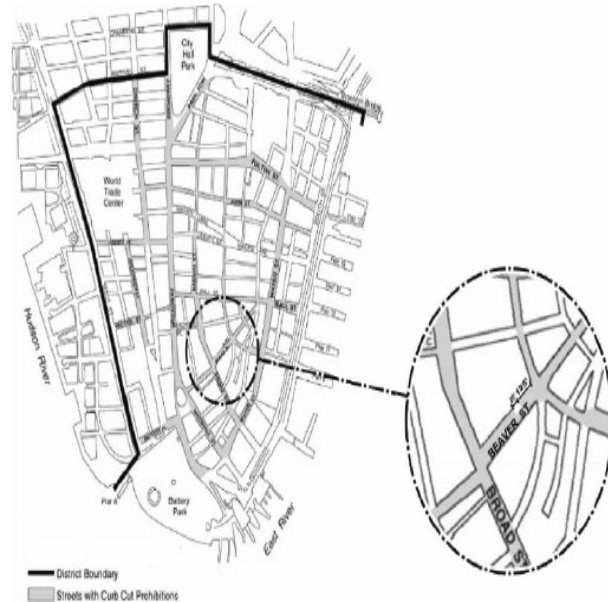
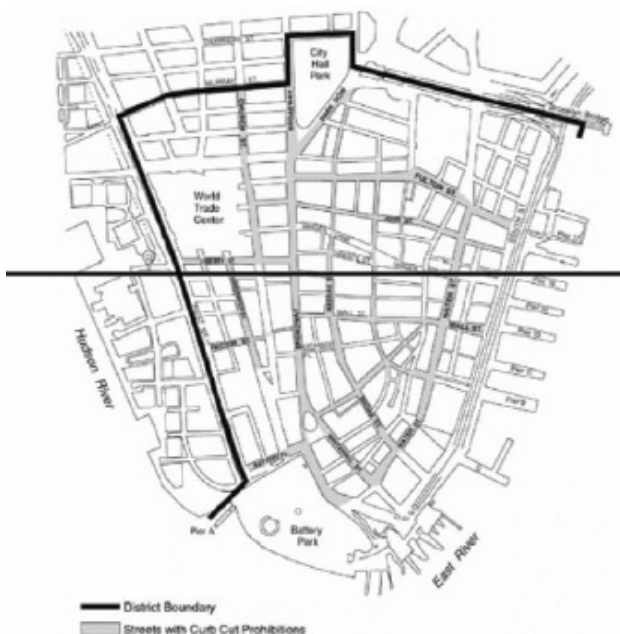
15 WILLIAM STREET GARAGE
MANHATTAN CB - 1 N 090293 ZRM
Application submitted by SDS 15 William Street, LLC, pursuant to Section 201 of the New York City Charter, for an amendment to the Zoning Resolution of the City of New York, concerning the Special Lower Manhattan District (Article IX, Chapter 1), Appendix A, Map 5, relating to curb cut prohibitions in Community District 1, Borough of Manhattan.

Matter in underline is new, to be added;
Matter in ~~strikeout~~ is old, to be deleted;
*** indicates where unchanged text appears in the Zoning Resolution

8/27/98

APPENDIX A

Lower Manhattan District Plan Maps
Map 5.Curb Cut Prohibitions



MANHATTAN CB - 4 CAFETERIA 20095499 TCM
Application pursuant to Section 20-226 of the Administrative Code of the City of New York, concerning the petition of 119 7th Avenue Cafeteria, LLC, d/b/a Cafeteria, for a revocable consent to continue to maintain and operate an unenclosed sidewalk café at 119 Seventh Avenue.

MANHATTAN CB - 2 PRIMITIVO OSTERIA 20105191 TCM
Application pursuant to Section 20-226 of the Administrative Code of the City of New York, concerning the petition of Caswell/Pearson Enterprises, Ltd, d/b/a Primitivo Osteria, for a revocable consent to continue to maintain and operate an unenclosed sidewalk café at 202 West 14th Street.

The Subcommittee on Landmarks, Public Siting and Maritime Uses will hold a public hearing on the following matters in the Council Committee Room, City Hall, New York City, New York 10007, commencing at 11:00 A.M. on Monday, November 23, 2009:

RIDGEWOOD NORTH HISTORIC DISTRICT
QUEENS CB - 5 20105074 HKQ (N 100104 HKQ)
Designation (List No. 417/LP-2319) by the Landmarks Preservation Commission pursuant to Section 3020 of the New York City Charter of the landmark designation of Ridgewood North Historic District. The District boundaries are: bounded by a line beginning at the northwest corner of Fairview Avenue and Woodbine Street, extending northeasterly along the western curblin of Woodbine Street to the western curblin of Forest Avenue, northerly along the western curblines of Forest Avenue to the eastern curblin of Gates Avenue, southwesterly along the eastern curblin of Gates Avenue to the southern curblin of Grandview Avenue, northwesterly across Gates Avenue and along the southern curblin of Grandview Avenue to the eastern curblin of Linden Street, southwesterly along the eastern curblin of Linden Street to a point extending northwesterly from the southern (rear) property line of 652 Grandview Avenue, southeasterly along said line and the southern (rear) property lines of 652, 654, 656 and 658 Grandview Avenue to the western (rear) property line of 2055 Gates Avenue, southwesterly along said line and the western (rear) property lines of 2053 to 2027 Gates Avenue to the northern curblin of Fairview Avenue, and southeasterly along the northern

curblines of Fairview Avenue to the point of beginning, as an historic district.

411 WESTERVELT AVENUE
STATEN ISLAND CB - 1 20105075 HKR (N 100105 HKR)
Designation (List No. 417/LP-2377) by the Landmarks Preservation Commission pursuant to Section 3020 of the New York City Charter of the landmark designation of 411 Westervelt Avenue (Block 25, Lot 5), as an historic landmark.

413 WESTERVELT AVENUE
STATEN ISLAND CB - 1 20105076 HKR (N 100106 HKR)
Designation (List No. 417/LP-2378) by the Landmarks Preservation Commission pursuant to Section 3020 of the New York City Charter of the landmark designation of 413 Westervelt Avenue (Block 25, Lot 4), as an historic landmark.

417 WESTERVELT AVENUE
STATEN ISLAND CB - 1 20105077 HKR (N 100109 HKR)
Designation (List No. 417/LP-2382) by the Landmarks Preservation Commission pursuant to Section 3020 of the New York City Charter of the landmark designation of 417 Westervelt Avenue (Block 25, Lot 1), as an historic landmark.

415 WESTERVELT AVENUE
STATEN ISLAND CB - 1 20105078 HKR (N 100107 HKR)
Designation (List No. 417/LP-2381) by the Landmarks Preservation Commission pursuant to Section 3020 of the New York City Charter of the landmark designation of 415 Westervelt Avenue (Block 25, Lot 3), as an historic landmark.

The Subcommittee on Planning, Dispositions and Concessions will hold a public hearing on the following matters in the Council Committee Room, City Hall, New York City, New York 10007, commencing at 1:00 P.M. on Monday, November 23, 2009:

ALLEN AFFORDABLE HDFC
QUEENS CB - 12 20105209 HAQ
Application submitted by the New York City Department of Housing Preservation and Development for Council approval, pursuant to Section 577 of the Private Housing Finance Law, for a modification to a previously approved Urban Development Action Area Project and related tax exemption located at 89-06 138th Street/107-05 Sutphin Boulevard and 107-08 150th Street, Borough of Queens, Council Districts no. 24 and 28.
n17-23

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, December 2, 2009, commencing at 10:00 A.M.

BOROUGH OF THE BRONX

No. 1 151 EAST TREMONT AVENUE

CD 5 N 100116 HAX
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 151 East Tremont Avenue (Block 2808, Lot 4) as an Urban Development Action Area; and
 - b. an Urban Development Action Area Project for such an area;

to facilitate development of the site.

BOROUGH OF MANNATTAN

No. 2 161 WEST 78TH STREET

CD 7 C 100012 ZSM
IN THE MATTER OF an application submitted by 161 West 78th Street LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-711 of the Zoning Resolution to modify the height regulations of Section 23-692 (Height limitations for narrow buildings or enlargements) to facilitate the construction of a 1-story rooftop addition of an existing five-story building on property located at 161 West 78th

Street (Block 1150, Lot 7), in an R8B District, within the Upper West Side/ Central Park West Historic District.

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

**Nos. 3, 4, 5, 6 & 7
WEST 44TH STREET/11TH AVENUE
No. 3**

CD 4 C 100051 ZMM
IN THE MATTER OF an application submitted by the New York City 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. 8c:

- changing from an M1-5 District to an R8 District property bounded by West 45th Street, the easterly boundary line of a Railroad Right-Of-Way, West 44th Street, and a line 450 feet westerly of Tenth Avenue;
- changing from an M1-5 District to an R10 District property bounded by West 45th Street, a line 450 feet westerly of Tenth Avenue, West 44th Street, and Eleventh Avenue;
- establishing within the proposed R8 District a C2-5 District bounded by West 45th Street, the easterly boundary line of a Railroad Right-Of-Way, West 44th Street, and a line 450 feet westerly of Tenth Avenue; and
- establishing within the proposed R10 District a C2-5 District bounded by West 45th Street, a line 450 feet westerly of Tenth Avenue, West 44th Street, and Eleventh Avenue;

as shown a diagram (for illustrative purposes only) dated August 17, 2009.

No. 4

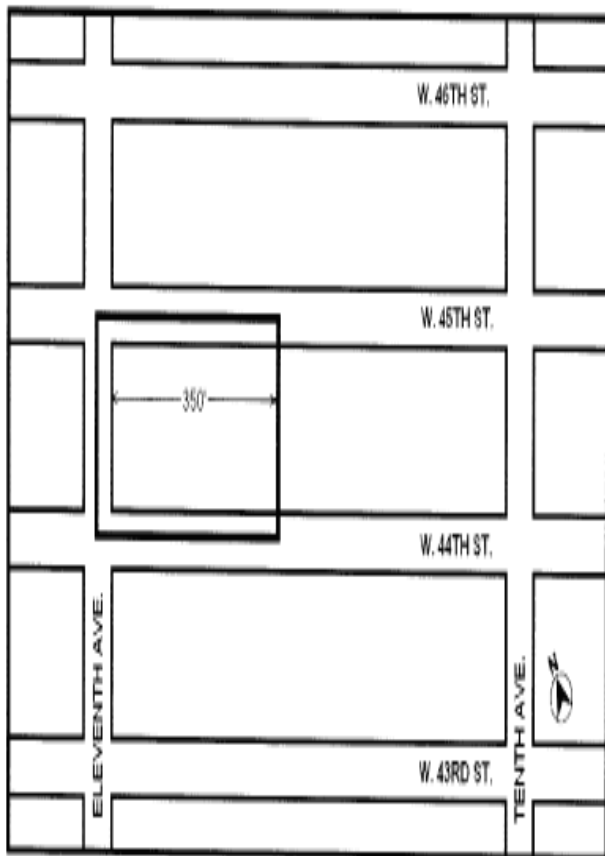
CD 4 N 100052 ZRM
IN THE MATTER OF an application submitted by New York City Department of Housing Preservation and Development pursuant to Section 201 of the New York City Charter for an amendment of the Zoning Resolution of the City of New York, relating to Article IX, Chapter 6 (Special Clinton District),

Matter in underline is new, to be added;
Matter in ~~strike out~~ is old, to be deleted;
Matter within # # is defined in Section 12-10 (DEFINITIONS)

*** indicates where unchanged text appears in the Resolution

* * *

**96-82
R10 Inclusionary Housing Designated Area**
The R10 district in the area shown on the map in this Section shall be an #Inclusionary Housing designated area# pursuant to Section 12-10 (Definitions) for the purpose of making the Inclusionary Housing Program regulations of Section 23-90, inclusive, applicable as modified within the Special District. The provisions of paragraph (a) of Section 23-954 (Additional requirements for compensated developments) shall not apply.



No. 5

CD 4 C 100053 ZSM
IN THE MATTER OF an application submitted by the New York City Department of Housing Preservation and Development pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-681(a)(1) of the Zoning Resolution to allow that portion of the railroad or transit right-of-way which will be completely covered over by a permanent platform to be included in the lot area in connection with a proposed mixed-use development on property located at 592-608 Eleventh Avenue a.k.a. 507-533 West 44th Street a.k.a. 508-558 West 45th Street (Block 1073, Lot 1), within a General Large Scale Development, in R8/C2-5 and R10/C2-5 Districts*, within the Special Clinton District (Excluded Area).

* Note: The site is proposed to be rezoned from an M1-5 District to R8/C2-5 and R10/C2-5 Districts under a related application C 100051 ZMM.

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

No. 6

CD 4 C 100054 ZSM
IN THE MATTER OF an application submitted by the New York City Department of Housing Preservation and Development pursuant to Sections 197-c and 201 of the New

York City Charter for the grant of a special permit pursuant to the following Sections of the Zoning Resolution:

- Section 74-743(a)(1) to allow the distribution of open space without regard for zoning district boundaries; and
- Section 74-743(a)(2) to modify the rear yard regulations of Sections 23-532 (Required rear yard equivalents) and 33-283 (Required rear yard equivalents), to modify the height and setback regulations of Sections 23-632 (Front setbacks in districts where front yards are not required), 33-43 (Maximum Height of Walls and Required Setbacks), 35-62 (Maximum Height of Wall in Initial Setback Distance) and 23-663 (Street wall location and height and setback regulations in certain districts), and to modify the minimum required distance between two or more buildings regulations of Section 23-711 (Standard minimum distance between buildings);

to facilitate a proposed mixed-use development on property located at 592-608 Eleventh Avenue a.k.a. 507-533 West 44th Street a.k.a. 508-558 West 45th Street (Block 1073, Lot 1), within a General Large Scale Development, in R8/C2-5 and R10/C2-5 Districts*, within the Special Clinton District (Excluded Area).

* Note: The site is proposed to be rezoned from an M1-5 District to R8/C2-5 and R10/C2-5 Districts under a related application C 100051 ZMM.

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

No. 7

CD 4 C 100055 HAM
IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development (HPD):

- pursuant to Article 16 of the General Municipal Law of New York State for:
 - the designation of property located at 592-608 11th Avenue, 507-553 West 44th Street and 508-558 West 45th Street (Block 1073, p/o Lot 1); as an Urban Development Action Area; and
 - an Urban Development Action Area Project for such area; and
- pursuant to Section 197-c of the New York City Charter for the disposition of a portion of Lot 1, Block 1073, to a developer to be selected by HPD;

to facilitate the development of mixed-use buildings of varying heights, tentatively known as West 44th Street and 11th Avenue.

NOTICE

On Wednesday, December 2, 2009, at 10:00 A.M., in Spector Hall, at the Department of City Planning, 22 Reade Street, in lower Manhattan, a public hearing is being held by the 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 and the Zoning Resolution, special permits and for the designation of an Urban Development Action Area, project approval and disposition of city owned property related to West 44th Street/11th Avenue.

This hearing is being held pursuant to the State Environmental Quality Review Act (SEQRA) and City Environmental Quality Review (CEQR), CEQR No. 09HPD022M.

No. 8

LAMARTINE PLACE HISTORIC DISTRICT

CD 4 N 100130 HKM
IN THE MATTER OF a communication dated October 15, 2009 from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of Lamartine Place Historic District, designated by the Landmarks Preservation Commission on October 13, 2009 (List No. 419, LP No. 2324). The District boundaries are: bounded by a line beginning at the southeast corner of the lot of No. 333 West 29th Street, extending northerly along the eastern side of the lot to the northern property line of No. 333 West 29th Street, then extending westerly along the northern property lines of No. 333 to No. 355 West 29th Street, then extending southerly along the western property line of No. 355 West 29th Street, to the southern curb line of West 29th Street, then easterly along the southern curb line in front of Nos. 355 to No. 333 West 29th Street, to a point in said curb line formed by a line extending southerly from the eastern property line of no. 333 West 29th Street, then northerly across the sidewalk, to the point of beginning.

(On November 18, 2009 the Commission duly advertised December 2, 2009 for a public hearing.)

BOROUGH OF STATEN ISLAND

No. 9

RICHMOND CREEK/BLUEBELT

CD 2 C 100071 PCR
IN THE MATTER OF an application submitted by the Department of Environmental Protection and the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter for the site selection and acquisition of properties generally bounded by Nugent Street, Aultman and Lighthouse avenues, and St. George Road (Block 2260, p/o lot 71; Block 2274, Lots 6, 8, 13, 24, 27, 30, 32, 34, 36, 38), and the bed of St. Andrew's Road from Ascot Avenue to Call Street, for the storage and conveyance of storm water.

No. 10

AMBOY BANK TEXT AMENDMENT

CD 3 N 090176 ZRR
IN THE MATTER OF an application submitted by Brookside Amboy, 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 the Special South Richmond Development District (Article X, Chapter 7), Appendix A, relating to modification of the arterial setback requirement in Community District 3, Borough of Staten Island.



No. 11

SANDY GROUND

CD 3 C 090042 ZMR
IN THE MATTER OF an application submitted by Andrew J. Lanza, the Civic Association of the Sandy Ground Area, and Pleasant Plains, Prince's Bay, Richmond Valley Civic Association pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 32c, 32d, 33a and 33b, changing from an R3-2 District to an R3-1 District property bounded by:

- West Shore Expressway, a line 365 feet northeasterly of Winant Avenue and its northwesterly prolongation, Correll Avenue, Rossville Avenue, a line 300 feet northwesterly of Mason Boulevard, Bombay Street, Shiel Avenue, Bloomingdale Road, Candon Avenue, a line 450 feet northeasterly of Bloomingdale Road, Correll Avenue, Winant Avenue, Lucille Avenue, Bloomingdale Road, Candon Avenue, a line 330 feet southwesterly of Bloomingdale Road, the southwesterly centerline prolongation of Shiel Avenue, Bloomingdale Road, a line 500 feet southerly of Anthony Street, Maguire Avenue, Stafford Avenue, Lenevar Avenue, Ramona Avenue, Minturn Avenue, Rathbun Avenue, Maguire Avenue, Ramona Avenue, Bloomingdale Road, and Sharrotts Road and its easterly centerline prolongation; and
- Rossville Avenue, a line 100 feet southeasterly of Barrow Place, Alverson Avenue, and Correll Avenue;

as shown on a diagram (for illustrative purposes only) dated September 21, 2009.

BOROUGH OF BROOKLYN

No. 12

OCEAN ON THE PARK HISTORIC DISTRICT

CD 3 N 090329 HKK
IN THE MATTER OF a communication dated November 4th, 2009, from the Executive Director of the Landmarks Preservation Commission regarding the Ocean on the Park Historic District, designated by the Landmarks Preservation Commission on October 27th, 2009, (Designation List 421/LP-2334). The district boundaries are:

property bounded by a line beginning at a point on the eastern curbline of Ocean Avenue on a line extending westerly from the southern property line of 211 Ocean Avenue, easterly along said line and the southern property line of 211 Ocean Avenue, northerly along the eastern property lines of Nos. 211 through 189 Ocean Avenue, westerly along the northern property line of 189 Ocean Avenue to the eastern curbline of Ocean Avenue, and southerly along the eastern curbline of Ocean Avenue, to the point of beginning.

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

n18-d2

COMMUNITY BOARDS

PUBLIC HEARINGS

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

BOROUGH OF BROOKLYN

COMMUNITY BOARD NO. 1 - Tuesday, November 24, 2009 at 6:30 P.M., Capital One Bank, 807 Manhattan Avenue (entrance on Calyer St.), Brooklyn, NY

#C 080339ZMK

IN THE MATTER OF an application submitted by Rose Plaza on the River, LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the zoning map, changing from an M3-1 district to an R7-3 district property.

#C 080340ZSK

IN THE MATTER OF an application submitted by Rose Plaza on the River, LLC pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit, to modify the requirements of former Section 62-34 (Height and Setback Regulations on Waterfront Blocks), to facilitate the construction of a mixed-use development on property located at 470-490 Kent Avenue.

n18-24

provide Construction Services for the Construction of the Central Park Zoo Garage & extension for use as a Stable located near the East Drive at East 63rd Street in Central Park, Borough of Manhattan. The contract amount shall be \$200,000.00. The contract term shall be 270 Consecutive Calendar Days from the date of written notice to proceed. PIN#: 8462009M010C01.

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

A draft copy of the proposed contract is available for public inspection at the Department of Parks and Recreation, Consultant Procurement Unit, Room 61, Olmsted Center, Flushing Meadows-Corona Park, Queens, New York 11368, from November 20, 2009 to December 3, 2009, excluding Saturdays, Sundays and Holidays, from 9:00 A.M. to 4:00 P.M.

Anyone who wishes to speak at this public hearing should request to do so in writing. The written request must be received by the Agency within 5 business days after publication of this notice. Written requests should be sent to Grace Fields-Mitchell, Supervisor for Consultant Contracts, Department of Parks & Recreation, Olmsted Center, Room 61, Flushing Meadows-Corona Park, Flushing, New York 11368. (Grace.fields-mitchell@parks.nyc.gov.) If The Department of Parks & Recreation receives no written requests to speak within the prescribed time, Parks & Recreation reserves the right not to conduct the public hearing.

TRANSPORTATION

PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a Contract Public Hearing will be held on Thursday, December 3, 2009, in Spector Hall, 22 Reade Street, Main Floor, Borough of Manhattan, commencing at 10:00 A.M. on the following:

IN THE MATTER of a proposed contract between the Department of Transportation of the City of New York and MT Group, LLC., 145 Sherwood Avenue, Farmingdale, NY 11735, for the provision of Quality Assurance Services for Material Testing and Sampling in the United States and Canada, Contract No. HBCD006. The contract amount shall be \$9,010,402.72. The contract term shall be 1,095 Consecutive Calendar Days from Date of Written Notice to Proceed with one option to renew for an additional one (1) year at the sole discretion of the Department, under the exception for wage increases (to compensate for any escalation). PIN#: 84109MBSBR373.

The proposed consultant has been selected by means of the Competitive Sealed Proposal Method, pursuant to Section 3-03 of the Procurement Policy Board Rules.

A draft copy of the proposed contract is available for public inspection at the Department of Transportation, Office of the Agency Chief Contracting Officer, 55 Water Street, Room 825, New York, NY 10041, from November 20, 2009 to December 3, 2009, excluding Saturdays, Sundays and Legal Holidays, from 9:00 A.M. to 5:00 P.M.

CITY PLANNING

NOTICE

CONDITIONAL NEGATIVE DECLARATION

118-02 Queens Boulevard Rezoning

Project Identification: CEQR No. 06DCP083Q, ULURP No. 060550 ZMQ, SEQRA Classification: Unlisted. 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.

Name, Description and Location of Proposal

The applicant, Kew Point Associates LLC, is proposing a zoning map amendment on an entire block (Block 3347) from C4-2, C4-4, and R6 zoning districts to a C4-4D zoning district. The subject block is located in the Forest Hills neighborhood in Queens Community District 6 at the intersection of Queens Boulevard and Union Turnpike. The proposed rezoning area is bounded by Queens Boulevard, Union Turnpike, 78th Avenue, and Kew Forest Lane. The block consists of eight tax lots (Lots 24, 34, 35, 36, 37, 38, 54 and 7501).

The proposed action would facilitate development of two sites within the rezoning area. The first, owned by the applicant, located at 118-02 Queens Boulevard (Block 3347, Lot 24) would be rezoned from R6 and C4-2 districts to a C4-4D district. The subject site is currently developed with a one-story commercial building. The applicant intends to redevelop the site as a 12-story mixed-use building (101,795 gross square feet (sf) or 5.99 FAR) with approximately 89,420 sf of residential floor area (65 residential units); 12,370 sf of ground floor retail space; and, a two-level 9,300 sf 46-space accessory garage accessed by a ramp from 78th Avenue. To ensure a conservative analysis, the environmental review considers a development on the same site with 6.02 FAR (versus 5.99 FAR) and smaller dwelling units, resulting in 81 residential units (versus 65 units).

In addition, the proposed action could facilitate development on a second site, not owned by the applicant, located at 78-11 Kew Forest Lane (Block 3347, Lot 54) that would be rezoned from R6 and C4-4 districts to a C4-4D district. This site is currently developed with a four-story residential building with approximately 43,635 sf of built floor area. Under the proposed C4-4D zoning, the site could be redeveloped with a 12-story residential building with approximately 111,370 sf of residential floor area (110 residential units).

In summary, the two development sites could be redeveloped with a total of 191 residential units (or a net increase of 147 units), 12,370 sf of ground floor retail space, and an accessory garage with 46 parking spaces. The analysis year for the proposed actions is 2019.

The rezoning area is currently split between three zoning districts: C4-2, C4-4 and R6. C4-2 districts permit residential development at a floor area ratio (FAR) of 2.43 or, if developed under the Quality Housing Program, a residential FAR of 3.0 could be utilized. Community facility developments in C4-2 districts are allowed a maximum FAR of 4.8, and commercial developments are allowed a maximum FAR of 3.4. R6 districts allow the same residential and community facility maximums as C4-2 districts, however commercial uses are not allowed. C4-4 districts allow a maximum residential FAR of 3.44, a maximum commercial FAR of 3.4, and a maximum FAR of 6.5 for community facilities.

The proposed action would rezone the block to a single zoning district of C4-4D. This would allow for a maximum residential FAR of 6.02, a maximum commercial FAR of 3.4, and a maximum community facility FAR of 6.5. Under the proposed zoning, regulations governing maximum commercial FAR would remain the same, but would result in an increase in community facility maximums on properties currently zoned C4-2 and R6. The permitted density for residential development would increase on the entire block from 2.43 (or 3.0 under Quality Housing) and 3.44 to 6.02. The C4-4D district allows a maximum building height of 120 feet and requires setbacks of between 60 and 85 feet.

As noted above, the proposed rezoning area is located at the intersection of Queens Boulevard and Union Turnpike, two major thoroughfares characterized by a mix of commercial, community facility and residential uses with a range of low to high rise buildings. The applicant's property (Lot 24) is a corner lot of approximately 15,000 square feet with frontages along Queens Boulevard and 78th Avenue. It is presently zoned C4-2 and R6, and developed with a one-story commercial building. Remaining properties on the block consist of a four-story residential building fronting along Kew Forest Lane (Lot 54, presently zoned R6 and C4-4), an 11-story mixed use building fronting along Union Turnpike known as Boulevard Condominium Towers (zoned C4-4), and several two- and three-story mixed use buildings fronting along Queens Boulevard adjacent to the applicant's property (Lots 34, 35, 36, 37, and 38, zoned C4-2 and C4-4).

Nearby properties northeast of the rezoning area, across Queens Boulevard, are zoned C4-2 and R6, and developed with two office buildings with heights of six and sixteen stories and a six-story residential building. A 12-story office building is located southwest of the rezoning area across Union Turnpike in a C4-4 district. Properties south and west are zoned R6 and R2, and developed with low rise residential and community facility uses. Properties immediately northwest of the site in a C4-2 district along Queens Boulevard consist of one- and two-story commercial and mixed use buildings.

Under the proposed zoning, regulations governing maximum commercial FAR would remain the same, but would result in an increase in the maximum residential FAR across the full rezoning area and increase community facility maximums on properties currently zoned C4-2 and R6. The proposed action would facilitate the proposed mixed-used residential and commercial building on the applicant's property, allows the applicant to apply commercial uses to the entire site, and provide for future residential development elsewhere on the block at higher densities that are consistent with the existing built context along Queens Boulevard.

To avoid any potential significant adverse impacts, an (E) designation (E-242) would be mapped as part of the proposed rezoning. The applicant's site (Block 3347, Lot 24) would receive an (E) designation for air quality and noise. The non-applicant site (Block 3347, Lot 54) would receive an (E)

SPECIAL MATERIALS

CITYWIDE ADMINISTRATIVE SERVICES

DIVISION OF MUNICIPAL SUPPLY SERVICES

NOTICE

OFFICIAL FUEL PRICE SCHEDULE NO. 6365 FUEL OIL AND KEROSENE

Table with 6 columns: CONTRACT NO., ITEM NO., FUEL/OIL TYPE, VENDOR, CHANGE, PRICE EFF. 11/16/2009. Lists various fuel contracts and prices for vendors like SPRAGUE ENERGY CORP and METRO FUEL OIL CORP.

OFFICIAL FUEL PRICE SCHEDULE NO. 6366 FUEL OIL, PRIME AND START

Table with 6 columns: CONTRACT NO., ITEM NO., FUEL/OIL TYPE, VENDOR, CHANGE, PRICE EFF. 11/16/2009. Lists fuel contracts and prices for vendors like PACIFIC ENERGY and EAST COAST PETROLEUM.

OFFICIAL FUEL PRICE SCHEDULE NO. 6367 FUEL OIL AND REPAIRS

Table with 6 columns: CONTRACT NO., ITEM NO., FUEL/OIL TYPE, VENDOR, CHANGE, PRICE EFF. 11/16/2009. Lists fuel contracts and prices for vendors like SJ FUEL CO. INC. and NU WAY FUEL OIL.

OFFICIAL FUEL PRICE SCHEDULE NO. 6368 GASOLINE

Table with 6 columns: CONTRACT NO., ITEM NO., FUEL/OIL TYPE, VENDOR, CHANGE, PRICE EFF. 11/16/2009. Lists gasoline contracts and prices for vendors like SPRAGUE ENERGY CORP and METRO TERMINALS.

designation for hazardous materials and air quality.

Statement of No Significant Effect:

The Environmental Assessment and Review Division of the Department of City Planning, on behalf of the City Planning Commission, has completed its technical review of the Environmental Assessment Statement, dated November 12, 2009, prepared in connection with the ULURP Application (No. 060550 ZMQ).

- 1. The applicant agrees via a restrictive declaration to submit a hazardous materials sampling protocol prepared by a qualified consultant and including a health and safety plan to the New York City Department of Environmental Protection (DEP) for their approval and sequentially conduct a Phase II Environmental Site Assessment (Phase II) in accordance with the approved sampling protocol.

The applicant further agrees to perform any necessary remediation of the subject property if hazardous materials are found as the result of the Phase II. The applicant would prepare a Remedial Action Plan, including a sampling protocol and a health and safety plan, for DEP for approval. Remediation measures would be undertaken pursuant to the approved remediation plan.

The restrictive declaration also restricts the applicant from submitting any permit applications to the New York City Department of Buildings (DOB) that would allow for soil disturbance on the subject property until such time that DEP provides the necessary written notice to DOB.

Supporting Statement:

The above determination is based on an environmental assessment which finds that:

- 1. A Phase I Environmental Site Assessment (Phase I) was prepared in January 2006 for the proposed rezoning area. The Phase I was reviewed by DEP's Bureau of Environmental Planning and Assessment, and pursuant to a letter dated July 25, 2006, subsurface investigation of soil and groundwater was recommended by DEP due to the potential presence of hazardous materials on the site as a result of past and present on-site land uses. As such, the applicant has entered into a restrictive declaration which requires that a hazardous materials sampling protocol and health and safety plan be submitted to DEP for their approval and sequentially conduct a Phase II Environmental Site Assessment (Phase II) in accordance with the approved sampling protocol.

Further, if warranted by the Phase II, the applicant would conduct any necessary site remediation in

accordance with a Remedial Action Plan reviewed and approved by DEP. The restrictive declaration is binding upon the property's successors and assigns. The declaration serves as a mechanism to assure the potential for hazardous material contamination that may exist in the sub-surface soils and groundwater on the project site would be properly characterized prior to any site disturbance (i.e., site grading, excavation, demolition, or building construction). The restrictive declaration was prepared in a form acceptable to the DEP and the restrictive declaration was executed on April 17, 2008. Pursuant to a letter from the DEP dated June 19, 2008, the DEP is in receipt of a signed copy of a DEP-approved restrictive declaration with proof of recording for the site.

Furthermore, as stated in the letter of July 25, 2006, DEP stipulated that the applicant would be required to conduct a building hazardous material survey of lead-based paint, PCBs, and asbestos in areas where construction, demolition, and/or renovation would occur on the subject property. Consequently, no significant adverse impacts related to hazardous materials will occur.

- 2. No other significant adverse effects on the environment which would require an Environmental Impact Statement are foreseeable.

It is fully agreed and understood that if the foregoing conditions, modification, and alterations are not fully incorporated into the proposed action, this Conditional Negative Declaration shall become null and void. In such event, the applicant shall be required to prepare a Draft Environmental Impact Statement before proceeding further with said proposal.

This Conditional Negative Declaration has been prepared in accordance with Article 8 of the Environmental Conservation Law 6NYCRR part 617.

NEGATIVE DECLARATION

Project Identification: CEQR No. 10DCP013Y, ULURP No. N100139ZRY, SEQRA Classification: Type I. Lead Agency: City Planning Commission, 22 Reade Street, New York, NY 10007, Contact: Robert Dobruskin (212) 720-3423

Name, Description and Location of Proposal:

Residential Streetscape Preservation Text Amendment: The proposal involves an application by the New York City Department of City Planning for a city-wide text amendment to clarify, revise, and introduce new regulations to preserve and enhance the streetscape character of residential neighborhoods. The proposed amendment aims to meet a number of goals with regard to front-yard planting, parking allowances and requirements, curb cuts, and open space in

residential districts. In addition, the proposal addresses the consequences of a court decision regarding the applicability of the word "development" in a curb cut regulation and its effect on residential parking and planting rules. The proposal also fills the gaps in the existing regulations by establishing curb cut rules in districts where none exist. The text amendment includes revisions primarily to the following ZR Sections: 23-451, 25-621, 23-44, 25-633, 25-631, 36-532, 28-50, 13-551, 13-553, 25-211, 35-64. The text amendment will generally apply to all residential districts in the city, in all of its 59 community districts (Manhattan 1-12; Bronx 1-12; Brooklyn 1-18; Queens 1-14; Staten Island 1-3).

The text amendment would strengthen front yard planting regulations; further restrict front yard parking in one and two-family residence districts; restore the original intent of residential parking and planting regulations as they affect existing buildings in order to be consistent with a court decision affecting the definition of the term "development"; restore curb cut prohibition for narrow lots in R4B, R5B, R6B, R7B and R8B districts; introduce new curb cut regulations for residential parking spaces in various residential, commercial and special purpose mixed-use districts citywide where none exist today; add streetscape character findings and accentuate pedestrian movement findings in authorizations for curb cut and parking spaces in Manhattan Community Districts 1 through 8 and portions of Queens Community Districts 1 and 2; clarify parking requirements for new dwelling units created within existing residential buildings in R3 and R4 districts and in pre-1961 residential buildings city-wide, and clarify rules governing the amount of open space that may be occupied by driveways and open parking spaces.

The analysis year for the proposed zoning text amendment is 2010. In the absence of the proposed amendment, existing regulations governing streetscape character would continue to apply.

Statement of No Significant Effect:

The Environmental Assessment and Review Division of the Department of City Planning, on behalf of the City Planning Commission, has completed its technical review of the Environmental Assessment Statement, dated November 13, 2009, prepared in connection with the ULURP Application (N100139ZRY). The City Planning Commission has determined that the proposed action will have no significant effect on the quality of the environment.

Supporting Statement:

The above determination is based on an environmental assessment which finds that no significant effects on the environment which would require an Environmental Impact Statement are foreseeable. This Negative Declaration has been prepared in accordance with Article 8 of the Environmental Conservation Law 6NYCRR part 617.

Should you have any questions pertaining to this Negative Declaration, you may contact Celeste Evans at (212) 720-3321.

COURT NOTICE MAP FOR FURMAN STREET (FROM AMBOY ROAD TO A POINT APPROXIMATELY 131 FEET NORTH WESTERLY THEREFROM AND THE NORTHWESTERLY AREA OF THE INTERSECTION OF AMBOY ROAD AND FURMAN STREET),

Map and technical drawing showing Furman Street, Amboy Road, and surrounding blocks (6245, 6429). Includes tables for assessed valuations, explanatory remarks, and signatures of city officials.