



THE CITY RECORD

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TABLE OF CONTENTS

PUBLIC HEARINGS & MEETINGS

Board Meetings	185
Queens Borough President	185
City Council	185
Capital Resource Corporation	186
City University	186
City Planning Commission	187
Community Boards	193
Employees' Retirement System	193

Environmental Protection	193
Industrial Development Agency	193
Independent Budget Office	194
Landmarks Preservation Commission	194
Transportation	194
PROPERTY DISPOSITION	
Citywide Administrative Services	195
Division of Municipal Supply Services	195
Police	195

PROCUREMENT

Citywide Administrative Services	195
Division of Municipal Supply Services	195
Vendor Lists	195
Design and Construction	195
Contract Section	195
Economic Development Corporation	195
Contracts	195
Health and Hospitals Corporation	196
Homeless Services	196

Office of Contracts and Procurement	196
Procurement	196
Housing Authority	196
Housing Preservation and Development	196
Division of Maintenance	196
Juvenile Justice	196
Parks and Recreation	196
Revenue and Concessions	196
Transportation	196

THE CITY RECORD

MICHAEL R. BLOOMBERG, Mayor

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

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PUBLIC HEARINGS AND MEETINGS

See Also: Procurement; Agency Rules

BOARD MEETINGS

NOTICE OF MEETINGS

City Planning Commission

Meets in Spector Hall, 22 Reade Street, New York, New York 10007, twice monthly on Wednesday, at 10:00 A.M., unless otherwise ordered by the Commission.

City Council

Meets by Charter twice a month in Councilman's Chamber, City Hall, Manhattan, New York 10007, at 1:30 P.M.

Contract Awards Public Hearing

Meets in Spector Hall, 22 Reade Street, Main Floor, Manhattan, weekly, on Thursday, commencing 10:00 A.M., and other days, times and location as warranted.

Design Commission

Meets in City Hall, Third Floor, Manhattan, New York 10007 on the second Monday of the month, except August. For changes in the schedule, copies of monthly agendas, or additional information, please call (212) 788-3071 or visit our web site at nyc.gov/artcommission

Department of Education

Meets in the Hall of the Board for a monthly business meeting on the Third Wednesday, of each month at 6:00 P.M. The Annual Meeting is held on the first Tuesday of July at 10:00 A.M.

Board of Elections

32 Broadway, 7th floor, New York, NY 10004, on Tuesday, at 1:30 P.M. and at the call of the Commissioner

Environmental Control Board

Meets at 66 John Street, 10th floor, conference room, New York, NY 10038 at 9:15 A.M., once a month at the call of the Chairman.

Board of Health

Meets in Room 330, 125 Worth Street, Manhattan, New York 10013, at 10:00 A.M., at the call of the Chairman.

Health Insurance Board

Meets in Room 530, Municipal Building, Manhattan, New York 10007, at call of the Chairman.

Board of Higher Education

Meets at 535 East 80th Street, Manhattan, New York 10021, at 5:30 P.M., on fourth Monday in January, February, March, April, June, September, October, November and December. Annual meeting held on fourth Monday in May.

Citywide Administrative Services

Division Of Citywide Personnel Services will hold hearings as needed in Room 2203, 2 Washington Street, New York, N.Y. 10004.

Commission on Human Rights

Meets on 10th floor in the Commission's Central Office, 40 Rector Street, New York, New York 10006, on the fourth Wednesday of each month, at 8:00 A.M.

In Rem Foreclosure Release Board

Meets in Spector Hall, 22 Reade Street, Main Floor, Manhattan, Monthly on Tuesdays, commencing 10:00 A.M., and other days, times and location as warranted.

Franchise And Concession Review Committee

Meets in Spector Hall, 22 Reade Street, Main Floor, Manhattan, Monthly on Wednesdays, commencing 2:30 P.M., and other days, times and location as warranted.

Real Property Acquisition And Disposition

Meets in Spector Hall, 22 Reade Street, Main Floor, Manhattan, bi-weekly, on Wednesdays, commencing 10:00 A.M., and other days, times and location as warranted.

Landmarks Preservation Commission

Meets in the Hearing Room, Municipal Building, 9th Floor North, 1 Centre Street in Manhattan on approximately three Tuesday's each month, commencing at 9:30 A.M. unless otherwise noticed by the Commission. For current meeting dates, times and agendas, please visit our website at www.nyc.gov/landmarks.

Employees' Retirement System

Meets in the Boardroom, 22nd Floor, 335 Adams Street, Brooklyn, New York 11201, at 9:30 A.M., on the third Thursday of each month, at the call of the Chairman.

Housing Authority

Board Meetings take place every other Wednesday at 10:00 A.M. in the Board Room on the 12th Floor of 250 Broadway, New York, New York (unless otherwise noted). For Board Meeting dates and times, please visit NYCHA's Website at nyc.gov/nycha or contact the Office of the Secretary at (212) 306-6088. Copies of the Agenda are available on NYCHA's Website or can be picked up at the Office of the Secretary at 250 Broadway, 12th Floor, New York, New York, no earlier than 3:00 P.M. on the Friday before the upcoming Wednesday Board Meeting. Copies of the Minutes are also available on NYCHA's Website or can be picked up at the Office of the Secretary no earlier than 3:00 P.M. on the Thursday after the Board Meeting.

Any changes to the schedule will be posted here and on NYCHA's Website to the extent practicable at a reasonable time before the meeting. These meetings are open to the public. Pre-registration of speakers is required. Those who wish to register must do so at least forty-five (45) minutes before the scheduled Board Meeting. Comments are limited to the items on the Agenda. Speakers will be heard in the order of registration. Speaking time will be limited to three (3) minutes. The public comment period will conclude upon all speakers being heard or at the expiration of thirty (30) minutes allotted by law for public comment, whichever occurs first.

Any person requiring a reasonable accommodation in order to participate in the Board Meeting, should contact the Office of the Secretary at (212) 306-6088 no later than five (5) business days before the Board Meeting. For additional information, please visit NYCHA's Website or contact (212) 306-6088.

Parole Commission

Meets at its office, 100 Centre Street, Manhattan, New York 10013, on Thursday, at 10:30 A.M.

Board of Revision of Awards

Meets in Room 603, Municipal Building, Manhattan, New York 10007, at the call of the Chairman.

Board of Standards and Appeals

Meets at 40 Rector Street, 6th Floor, Hearing Room "E" on Tuesdays at 10:00 A.M. Review Sessions begin at 9:30 A.M. and are customarily held on Mondays preceding a Tuesday public hearing in the BSA conference room on the 9th Floor of 40 Rector Street. For changes in the schedule, or additional information, please call the Application Desk at (212) 513-4670 or consult the bulletin board at the Board's Offices, at 40 Rector Street, 9th Floor.

Tax Commission

Meets in Room 936, Municipal Building, Manhattan, New York 10007, each month at the call of the President.

QUEENS BOROUGH PRESIDENT

NOTICE OF MEETINGS

NOTICE IS HEREBY GIVEN THAT a Public Hearing will be held by the Borough President of Queens, Helen Marshall, on Thursday, January 28, 2010 at 10:30 A.M., in the Borough

Presidents Conference Room located at 120-55 Queens Boulevard, Kew Gardens, New York 11424, on the following items:

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

CD10 - BSA# 1045-67 BZ - IN THE MATTER of an application submitted by Michael A. Consentino on behalf of Thomas Abruzzi, pursuant to sections 72-01 and 72-22 of the NYC Zoning Resolution, to waive the rules of practice and procedure and to reopen and extend the term of variance to allow continued use of a property for required accessory parking for a retail establishment and post office in an R-2 District located at 160-10, 36 and 50 Crossbay Boulevard, Block 14030, Lots 6 and 20, Zoning Map 18b, Howard Beach, Borough of Queens.

CD06 - BSA# 369-03 BZ - IN THE MATTER of an application submitted by The Law Office of Fredrick A. Becker on behalf of 99-01 Queens Boulevard LLC, pursuant to Sections 72-01 and 72-22 of the NYC Zoning Resolution, for an amendment of a previously granted variance allowing the operation of a physical culture establishment in an existing two-story commercial building in an R7-1/C1-2 District located at 99-01 Queens Boulevard, Block 2118, Lot 1, Zoning Map 14a, Rego Park, Borough of Queens.

CD07 - BSA# 58-07 BZ - IN THE MATTER of an application submitted by Eric Palatnik, P.C. on behalf of Vito Savino pursuant to Section 72-01 of the NYC Zoning Resolution, requesting amendment of a previously approved variance application to address dwelling unit size and side yard requirements for a proposed residence in a R3A district located at 18-02 Clintonville, Block 4731, Lot 9, Zoning Maps 7d and 10c, Whitestone, Borough of Queens.

CD06 - ULURP# 060550 ZMQ - IN THE MATTER of an application submitted by Herrick, Feinstein LLP on behalf of Kew Point Associates, pursuant to sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map N. 14b, changing from an R6 district to a C4-4D district property bounded by 78th Avenue, a line 100 feet southwesterly of Queens Boulevard, a line 100 feet northwesterly of Union Turnpike and Kew Forest Lane; changing from a C4-2 district to a C4-4D district property bounded by 78th Avenue, Queens Boulevard, a line 100 feet northwesterly of Union Turnpike and a line 100 feet southwesterly of Queens Boulevard; and changing from a C4-4 district to a C4-4D district property bounded by a line 100 feet northwesterly of Union Turnpike, Queens Boulevard, Interborough Parkway and Kew Forest Lane, Forest Hills, Borough of Queens.

j22-28

CITY COUNCIL

NOTICE OF MEETINGS

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

A public hearing will be held on the following matters in the Council Chambers, City Hall, New York, New York 10007, commencing at 9:30 A.M. on Tuesday, January 26, 2010:

WEBSTER AVENUE REZONING
BRONX CB - 12 C 090397 ZMX
Application submitted by Webster Commons, LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 1 d, by changing from an R6 District to an R7X District property bounded by Webster Avenue, a line 1,910 feet northerly of East Gun Hill Road, the westerly boundary of a railroad right-of-way (New York and Harlem Line), and a line 800 feet northerly of East Gun Hill Road, as shown on a diagram (for illustrative purposes only) dated August 17, 2009, and subject to the conditions of CEQR Declaration E-240.

AMBOY ROAD TEXT AMENDMENT
STATEN ISLAND CB - 3 N 090176 ZRR
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 arterial setback requirements in Community District 3,

The Zoning Resolution of the City of New York, effective as of

December 15, 1961, and as subsequently amended, is further amended as follows:

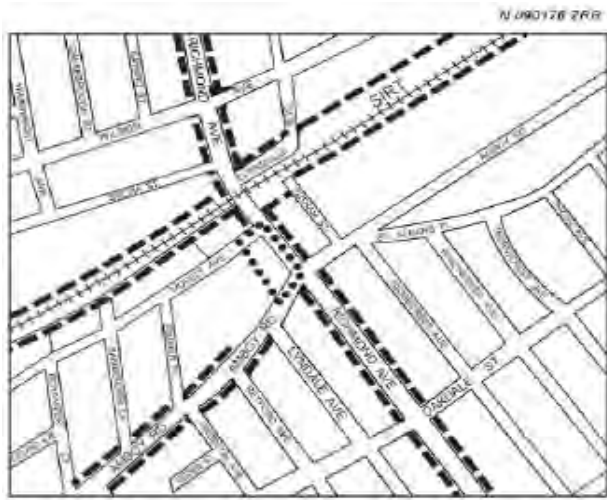


DIAGRAM SHOWING PROPOSED CHANGE IN ARTERIAL SETBACK SHOWN ON SOUTH RICHMOND SPECIAL DISTRICT PLAN ON SECTIONAL MAP 33c BOROUGH OF STATEN ISLAND

NOTE: - - - - - Indicates a 20 Foot Setback if there is no parking within the setback. 35 Foot Setback if parking is provided within the setback. The area enclosed by the dashed line delineates area deleted from the arterial setback provision within the Special South Richmond District.

SANDY GROUND REZONING

STATEN ISLAND CB - 3 C 090042 ZMR

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.

A public hearing will be held on the following matters in the Council Chambers, City Hall, New York, New York 10007, commencing at 11:00 A.M. on Tuesday, January 26, 2010:

RALPH AND ANN E. VAN WYCK MEAD HOUSE MANHATTAN CB - 3 20105196 HKM (N 100129 HKM)

Designation (List No. 419/LP-2331) by the Landmarks Preservation Commission pursuant to Section 3020 of the New York City Charter of the landmark designation of the Ralph and Ann E. Van Wyck Mead House (later Isaac T. Hopper Home of the Women's Prison Association) building, located at 110 Second Avenue (Block 448, Lot 4), as an historic landmark.

JARMULOWSKY BANK BUILDING MANHATTAN CB - 3 20105197 HKM (N 100128 HKM)

Designation (List No. 419/LP-2363) by the Landmarks Preservation Commission pursuant to Section 3020 of the New York City Charter of the landmark designation of the (Former) Jarmulowsky Bank building, 54 Canal Street, a/k/a 54-58 Canal Street (Block 294, Lot 8), as an historic landmark.

LAMARTINE PLACE HISTORIC DISTRICT MANHATTAN CB - 4 20105198 HKM (N 100130 HKM)

Designation (List No. 419/LP-2324) by the Landmarks Preservation Commission pursuant to Section 3020 of the New York City Charter of the landmark designation of the Lamartine Place Historic District. 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, as an historic district.

EDITH ANDREWS LOGAN RESIDENCE MANHATTAN CB - 5 20105200 HKM (N 100123 HKM)

Designation (List No. 418/LP-2329) by the Landmarks Preservation Commission pursuant to Section 3020 of the New York City Charter of the landmark designation of the of the Edith Andrews Logan Residence, located at 17 West 56th Street (Block 1272, Lot 25), as an historic landmark.

OCEAN ON THE PARK HISTORIC DISTRICT BROOKLYN CB - 9 20105201 HKK (N 100141 HKK)

Designation (List No. 421/LP-2334) by the Landmarks Preservation Commission pursuant to Section 3020 of the New York City Charter of the landmark designation of the Ocean on the Park Historic District. The district boundaries are: bounded by a line beginning at a point on the eastern curblin 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 curblin of Ocean Avenue, and southerly along the eastern curblin of Ocean Avenue, to the point of beginning, as an historic district.

26 WEST 56TH STREET

MANHATTAN CB - 5 20105262 HKM (N 100160 HKM)

Designation (List No. 422/LP-2330) by the Landmarks Preservation Commission pursuant to Section 3020 of the New York City Charter of the landmark designation of the E. Hayward and Amelia Parsons Ferry House, located at 26 West 56th Street (Block 1271, Lot 54), as an historic landmark.

1780 BROADWAY

MANHATTAN CB - 5 20105263 HKM (N 100161 HKM)

Designation (List No. 421/LP-2380) by the Landmarks Preservation Commission pursuant to Section 3020 of the New York City Charter of the landmark designation of the B.F. Goodrich Company Building, located at 1780 Broadway (Block 1029, p/o Lot 14), as an historic landmark.

ASCHENBROEDEL VEREIN BUILDING

MANHATTAN CB - 3 20105264 HKM (N 100166 HKM)

Designation (List No. 423/LP-2328) by the Landmarks Preservation Commission pursuant to Section 3020 of the New York City Charter of the landmark designation of the Aschenbroedel Verein Building (later Gesangverein Schillerbund/now La Mama Experimental Theatre Club), 74 East 4th Street (Block 459, Lot 23), as an historic landmark.

145 EIGHTH AVENUE HOUSE

MANHATTAN CB - 4 20105265 HKM (N 100167 HKM)

Designation (List No. 423/LP-2345) by the Landmarks Preservation Commission pursuant to Section 3020 of the New York City Charter of the landmark designation of the 145 Eighth Avenue House, located at 145 Eighth Avenue (Block 741, Lot 31), as an historic landmark.

147 EIGHTH AVENUE HOUSE

MANHATTAN CB - 4 20105267 HKM (N 100168 HKM)

Designation (List No. 423/LP-2346) by the Landmarks Preservation Commission pursuant to Section 3020 of the New York City Charter of the landmark designation of the 147 Eighth Avenue House, located at 147 Eighth Avenue (Block 741, Lot 32), as an historic landmark.

PARAMOUNT HOTEL

MANHATTAN CB - 5 20105268 HKM (N 100169 HKM)

Designation (List No. 423/LP-2342) by the Landmarks Preservation Commission pursuant to Section 3020 of the New York City Charter of the landmark designation of the Paramount Hotel, located at 235-245 West 46th Street (Block 1018, Lot 6), as an historic landmark.

327 WESTERVELT AVENUE

STATEN ISLAND CB - 1 20105269 HKR (N 100170 HKR)

Designation (List No. 423/LP-2349) by the Landmarks Preservation Commission pursuant to Section 3020 of the New York City Charter of the landmark designation of 327 Westervelt Avenue known as the Vanderzee-Harper House (Block 27, Lot 5), as an historic landmark.

A public hearing will be held on the following matters in the Council Chambers, City Hall, New York, New York 10007, commencing at 1:00 P.M. on Tuesday, January 26, 2010:

151 EAST TREMONT AVENUE

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

to facilitate development of the site.

Proposals subject to Council review and action pursuant to the Urban Development Action Area Act, Article 16 of the New York General Municipal Law, at the request of the Department of Housing Preservation and Development ("HPD"), which requests that the Council:

- Find that the present status of the listed areas tends to impair or arrest the sound growth and development of the municipality and that the proposed Urban Development Action Area Project is consistent with the policy and purposes of Section 691 of the General Municipal Law;
- Waive the area designation requirements of Section 693 of the General Municipal Law pursuant to said Section;
- Waive the requirements of Sections 197-c and 197-d of the New York City Charter pursuant to Section 694 of the General Municipal Law; and
- Approve the projects as Urban Development Action Area Projects pursuant to Section 694 of the General Municipal Law.
- Approve an exemption of the project from real property taxes pursuant to Section 696 of the General Municipal Law for No. 2.

NO.	ADDRESS	BLOCK/ LOT	BORO	COMMUNITY PROGRAM	BOARD
1.	226 W. 111th Street	1826/52	Manhattan	Tenant Interim	10
2.	14 Hill Street 35 Susan Court	556/142 556/159	Staten Island	Asset Central Area	01

37 Susan Court	556/160			
36A Thelma Court	556/168			
15 Thelma Court	556/193			
3.	190-01-05 Linden Blvd.	11060/1	Queens	Tenant Ownership 12
4.	562 Gates Avenue	1815/27	Brooklyn	Cornerstone 03
	564 Gates Avenue	1815/28		
	566 Gates Avenue	1815/29		
	566A Gates Avenue	1815/100		
	560A Gates Avenue	1815/126		
	562A Gates Avenue	1815/128		

j20-26

CAPITAL RESOURCE CORPORATION

PUBLIC HEARINGS

The New York City Capital Resource Corporation (the "Corporation") is a not-for-profit local development corporation organized under Sections 402 and 1411 of the Not-for-Profit Corporation Law of the State of New York. In accordance with the aforesaid law, and pursuant to its certificate of incorporation, the Corporation has the power to issue non-recourse revenue bonds and to make the proceeds of those bonds available for projects that promote community and economic development in The City of New York (the "City"), and to thereby create jobs in the non-profit and for-profit sectors of the City's economy. The Corporation has been requested to issue such bonds for the financings listed below in the approximate dollar amounts respectively indicated. As used herein, "bonds" are the bonds of the Corporation, the interest on which may be exempt from local and/or state and/or federal income taxes; and, with reference to the bond amounts provided herein below, "approximately" shall be deemed to mean up to such stated bond amount or a greater principal amount not to exceed 10% of such stated bond amount.

The following 2 projects are Recovery Zone Facility Bond projects under the American Recovery and Reinvestment Act of 2009.

Up to \$28,000,000 triple tax-exempt Recovery Zone Facility Bond transaction on behalf of Staten Island Terminal, LLC, a cement/aggregate importer and distributor, in connection with the acquisition, construction, installation, renovation, equipping and/or furnishing of the following: I. to be located in Staten Island, New York, in an area comprised of Block 1107, Lots 7, 20, 24, 31 and 100, (i) an approximately 18,000 sq. ft. cement and aggregate distribution center, (ii) an approximately 1,000 sq. ft. employee center, and (iii) an approximately 3,000 sq. ft. load-out center; and II. to be located in the waters contiguous with one or more of the aforesaid tax lots and extending out into such waters an approximate distance of up to 250 feet, (i) an approximately 28,000 sq. ft. pier, and (ii) an approximately 6,000 sq. ft. bridge connecting the aforesaid pier with an area of land situated within one or more of the aforesaid tax lots. The financial assistance proposed to be conferred by the Corporation will consist of such tax-exempt bond financing.

Approximately \$15,000,000 triple tax-exempt Recovery Zone Facility Bond transaction for the benefit of Arverne by the Sea LLC, a developer/landlord, and Benjamin Beechwood Retail, LLC, a developer/landlord (or for the benefit of to-be-formed real estate holding companies acting on behalf of such entities), in connection with (i) the construction, renovation, equipping and/or furnishing of an approximately 55,000 square foot supermarket facility located on an approximately 65,000 square foot parcel of land at 7022 Rockaway Beach Boulevard (Block 16081, Lot 45), Queens, New York 11692 and (ii) the construction, renovation, furnishing and/or equipping of an approximately 25,000 square foot retail complex located on an approximately 200,000 square foot parcel of land at 6820 Rockaway Beach Boulevard, 6720 Rockaway Beach Boulevard and 6712 Rockaway Beach Boulevard, Queens, New York 11692. The financial assistance proposed to be conferred by the Corporation will consist of such tax-exempt bond financing.

The Corporation will hold a public hearing on the proposed financings described hereinabove at the offices of the New York City Economic Development Corporation ("NYCEDC"), located at 110 William Street, 4th Floor, New York, New York 10038, commencing at 10:00 A.M. on **Thursday, February 4, 2010**. Interested members of the public are invited to attend. The Corporation will invite comments at such hearing on the proposed financings. In addition, at such hearing the Corporation will provide the public with an opportunity to review the financing application and the cost-benefit analysis for each of the proposed financings. For those members of the public desiring to review project applications and cost benefit analyses before the date of the hearing, copies of these materials will be made available, starting on or about noon on the Friday preceding the hearing. Persons desiring to obtain copies of these materials may visit the website of New York City Economic Development Corporation at www.nycedc.com or may call (212) 312-3598. Persons desiring to make a brief statement regarding the proposed financings and transactions should give prior notice to the Corporation at the address or phone number shown below. Written comments may be submitted to the Corporation to the attention of Ms. Frances Tufano at the address shown below. Please be advised that certain of the aforementioned proposed financings and transactions may possibly be removed from the hearing agenda prior to the hearing date. Information regarding such removals will be available by contacting ftufano@nycedc.com on or about noon on the Friday preceding the hearing.

New York City Capital Resource Corporation
Attn: Ms. Frances Tufano
110 William Street, 5th Floor
New York, New York 10038
(212) 312-3598

j25

CITY UNIVERSITY

PUBLIC HEARINGS

BOARD OF TRUSTEES

Annual Brooklyn Borough Hearing on Tuesday, February 16, 2010, 5:00 P.M. at Brooklyn Borough Hall, The Courtroom, 209 Joralemon Street, Brooklyn, New York 11201.

j25

CITY PLANNING COMMISSION

PUBLIC HEARING

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, January 27, 2010, commencing at 10:00 A.M.

**BOROUGH OF BROOKLYN
Nos. 1, 2 & 3
ROSE PLAZA ON THE RIVER
No. 1**

CD 1 C 080339 ZMK

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, Section No. 12d:

- changing from an M3-1 District to an R7-3 District property bounded by a line 850 feet southerly of the westerly centerline prolongation of Broadway, Kent Avenue, Division Avenue, a U.S. Pierhead and Bulkhead Line, and a U.S. Pierhead Line; and
- establishing within the proposed R7-3 District a C2-4 District bounded by a line 850 feet southerly of the westerly centerline prolongation of Broadway, Kent Avenue, Division Avenue, a U.S. Pierhead and Bulkhead Line, a line 100 feet northeasterly of Division Avenue, and a line 100 feet westerly of Kent Avenue;

as shown on a diagram (for illustrative purposes only), dated November 2, 2009.

No. 2

CD 1 C 080340 ZSK

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 pursuant to Section 62-736 of the Zoning Resolution 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 (Block 2134, Lots 1 and p/o 150), in R7-3 and R7-3/C2-4 Districts*.

*Note: The site is proposed to be rezoned from an M3-1 District to R7-3 and R7-3/C2-4 Districts under a related concurrent application (C 080339 ZMK).

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. 3

CD 1 N 100056 ZRY

IN THE MATTER OF an application submitted by Rose Plaza on the River, LLC, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, relating to Appendix F (INCLUSIONARY HOUSING DESIGNATED AREAS), inclusive, concerning the extension of the Inclusionary Housing Program to proposed R7-3 districts.

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

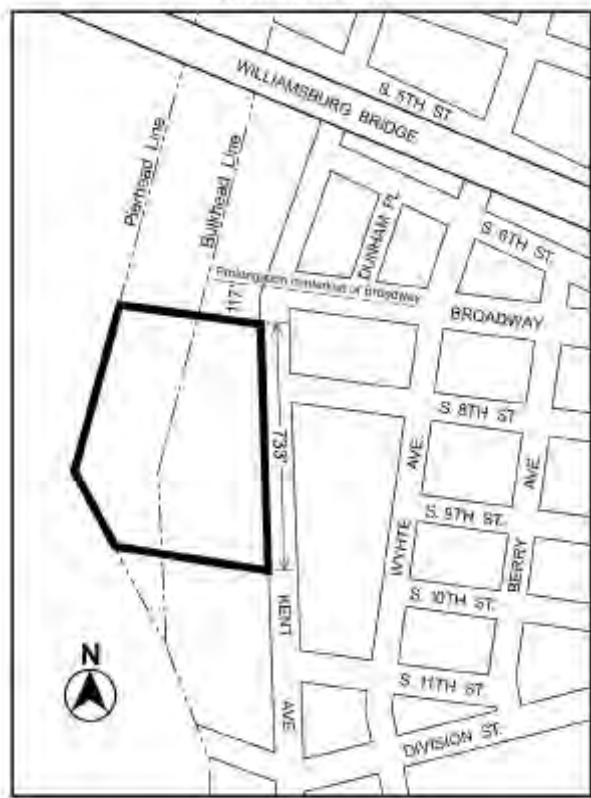
**APPENDIX F
INCLUSIONARY HOUSING DESIGNATED AREAS**

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#.

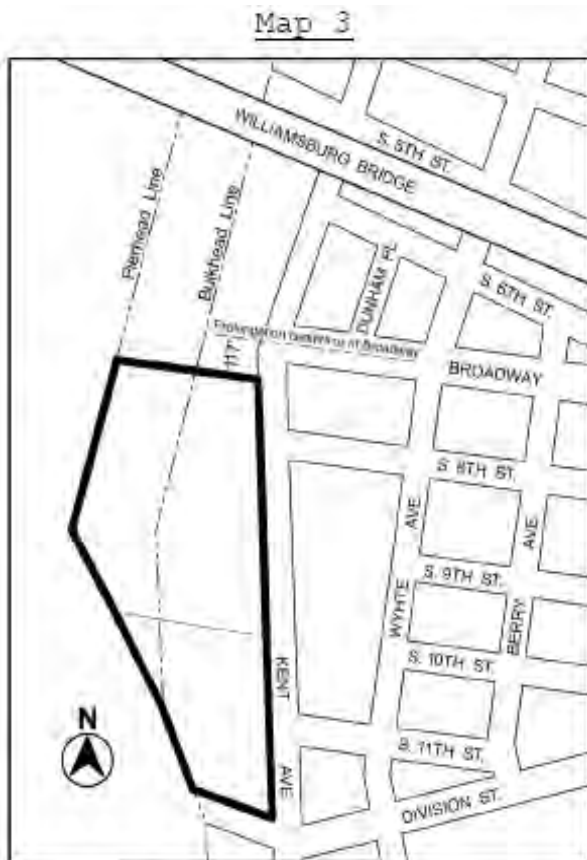
* * *
Brooklyn, Community District 1

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:

Map 3 (8-16-06)



Portion of Community District 1, Brooklyn
EXISTING



Portion of Community District 1, Brooklyn
PROPOSED

**BOROUGH OF MANHATTAN
No. 4
55 BROADWAY**

CD 1 C 090069 ZSM

IN THE MATTER OF an application submitted by 55 Broadway L.L.C. pursuant to Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 91-71(c) of the Zoning Resolution to allow the elimination of mandatory and elective public amenities and other improvements built pursuant to the regulations of the former Special Greenwich Street Development District without a corresponding reduction in floor area of an existing 31-story commercial building, on property located at 55 Broadway (Block 20, Lot 16), in a C5-5 District, within the Special Lower Manhattan District (LM).

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.

**BOROUGH OF QUEENS
No. 5
BOUNDARY FENCE**

CD 9 C 100081 PPQ

IN THE MATTER OF an application submitted by the Department of Citywide Administrative Services (DCAS), pursuant to Section 197-c of New York City Charter, for the disposition of one (1) city-owned property located at 87-35 131st Street, Block 9339, Lot 34, in the Jamaica Industrial Business Zone, South Jamaica Empire Zone, pursuant to zoning.

**No. 6
SPECIAL COLLEGE POINT DISTRICT TEXT
AMENDMENT**

CD 7 N100124 ZRQ
IN THE MATTER OF an application submitted by Skanska USA Civil Northeast Inc. 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 XII, Special Purpose Districts, Chapter 6 (Special College Point District), relating to Section 126-233 (b) (Special provisions along district boundaries).

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

Article XII - Special Purpose Districts

**Chapter 6
Special College Point District**

**126-20
SPECIAL BULK REGULATIONS**

**126-23
Modification of Yard Regulations**

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

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

- Sections 43-301 (Required yards along district boundary coincident with side lot line of zoning lot in an R1, R2, R3, R4 or R5 District) and 43-303 (Required yards along district boundary coincident with side lot line of zoning lot in a Manufacturing District) shall be modified so that an open area not higher than #curb level# and at least 20 feet wide shall be provided within the #Manufacturing District# on any #zoning lot# which is within 25 feet of a #residence district#.
- Within the areas depicted on the Special College

Point District Map as 60-foot buffer areas, an open area not higher than #curb level# shall be provided within the #Manufacturing District# as follows:

- and at least 60 feet wide, or where such open buffer area is adjacent to a #street#, a #front yard# not higher than #curb level# at least 60 feet in depth, shall be provided within the #Manufacturing District#.
- where such buffer area is not adjacent to a #street#, an open area at least 60 feet wide shall be provided along the boundary of the #Manufacturing District#. Such open area may be reduced to a width of not less than 25 feet where there is an open area in an adjacent #Residence District# so that, in combination with the open area within the #Manufacturing District#, there is an open area totaling at least 60 feet in width. The open area in the #Residence District# shall be subject to a restrictive declaration requiring that such area be maintained pursuant to the standards of this Section, in a form approved by the New York City Department of Buildings, and subsequently recorded in the Office of the City Register of the City of New York against all tax lots comprising such restricted open area. Proof of recordation of the restrictive declaration in a form acceptable to the New York City Department of Buildings shall be submitted.

All such open areas shall not be used for #accessory# off-street parking, #accessory# off-street loading, or for storage or processing of any kind.

- All open areas required pursuant to this Section and Section 43-30 shall be planted, except at entrances to and exits from the #building# and except for access driveways to #accessory# parking and loading areas. In addition, except within #front yards#, there shall be a planting strip at least four feet wide, along the portion of the #lot line# adjoining the #Residence District#, complying with the provisions applicable to Section 126-136 (Screening of storage), provided that paragraph (b) of Section 126-136 shall not be a permitted form of screening.

* * *

**BOROUGH OF STATEN ISLAND
Nos. 7 & 8
GRYMES HILL/SUNNYSIDE REZONING
No. 7**

CD 1 C 100120 ZMR

IN THE MATTER OF an application submitted by Clove Lakes Civic Association pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 21b:

- changing from an R3-1 District to an R2 District property bounded by:
 - Waldron Avenue, a line 150 feet northeasterly of Clove Road, Victory Boulevard, and Clove Road; and
 - a line 140 feet southeasterly of Victory Boulevard, a line 100 feet northeasterly of Clove Road, a line midway between Victory Boulevard and Glenwood Avenue, a line 150 feet northeasterly of Clove Road, Dudley Avenue, and Clove Road;
- changing from an R3X District to an R2 District property bounded by a southeasterly boundary line of Silver Lake Park and its southwesterly prolongation, a line 230 feet northeasterly of Melrose Avenue and its northwesterly prolongation, Waldron Avenue, a line 270 feet northeasterly of Melrose Avenue, a line midway between Victory Boulevard and Waldron Avenue, Cheshire Place, Victory Boulevard, a line 420 feet northeasterly of Grand Avenue, a line midway between Victory Boulevard and Glenwood Avenue, Highland Avenue, Arlo Road, a line 100 feet easterly of Highland Avenue, Howard Avenue, Highland Avenue, a line 95 feet northwesterly of Sunnyside Terrace and its northeasterly prolongation, a line 95 feet northeasterly of Clove Road, a line 60 feet southeasterly of Van Courtlandt Avenue, Clove Road, Dudley Avenue, a line 150 feet northeasterly of Clove Road, a line midway between Victory Boulevard and Glenwood Avenue, a line 100 feet southwesterly of Grand Avenue, Glenwood Avenue, Grand Avenue, Victory Boulevard, a line 150 feet northeasterly of Clove Road, Waldron Avenue, Clove Road, a line perpendicular to the northeasterly street line of Clove Road distant 80 feet northwesterly (as measured along the street line) from the point of intersection of the northeasterly street line of Clove Road and the northwesterly street line of Beverly Avenue, a line 400 feet northeasterly of Clove Road, a line 75 feet southeasterly of Cheshire Place, a line 145 feet northeasterly of Clove Road, Cheshire Place, and Clove Road;
- changing from an R3X District to an R3-2 District property bounded by Cheshire Place, a line 145 feet northeasterly of Clove Road, a line 75 feet southeasterly of Cheshire Place, a line 400 feet northeasterly of Clove Road, a line perpendicular to the northeasterly street line of Clove Road distant 80 feet northwesterly (as measured along the street line) from the point of intersection of the northeasterly street line of Clove Road and the

northwesterly street line of Beverly Avenue, and Clove Road; and

4. establishing a Special Hillside Preservation District (HS) bounded by Victory Boulevard, Highland Avenue, Howard Avenue, and Clove Road;

as shown on a diagram (for illustrative purposes only) dated November 30, 2009.

No. 8

CD1 N 100121 ZRR
IN THE MATTER OF an application submitted by Clove Lakes Civic Association, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, concerning an expansion to the boundaries of the Special Hillside Preservation District (Article XI, Chapter 9).

CITYWIDE No. 9

RESIDENTIAL STREETScape PRESERVATION TEXT CITYWIDE N 100139 ZRY
IN THE MATTER OF an application submitted by the Department of City Planning pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, relating to Articles I, II, III, VII and XII and other related Sections concerning front yard planting, parking location and curb cut regulations for residential uses.

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 I GENERAL PROVISIONS

* * *

Chapter 2 Construction of Language and Definitions

* * *

12-10 DEFINITIONS

* * *

Building segment

* * *

Building, Quality Housing
 A "Quality Housing building" is a #building developed, enlarged, extended# or converted pursuant to the Quality Housing Program.

Building segment, Quality Housing
 A "Quality Housing building segment" is a #building segment developed, enlarged, extended# or converted pursuant to the Quality Housing Program

* * *

Chapter 3 Comprehensive Off-Street Parking Regulations in Community Districts 1 through 8 in Manhattan and a portion of Community Districts 1 and 2 in the Borough of Queens

* * *

13-50 SPECIAL PERMITS AND AUTHORIZATIONS

* * *

13-55 Authorizations

* * *

13-551 Accessory off-street parking spaces

The City Planning Commission may, by authorization, subject to the otherwise applicable zoning district regulations, allow on-site enclosed #accessory# off-street parking facilities with a maximum capacity of 15 spaces in existing #buildings#, provided that the Commission finds that:

- (a) the #building# does not have #accessory# off-street parking spaces;
- (b) such parking spaces are needed for and will be used exclusively by the occupants of the #use# to which they are #accessory#;
- (c) the parking spaces will not create or contribute to serious traffic congestion and will not unduly inhibit surface traffic ~~and pedestrian movement~~;
- (d) the parking spaces will not adversely affect pedestrian movement; and
- ~~(d)(e)~~ the parking spaces will not be incompatible with, or adversely affect, adjacent #uses# including #uses# within the #building#; ; and
- (f) the curb cut accessing such parking spaces is not inconsistent with the character of the existing streetscape.

* * *

13-553 Curb cuts

The City Planning Commission may authorize, subject to the applicable zoning district regulations, curb cuts located on a #wide street# provided the Commission finds that a curb cut at such location:

- (a) is not hazardous to traffic safety;
- (b) will not create or contribute to serious traffic congestion, or unduly inhibit vehicular ~~and pedestrian~~ movement; and
- (c) will not adversely affect pedestrian movement;

- ~~(e)(d)~~ will not interfere with the efficient functioning of bus lanes, specially designated #streets# and public transit facilities; and
- ~~(d)(e)~~ will not be inconsistent with the character of the existing streetscape.

* * *

Article 2 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, R9X, R10A or R10X Districts, any #development# or #enlargement# #building# shall comply with the applicable district #bulk# regulations as set forth in this Chapter and any #residential development#, #enlargement#, #extension# or conversion any #building# containing #residences# 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).
- (b) In other R6, R7, R8, R9 or R10 Districts, the #bulk# regulations applicable to #Quality Housing #developments# buildings# may, as an alternative, be applied if the #zoning lot# is #developed# or #enlarged# pursuant to all of the requirements of the Quality Housing Program. Such #developments# #buildings# may be subsequently #enlarged# only pursuant to the Quality Housing Program. In these districts, the Quality Housing #bulk# regulations may apply to #developments# or #enlargements# on #zoning lots# with existing #buildings# to remain, if:
 - (1) the existing #buildings# are non-#residential# and the entire #zoning lot# will comply with the #floor area ratio# and density standards applicable to Quality Housing #developments# #Quality Housing buildings#; or
 - (2) the existing #buildings# are #residential#, and such #buildings# comply with the maximum base heights and maximum #building# heights listed in the tables in Section 23-633 or Section 35-24 for the applicable district, and the entire #zoning lot# will comply with the #floor area ratio#, #lot coverage#, and density standards applicable to Quality Housing #developments# or #enlargements# #Quality Housing buildings#.

* * *

- (c) The optional Quality Housing #bulk# regulations permitted as an alternative pursuant to paragraph (b) of this Section shall not apply to:
 - (3) #zoning lots# in R6 or R7 Districts within the study areas set forth in this paragraph, (c)(3), and occupied, as of August 14, 1987, by a #single-#, #two-# or three-#family detached# or #semi-detached residence# where 70 percent or more of the aggregate length of the blockfronts in #residential use# on both sides of the #street# facing each other are occupied by such #residences#. For any #development# or #enlargement# on such #zoning lot#, the #floor area ratio# and density requirements of the underlying district shall apply. On a #narrow street# that intersects with a #wide street#, the 70 percent #residential use# requirement on a #narrow street# shall be measured from a distance of 100 feet from its intersection with a #wide street#.

The study areas are:

* * *

In the Borough of Brooklyn: Midwood Area

The area bounded by Avenue M, Coney Island Avenue, ~~Avenue P, Ocean Avenue, Quentin Road~~ Avenue O, and a line midway between East 10th Street and Coney Island Avenue.

* * *

In the Borough of Queens: Elmhurst/Corona Area

The area bounded by ~~Junction Boulevard~~, Roosevelt Avenue, 114th Street, 34th Avenue, ~~105th Street~~ and ~~35th Avenue~~ 112 Street.

Bell Boulevard Area
 The area bounded by 213th Street, the southerly prolongation of the center line of 213th Street, 213th Street, Northern Boulevard, 211th Street, 45th Road, 215th Street, 43rd Road, 214th Place, the northerly prolongation of the center line of 214th Place, 214th Place, 40th Avenue, Corporal Stone Street and 38th Avenue.

Forest Hills Area
 The area bounded by Queens Boulevard, Union Turnpike, Austin Street and 76th Road.

Area A

The area bounded by Hillside Avenue, 181st Street, Jamaica Avenue and 168th Street.

Area B

The area bounded by Sutphin Boulevard, Jamaica Avenue, 138th Street and Hillside Avenue.

* * *

23-10 OPEN SPACE AND FLOOR AREA REGULATIONS

* * *

23-12 Permitted Obstructions in Open Space

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10
 In the districts indicated, the following shall not be considered obstructions when located in any open area on a #zoning lot#, or, where applicable, #open space# required on a #zoning lot#, except that no portion of such #open space# which is also a required #yard# or #rear yard equivalent#, or is #open space# needed to satisfy the minimum required area or dimensions of a #court#, may contain any obstructions not permitted in such #yard#, #rear yard equivalent# or #court#:

- (a) Balconies, unenclosed, subject to the provisions of Section 23-13;
- (b) Breezeways;
- (c) Driveways, private streets, open #accessory# off-street parking spaces, unenclosed #accessory# bicycle parking spaces or open #accessory# off-street loading berths, provided that, in accordance with the provisions of Section 25-64 (Restrictions on Use of Open Space for Parking), the total area occupied by all these items does not exceed the percent of the total open area or required #open space# on the #zoning lot#, as follows:
 - (1) 50 percent in R1, R2, R3, R4A, R4-1, R4B, R6, R7, R8, R9 or R10 Districts; and
 - (2) 66 percent in R4 other than R4A, R4-1 and R4B Districts, or R5 Districts;
- (d) Eaves, gutters or downspouts, projecting into such #open space# not more than 16 inches or 20 percent of the width of such #open space#, whichever is the lesser distance;
- (e) Parking spaces, off-street, enclosed, #accessory#, not to exceed one space per #dwelling unit#, when #accessory# to a #single-family#, #two-family# or three-#family residence#, provided that the total area occupied by a #building# used for such purposes does not exceed 20 percent of the total required #open space# on the #zoning lot#. However, two such spaces for a #single-family residence# may be permitted in #lower density growth management areas# and in R1-2A Districts;

* * *

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

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

- (a) In any #yard# or #rear yard equivalent#:
 * * *
 Parking spaces, off-street, open, within a #front yard#, that are #accessory# to a #residential building# ~~where provided that~~:
 - (1) ~~in R2X, R3, R4 and R5 Districts, no more than two parking spaces are required, provided such spaces are located in a permitted #side lot ribbon#;~~
 - (2) ~~in R3, R4 and R5 Districts, more than two parking spaces are required, provided such spaces meet all the requirements of paragraph (b) of Section 25-621 (Location of parking spaces in certain districts) and the screening requirements of Section 25-66.~~

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

- (1) in R1, R2, R3A, R3X, R3-1, R4A, R4-1 and R5A Districts, except in #lower density growth management areas#, such spaces shall be located in a driveway that accesses parking spaces located to the side or rear of the #residential building#. No such spaces or portions thereof shall be located between the #street line# and #street wall# of such #building#, except that parking spaces may be located between the #street line# and #street wall# of the #residential building# only where such spaces are in front of a garage;
- (2) in R3-2, R4 other than R4A, R4-1 and R4B Districts, and R5 Districts other than R5A, R5B and R5D Districts, no more than two parking spaces are required, and provided such spaces meet all the requirements of paragraph (a) of Section 25-621 (Location of parking spaces in certain districts);
- (3) in R3-2, R4 other than R4A, R4-1 and R4B Districts, and R5 Districts other than

R5A, R5B and R5D Districts, more than two parking spaces are required, and provided such spaces meet all the requirements of paragraph (b) of Section 25-621 (Location of parking spaces in certain districts);

(4) in lower density growth management areas, such spaces are non-required and located in a driveway that accesses parking spaces that are located behind the street wall of the building or prolongation thereof;

However, no parking spaces of any kind shall be permitted in any front yard in an R4B, R5B or R5D District. Furthermore, no parking spaces of any kind shall be permitted in any front yard on a zoning lot containing an attached building or semi-detached building in an R1, R2, R3A, R3X, R4A or R5A District, or in any front yard on a zoning lot containing an attached building or a semi-detached building abutting an attached building in an R3-1 or R4-1 District.

* * *

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

* * *

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

(1) the height of a building# used for such purposes, if accessory# to a single-# or two-family residence#, shall not exceed one story# and, if located in an R1 District, such building# may not be nearer than five feet to a rear lot line# or side lot line#. In R2A Districts, detached garages shall be included in lot coverage#;

(2) if accessory# to any other kind of residential building#, the height of such accessory building# shall not exceed ten feet above curb level# in R3, R4 or R5 Districts, or fourteen feet above curb level# or base plane#, as applicable, in R6, R7, R8, R9 or R10 Districts;

* * *

23-451 Planting requirement R1 R2 R3 R4 R5

In the districts indicated, a minimum percentage of the area of the front yard# shall be planted, which shall vary by street# frontage of the zoning lot# as set forth in the following table. For the purposes of this Section, the front yard# shall include the entire area between all street walls# of the building# and their prolongations and the street line#. Planted areas shall be comprised of any combination of grass, groundcover, shrubs, trees or other living plant material, and shall have a minimum dimension of one foot, exclusive of any bounding walls. Any planted area within a driveway or parking space shall not qualify towards meeting the minimum planting requirements of this Section.

For through lots# or corner lots#, the planting requirement of this Section shall be applied separately to each street# frontage. For corner lots#, planted areas of overlapping portions of front yards# shall only be counted towards the planting requirement of one front yard#.

For zoning lots# with multiple building segments#, the planting requirement of this Section shall be determined by the street# frontage of each building segment# and applied separately to the entire area between the street wall# of each building segment# and the street line#.

Where multiple buildings# on a single zoning lot# front upon the same street#, the planting requirements of this Section shall be determined by the street# frontage allocated to the area occupied by each such building# and applied separately to the entire area between the street line# and the street wall# of each building# and its prolongation. The allocation of planting requirements to open areas between buildings# shall be determined by dividing such open area evenly, with an equal portion attributed to each building# on both sides of such open area.

Any zoning lot# occupied by a residential building# constructed after April 30, 2008 shall provide planted areas in accordance with the provisions of this Section. Any zoning lot# occupied by a residential building# constructed prior to such date shall not be altered in any way that will either create a new non-compliance or increase the degree of non-compliance with the provisions of this Section.

Table with 2 columns: #Street# frontage of #zoning lot#, #street wall# width of #building segment#, or #street# frontage allocated to each of multiple #buildings# on a single #zoning lot#, as applicable. Minimum percentage of #front yard# to be planted. Values: Less than 20 feet (20), 20 to 34 feet (25), 35 to 59 feet (30), 60 feet or greater (50).

* * *

23-80 COURT REGULATIONS, MINIMUM DISTANCE BETWEEN WINDOWS AND WALLS OR LOT LINES AND OPEN AREA REQUIREMENTS

* * *

23-89 Open Area Requirements for Residences in R1 through R5 Districts

23-891 In R1 through R5 Districts

R1 R2 R3 R4 R5 In the districts indicated, except R4B and R5B Districts, the provisions of this Section shall apply to all zoning lots# with two or more residential buildings# or building segments#. All such residential buildings# or building segments# shall provide open areas as follows:

(a) An open area shall be provided adjacent to the rear wall of each such building# or building segment#. For the purposes of this Section, the "rear wall" shall be the wall opposite the wall of each building# or building segment# that faces a street# or private road#. The width of such open area shall be equal to the width of each building# or building segment#, and the depth of such open area shall be at least 30 feet when measured perpendicular to each rear wall. No such open areas shall serve more than one building# or building segment#. Only those obstructions set forth in Section 23-44 shall be allowed, except that parking spaces, whether enclosed or unenclosed, and driveways shall not be permitted within such open areas.

(b) For buildings# or building segments# that front upon two or more streets# or private roads#, and for buildings# or building segments# that do not face a street# or private road#, one wall of such building# or building segment# shall be designated the rear wall, and the open area provisions of this Section applied adjacent to such wall. However, for not more than one building# or building segment# located at the corner of intersecting streets# or private roads#, the depth of such required open area may be reduced to 20 feet.

23-892 In R6 through R10 Districts

R6A R6B R7A R7B R7X R8A R8B R8X R9A R9X R10A R10X (a) In the districts indicated, the entire area of the zoning lot# between the street line# and all street walls# of the building# and their prolongations shall be planted, except at the entrances to and exits from the building#. No zoning lot# shall be altered in any way that will either create a new non-compliance or increase the degree of non-compliance with the provisions of this Section.

R6 R7 R8 R9 R10 (b) In the districts indicated without a letter suffix, on zoning lots# containing a Quality Housing building#, the entire area of the zoning lot# between the street line# and all street walls# of the building# and their prolongations shall be planted, except at the entrances to and exits from the building#.

* * *

Chapter 5 Accessory Off-Street Parking and Loading Regulations

25-00 GENERAL PURPOSES AND DEFINITIONS

* * *

25-02 Applicability

* * *

25-025 Applicability of regulations to Quality Housing

On any zoning lot# containing residences# in R6A, R6B, R7A, R7B, R7X, R8A, R8B, R8X, R9X, R9A, R9X, R10A or R10X Districts or their commercial equivalents, and on any zoning lot# in other districts containing residential uses developed#, enlarged# or converted pursuant to the Quality Housing Program, a Quality Housing building#, all accessory# off-street parking spaces shall comply with the provisions of Section 28-50 (PARKING FOR QUALITY HOUSING).

* * *

25-20 REQUIRED ACCESSORY OFF-STREET PARKING SPACES FOR RESIDENCES

25-21 General Provisions R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

In all districts, as indicated, accessory# off-street parking spaces, open or enclosed, shall be provided for all new residences# constructed dwelling units# or rooming units# created after December 15, 1961, in accordance with the provisions of the following Sections and the other applicable provisions of this Chapter, as a condition precedent to the use# of such residences# dwelling unit# or rooming unit#.

Section 25-22 (Requirements Where Individual Parking Facilities Are Provided)

Section 25-23 (Requirements Where Group Parking Facilities Are Provided)

Section 25-24 (Modification of Requirements for Small Zoning Lots)

Section 25-25 (Modification of Requirements for Public Housing or Housing for Elderly)

Section 25-28 (Special Provisions for Zoning Lots Divided by District Boundaries)

After December 15, 1961, for all enlargements# which increase the number of dwelling units# or rooming units# in a building#, the same requirements shall apply to the additional dwelling units# or rooming units# created by such enlargements#.

For dwelling units# or rooming units# created on or prior to December 15, 1961, off-street parking spaces accessory#

to such dwelling units# or rooming units# cannot be removed if such spaces would be required for such dwelling units# or rooming units# as if they were created pursuant to the applicable zoning regulations currently in effect.

For the purposes of these Sections, three rooming units# shall be considered the equivalent of one dwelling unit#.

For the purposes of calculating the number of required parking spaces for any residential development# building# containing residences#, any fraction of a space 50 percent or greater shall be counted as an additional space.

In the event that the number of accessory# off-street parking spaces required under the provisions of these Sections exceeds the maximum number of spaces permitted under the provisions of Section 25-16 (Maximum Spaces for Other than Single-Family Detached Residences) the Commissioner of Buildings shall reduce the required number of spaces to the maximum number permitted.

25-211 Application of requirements to conversions and certain enlargements

R3 R4 (a) In the districts indicated, except for zoning lots# in R4 Districts utilizing the special optional regulations of a predominately built-up area#, wherever additional dwelling units# are created by conversions or enlargements# of residential buildings#, there shall be one off-street parking space provided on the zoning lot# for each such additional dwelling unit#. Such off-street parking spaces shall be in addition to any existing off-street parking spaces on the zoning lot# and shall not be located in any common easement driveways or within a front yard#. The provisions of Section 25-27 (Waiver of Requirements for All Zoning Lots Where Access Would Be Forbidden) shall not apply to such zoning lots#. Furthermore, such additional dwelling units# shall be permitted only if the zoning lot# complies with the provisions of Section 25-64 (Restrictions on Use of Open Space for Parking).

R4 R5 (b) In R5 Districts, and for zoning lots# in R4 Districts utilizing the special optional regulations of a predominately built-up area#, the requirements of Section 25-21 (General Provisions) shall not apply to additional dwelling units# created by conversions of residential buildings# on zoning lots# with less than 5,000 square feet of lot area#, provided such buildings# were constructed prior to (effective date of amendment) and not subsequently enlarged#.

R1 R2 R3 R4 R5 R6 R7-1 R7A R7B R7D R7X (c) In the districts indicated, the requirements of Section 25-21 (General Provisions) shall not apply to dwelling units# or rooming units# created by conversions of non-residential uses# to residential uses# on zoning lots# with less than 5,000 or more square feet of lot area#.

R7-2 R8 R9 R10 (d) In the districts indicated, no accessory# off-street parking is required for additional dwelling units# created by conversions of any kind.

* * *

25-261 For new developments or enlargements R4B R5B R5D R6 R7 R8 R9 R10 In the districts indicated, for all new developments# or enlargements#, for developments# in R4B and R5B Districts, and for developments# and dwelling units# within enlarged# portions of buildings# in R5D, R6, R7, R8 R9 and R10 Districts, the maximum number of accessory# off-street parking spaces for which requirements are waived is as set forth in the following table:

Table with 2 columns: Maximum number of spaces waived, District. Values: 1 (R4B R5B R5D), 5 (R6 R7-1 R7B), 15 (R7-2 R7A R7D R7X R8 R9 R10).

25-262 For conversions R6 R7-1 R7A R7B R7D R7X In the districts indicated, for conversions of any kind in buildings#, or portions thereof, which result in the creation of additional dwelling units# or rooming units#, the maximum number of accessory# off-street parking spaces for which requirements are waived is 20 spaces, provided that. However, the Board of Standards and Appeals may waive requirements for a greater number of spaces in accordance with the provisions of Section 73-46 (Waiver of Requirements for Conversions).

* No accessory off street parking is required for additional dwelling units created by conversions in R7-2, R8, R9 or R10 Districts. See Section 25-211 (Application of requirements to conversions).

* * *

25-27 Waiver of Requirements for All Zoning Lots Where Access Would Be Forbidden

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10 In all districts, as indicated, the requirements set forth in Section 25-21 (General Provisions) shall not apply to any building# or zoning lot# as to which the Commissioner of Buildings has certified that where there is no way to arrange the required spaces with access to the street# to conform to the provisions of Section 25-63 (Location of Access to the Street). The Commissioner of Buildings may refer such matter to the Department of Traffic for report and may base his determination on such report.

25-62
Size and location of Spaces

25-621
Location of parking spaces in certain districts
All #accessory# off-street parking spaces shall be located in accordance with the provisions of this Section, except that in R1, R2, R3, R4A and R4-1 Districts within #lower density growth management areas#, the provisions of Section 25-622 shall apply. In addition, all such parking spaces shall be subject to the curb cut requirements of Section 25-63 (Location of Access to the Street).

(a) For #zoning lots# with #residential buildings# where no more than two #accessory# parking spaces are required:

R2X R3 R4 R5

(1) In the districts indicated, except R4B or R5B Districts, #accessory# off street parking spaces shall be permitted only in the #side lot ribbon#, within a #building# or in any open area on the #zoning lot# which is not between the #street line# and the #street wall# or prolongation thereof of the #building#. Access to the #accessory# spaces through a front setback area or required #front yard# shall be only through the #side lot ribbon#. However, for #zoning lots# that have a minimum of 35 feet of #street# frontage along one #street#, are occupied by a #single # or #two family detached residence#, and maintain a minimum of 18 feet of uninterrupted curbside space along the #street# frontage, access to #accessory# spaces need not be through a #side lot ribbon# provided that, on a #zoning lot# with less than 50 feet of frontage along a #street#, no more than one enclosed #accessory# parking space is provided within the #residential building#.

R6 R7 R8

(2) In the districts indicated without a letter suffix, for #zoning lots# comprised of #single #, #two #, or three #family residences# or #building segments#, #accessory# off street parking spaces shall be located in accordance with the provisions of paragraph (a)(1) of this Section.

R4B R5B R5D R6B R7B R8B

(3) In the districts indicated, #accessory# off street parking spaces shall be located only within a #building#, or in any open area on the #zoning lot# which is not between the #street line# and the #street wall# of the #building# or its prolongation. Access to such parking spaces shall be provided only through the #side lot ribbon# or through the #rear yard#.

R1 R2(4)

(4) In the districts indicated, required #accessory# off street parking spaces shall be permitted only within a #building#, or in any open area on the #zoning lot# that is not between the #street line# and the #street wall# of the #building# or its prolongation.

(b) For #zoning lots# with #residential buildings# where more than two #accessory# parking spaces are required:

R2X R3 R4 R5

(1) In the districts indicated, except R4B or R5B Districts, #accessory# off street parking spaces shall be permitted only within a #building# or in any open area on the #zoning lot# which is not between the #street line# and the #street wall# of the #building# or its prolongation, unless:

(i) no more than two such unenclosed spaces are accessed from a single curb cut, and the parking area for these spaces is not more than 20 feet in width measured parallel, or within 30 degrees of being parallel, to the #street line#; or

(ii) a #group parking facility# with five or more spaces is provided and is screened in accordance with the requirements of Section 25-66 (Screening), paragraphs (a) or (b).

R6 R7 R8

(2) In the districts indicated without a letter suffix, for #zoning lots# comprised of #single #, #two #, or three #family residences# or #building segments#, #accessory# off street parking spaces shall be located in accordance with the provisions of paragraph (b)(1) of this Section.

R4B R5B R5D R6B R7B R8B

In the districts indicated, #accessory# off street parking spaces shall be located Only within a #building# or in any open area on the #zoning lot# that is not between the #street line# and the #street wall# of the #building# or its prolongation. Access to such parking spaces shall be provided only through the #side lot ribbon# or through the #rear yard#.

R1 R2 R3A R3X R3-1 R4A R4-1 R5A

(a) In the districts indicated, #accessory# off-street parking spaces shall be located within or to the side or rear of #buildings#. Such parking spaces may also be located between the #street line# and #street wall# of #buildings# and their prolongations only in accordance with the following provisions:

(1) for #detached# or #zero lot line buildings# on #zoning lots# with less than 35 feet of #street# frontage, if such parking spaces are located in a driveway in the #side lot ribbon# that accesses parking spaces located to the side or rear of the #residential building#, and no such parking spaces or portions thereof are located in front of the #street wall# of the #building#;

(2) for #detached buildings# on #zoning lots# with at least 35 feet of #street# frontage and at least 18 feet of uninterrupted curb space along the #street#, and for #semi-detached buildings#, where permitted, if such parking spaces are located in accordance with the following provisions:

(i) for #residential buildings# without garages accessed through the #street wall# of the #building#, if such parking spaces are located in a driveway that accesses parking spaces located to the side or rear of the #building#, and no such spaces shall be located in front of the #street wall# of the #building#; and

(ii) for #residential buildings# with garages accessed through the #street wall# of the #building#, if such spaces are located in a driveway in front of such garage.

(3) No parking spaces of any kind shall be allowed between the #street line# and #street wall# of an #attached building# or #semi-detached building# in an R1, R2, R3A, R3X, R4A or R5A District, or for an #attached building# or #semi-detached building# abutting an #attached building# in an R1, R2, R3-1 or R4-1 District.

R3-2 R4 R5

(b) In the districts indicated, other than R4A, R4B, R4-1, R5A, R5B and R5D Districts, #accessory# off-street parking spaces shall be located within or to the side or rear of such #buildings#. Such parking spaces may also be located between the #street line# and #street wall# of such #buildings# and their prolongations provided that, for #buildings# on #zoning lots# with less than 35 feet of #street# frontage, such spaces are located in a driveway in the #side lot ribbon#, and provided that for #buildings# on #zoning lots# with at least 35 feet of #street# frontage and at least 18 feet of uninterrupted curb space along a #street#, either:

(1) no more than two parking spaces located between the #street line# and #street wall# of such #buildings# and their prolongations shall be accessed from a single curb cut, and the parking area for these spaces shall not be more than 20 feet in width measured parallel, or within 30 degrees of being parallel, to the #street line#; or

(2) a #group parking facility with five or more spaces is provided and is screened in accordance with the requirements of Section 25-66 (Screening), paragraphs (a) or (b).

R4B R5B R5D R6A R6B R7A R7B R7X R8A R8B R8X

(c) In the districts indicated, #accessory# off-street parking spaces shall be located only within or to the side or rear of a #building# containing #residences#. No parking spaces of any kind shall be permitted between the #street line# and the #street wall# of such #buildings# and their prolongations.

R6 R7 R8

(d) In the districts indicated without a letter suffix, the following provisions shall apply:

(1) for #zoning lots# comprised of non-#Quality Housing buildings# or non-#Quality Housing building segments#, each of which contains not more than three #dwelling units#, #accessory# off-street parking spaces shall be located in accordance with the provisions of paragraph (b) of this Section;

(2) for #zoning lots# comprised of #Quality Housing buildings# or #Quality Housing building segments#, #accessory# off-street parking spaces shall be located in accordance with the provisions of paragraph (c) of this Section.

* * *

25-631
Location and width of curb cuts in certain districts

All curb cuts shall comply with the provisions of this Section, except that in #lower density growth management areas#, the provisions of Section 25-632 shall apply. The minimum width of a curb cut shall be eight feet, including splays. In addition, for #non-conforming buildings# in all districts, the provisions of Section 25-633 (Curb cut restrictions for non-conforming buildings in certain districts) shall apply.

(a) For #zoning lots# with #residential buildings# #buildings# containing #residences# where not more than two #accessory# parking spaces are required:

R2A

(1) In R2A Districts, the maximum width of a curb cut shall be 18 feet, and the maximum width of a driveway within a #front yard# shall be 20 feet. All #zoning lots# shall maintain at least 18 feet of uninterrupted curb space along each #street# frontage.

R2X R3 R4 R5

(2) In the districts indicated, except R4B and R5B Districts, and except as otherwise provided in Section 25-633 (Prohibition of curb cuts in certain districts), curb cuts shall comply with the following provisions:

(i) for #zoning lots# with less than 50 feet of frontage along a #street#, only one curb cut, having a maximum width, including splays, of ten feet, shall be permitted. Where access to #accessory# parking spaces is only through a #side lot ribbon#, all curb cuts shall be a continuation of the #side lot ribbon#;

(ii) for #zoning lots# with at least 50 feet of frontage along a #street#, no more than two curb cuts shall be permitted along such #street# frontage. If one curb cut is provided, such curb cut shall have a maximum width, including splays, of 15 18 feet. If two curb cuts are provided, the maximum width of each curb cut, including splays, shall be ten feet, and a minimum distance of 30 feet of uninterrupted curb space shall be provided between such curb cuts;

(iii) Where access to #accessory# parking spaces is only through a #side lot ribbon#, all curb cuts shall be a continuation of the #side lot ribbon#;

(iv) wherever #accessory# parking spaces are provided in adjacent #side lot ribbons# on #zoning lots# subdivided after June 30, 1989, the curb cuts giving access to such #side lot ribbons# shall be contiguous (paired), so that only one curb cut, having a maximum width of 15 18 feet, including splays, shall serve both #side lot ribbons#; and

(v) new #residential developments# shall maintain a minimum distance of 16 feet of uninterrupted curb space shall be maintained between all curb cuts constructed after June 30, 1989, provided that this requirement may be waived if the Commissioner of Buildings certifies that, due to the location of curb cuts on adjacent #zoning lots#, there is no way to locate the curb cut in compliance with this requirement and that at least 16 feet of uninterrupted curb space is maintained along the #street# in front of the #zoning lot#; shall not apply to #zoning lots# existing both on June 30, 1989 and (effective date of amendment) that are less than 40 feet wide and where at least 16 feet of uninterrupted curb space is maintained along the #street# in front of the #zoning lot#.

R4B R5B R6B R7B R8B

(4)(3) In the districts indicated, curb cuts are permitted only on #zoning lots# with at least 40 feet of #street# frontage and existing on the effective date of establishing such districts on the #zoning maps#. For #detached#, #semi-detached# and #zero lot line buildings#, the width and location of curb cuts shall be in accordance with paragraph (a)(2), inclusive, of this Section. For #attached

residential buildings# and rowhouses, #building segments#, and for multiple dwellings in R5B, R6B, R7B and R8B Districts, new #residential developments# shall provide a minimum distance of 34 feet of uninterrupted curb space between all curb cuts constructed after June 30, 1989, at least 34 feet of uninterrupted curb space shall be maintained between all curb cuts constructed after June 30, 1989, provided that this requirement shall not apply to #zoning lots# existing on both June 30, 1989 and (the effective date of amendment) that are less than 76 feet wide and where at least 34 feet of uninterrupted curb space is maintained along the #street# in front of the #zoning lot#.

R6 R7 R8 (2)(4)

In the districts indicated without a letter suffix, the following provisions shall apply: for #zoning lots# comprised of #single #, #two #, or three #family residences# or #building segments#, the width and location of curb cuts shall be in accordance with the provisions of paragraph (a)(2), inclusive, of this Section.

(i) for #zoning lots# containing non-#Quality Housing buildings# or non-#Quality Housing building segments#, each of which contains not more than three #dwelling units#, #accessory# off-street parking spaces shall be located in accordance with the provisions of paragraph (a)(2), inclusive, of this Section;

(ii) for #zoning lots# containing #Quality Housing #buildings# or #Quality Housing building segments#, #accessory# off-street parking spaces shall be located in accordance with the provisions of paragraph (b)(3) of this Section.

(b) For #zoning lots# with #residential buildings# #buildings# containing #residences# where more than two #accessory# parking spaces are required:

R2X R3 R4 R5

(1) In the districts indicated, except R4B and R5B Districts, and except as otherwise provided in Section 25-633, curb cuts shall comply with the following provisions:

(2) (i) #zoning lots# with 35 feet or more of frontage along a #street# shall maintain a minimum distance of 16 feet of uninterrupted curb space along such #street#;

(ii) new #residential developments# shall maintain a minimum distance of 16 feet of uninterrupted curb space between all curb cuts on the same or adjoining #zoning lots# developed# after June 30, 1989; a minimum distance of 16 feet of uninterrupted curb space shall be maintained between all curb cuts constructed after June 30, 1989, provided that this requirement shall not apply to any #zoning lot# existing both on June 30, 1989 and (effective date of amendment) that is less than 40 feet wide and where at least 16 feet of uninterrupted curb space is maintained in front of such #zoning lot# along the #street#.

(iii) the maximum width of a curb cut serving a #group parking facility# shall be as set forth in the following table:

Table with 2 columns: Size of Facility (in number of spaces) and Maximum Width of Curb Cuts (in feet). Rows include up to 4, 5 to 24, and 25 and over.

(iv) all driveways shall be located at least 13 feet from any other driveway on the same or adjoining #zoning lots#. However, driveways may be paired with other driveways on the same or adjoining #zoning lots#, provided the aggregate width of such paired driveways, including any space between them, does not exceed 20 feet. Curb cuts accessing such paired driveway shall have a minimum width of 15 feet and a maximum width, including splays, of 18 feet. (iv) except for paired

driveways as set forth in paragraph (iii) above, the maximum width of a curb cut accessing a #group parking facility# with less than 50 spaces shall be 12 feet, including splays, and the maximum width of a curb cut accessing a #group parking facility# with 50 or more spaces shall be 22 feet, including splays. However, where Fire Department regulations set forth in the Administrative Code of the City of New York require curb cuts of greater width than listed in this chart, such curb cuts may be increased to the minimum width acceptable to the Fire Department.

R4B R5B R6B R7B R8B

(2) In the districts indicated, for #attached residential developments# and rowhouses, and for multiple dwellings in R5B, R6B, R7B and R8B Districts, a minimum distance of 34 feet between curb cuts. In addition, the maximum width of curb cuts serving a #group parking facility# shall be as set forth in the table in paragraph (b)(1) of this Section. curb cuts are permitted only on #zoning lots# at least 40 feet wide and existing on the effective date of establishing such district on the #zoning maps#. For #detached#, #semi-detached# and #zero lot line buildings#, the width and location of curb cuts shall be in accordance with paragraph (a)(2), inclusive, of this Section. For #attached residential buildings# and rowhouses, #building segments#, and for multiple dwellings in R5B, R6B, R7B and R8B Districts, new #residential developments# shall provide a minimum distance of 34 feet of uninterrupted curb space between all curb cuts constructed after June 30, 1989, at least 34 feet of uninterrupted curb space shall be maintained between all curb cuts constructed after June 30, 1989, provided that this requirement shall not apply to a #zoning lot# existing on both June 30, 1989 and (the effective date of amendment) that is less than 76 feet wide and where at least 34 feet of uninterrupted curb space is maintained in front of such #zoning lot# along the #street#. Such permitted curb cuts shall comply with the provisions of paragraph (b)(3) of this Section.

R6 R7 R8

(2) In the districts indicated without a letter suffix, for #zoning lots# comprised of #single #, #two #, or three #family residences# or #building segments#, the width and location of curb cuts shall be in accordance with the provisions of paragraph (b)(1) of this Section.

R6 R7 R8

(3) In the districts indicated, only one curb cut, having a maximum width of 12 feet, including splays, shall be permitted on any #street# frontage of a #zoning lot#. However, where a curb cut accesses a #group parking facility# with 50 or more spaces, the maximum width of a curb cut shall be 22 feet, including splays, or alternatively, two curb cuts shall be permitted to access such #group parking facility#, each with a maximum width of 12 feet, including splays, and spaced at least 60 feet apart. For #zoning lots# subdivided after (the effective date of amendment), curb cuts complying with the provisions of this paragraph (b)(3) shall only be permitted along the #street# frontage of such subdivided #zoning lot# where at least 34 feet of uninterrupted curb space is maintained.

These curb cut provisions shall apply as follows:

- (i) In R6, R7 and R8 Districts without a letter suffix, to non-#Quality Housing buildings# or non-#Quality Housing building segments#, any of which contain four or more #dwelling units#;
(ii) In R6A, R6A, R7X, R8A, R8X Districts, to all #buildings#; and
(iii) In R6B, R7B and R8B Districts, to #zoning lots# occupied by a #building# with a #street wall# at least 40 feet in width, or for #zoning lots# with multiple #building segments#, only where such curb cut is in front of a #building segment# with a #street wall# at least 40 feet in width. On such #zoning lots#, curb cuts shall be permitted

only on the #street# frontage that is at least 40 feet wide. On all other #zoning lots# in R6B, R7B and R8B Districts, curb cuts shall be prohibited.

(c) Modification of curb cut location requirements: R2X R3 R4 R5 R6 R7 R8

(1) In the districts indicated, the location and width of curb cuts, as required by the provisions of this Section, may be modified if the Commissioner of Buildings certifies that the specified curb cut locations would require the removal of shade trees maintained by the City of New York. The Commissioner of Buildings may refer such matter to the Department of Parks and Recreation and the Department of Transportation for reports, and may base the determination on such report.

R6 R7 R8

(2) In the districts indicated, except R6, R7 or R8 Districts with a letter suffix, the City Planning Commission may authorize modification of the location and width of curb cuts as required by the provisions of this Section provided that the Commission finds that:(i) the proposed modification does not adversely affect the character of the surrounding area; and (ii) where more than one curb cut is provided, the curb cuts are arranged to foster retention of curb side parking spaces along the #street frontage# of the #development#.

* * *

25-633 Prohibition of curb cuts in certain districts R4B R5B R6B R7B R8B

In the districts indicated, curb cuts are prohibited for #residential developments# on #zoning lots# having a width of less than 40 feet along a #street# and existing on the effective date of establishing such district on the #zoning maps#.

Curb cut restrictions for non-conforming buildings in R1 through R5 Districts

R1 R2 R3A R3X R3-1 R4A R4-1 R5A

(a) In the districts indicated, curb cuts are prohibited for #attached buildings#. Furthermore, for a #semi-detached building# that abuts an #attached building#, a curb cut shall only be permitted along that portion of the #street# frontage of the #zoning lot# directly in front of a #side yard# that is at least eight feet wide and accesses a parking space located beyond the #front yard#.

R1 R2 R3A R3X R4A R5A

(b) In the districts indicated, for #semi-detached buildings#, a curb cut shall only be permitted along that portion of the #street# frontage of the #zoning lot# directly in front of a #side yard# that is at least eight feet wide and accesses a parking space located beyond the #front yard#.

* * *

25-64 Restrictions on Use of Open Space for Parking

Restrictions on the use of open space for parking and driveways are set forth in this Section, in accordance with the provisions of Section 23-12 (Permitted Obstructions in Open Space). For #zoning lots# in #lower density growth management areas#, the provisions of paragraph (b) of this Section shall apply.

(a) In accordance with the provisions of Section 23-12 (Permitted Obstructions in Open Space), driveways, private streets, open #accessory# off street parking spaces, or open #accessory# off street loading berths may not use more of the required #open space# on any #zoning lot# than the percent set forth in the following table:

Table with 2 columns: Percent and District. Rows include 50 (R1 R2 R3 R6 R7 R8 R0 R10) and 66 (R4 R5).

(b) In #lower density growth management areas#, the following regulations shall apply:

(1) Driveways, #private roads# and open #accessory# off street parking spaces may occupy no more than 50 percent of the #lot area# not covered by #residential buildings# in R1, R2 and R3 Districts, and may occupy no more than 66 percent of the #lot area# not covered by #residential buildings# in R4 and R5 Districts; and

(2) The area within 30 feet and perpendicular to the #rear wall line# of any #building# or #building segment# that does not front upon two #streets# in its entirety shall not be occupied by driveways or off street parking spaces, except that this provision shall not apply to any #zoning lot# occupied by only one #single # or #two-family detached# or #semi-detached residence#.

(a) In R1, R2, R3, R4A, R4-1 and R4B Districts, driveways, #private roads# and open #accessory# off-street parking spaces may occupy no more than 50 percent of the #lot area# not covered by #buildings# containing #residences#.

(b) In R4 Districts except for R4A, R4-1 and R4B Districts, and in R5 Districts, driveways, #private roads# and open #accessory# off-street parking spaces may occupy no more than 66 percent of the #lot area# not covered by #buildings# containing #residences# :

(c) In R6, R7, R8, R9 and R10 Districts, driveways, private streets, open #accessory# off-street parking spaces, or open #accessory# off-street loading berths may not use more than 50 percent of the required #open space# on any #zoning lot#. The provisions of this paragraph (c) shall not apply to #Quality Housing buildings#.

* * *

Chapter 8 The Quality Housing Program

28-00 GENERAL PURPOSES

The Quality Housing Program is established to foster the provision of multi-family housing that:

- (a) is compatible with existing neighborhood scale and character;
(b) provides on-site recreation space to meet the needs of its occupants; and
(c) is designed to promote the security and safety of the residents.

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, 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#. all such #buildings# shall comply with the Quality Housing Program standards and requirements as set forth in this Chapter.

* * *

28-50 PARKING FOR QUALITY HOUSING

Except as modified by the provisions of this Section, #accessory# off-street parking for Quality Housing #developments#, #enlargements# or conversions shall be provided as set forth in Article II, Chapter 5, and Article III, Chapter 6, the applicable underlying district regulations.

* * *

28-52 Special Regulations for Off-Site Accessory Parking Off-site #accessory# off-street parking spaces for Quality Housing #development#, #enlargement# or conversion may be unenclosed, provided that the #zoning lot# on which such spaces are located does not contain a #residential use#.

28-53 Location of Accessory Parking

On-site #accessory# off-street parking for Quality Housing #developments#, #enlargements# or conversions shall not be permitted between the #street line# and the #street wall# of a #building# or its prolongation. However, on #through lots# measuring less than 180 feet in depth from #street# to #street#, #accessory# off-street parking may be located between the #street line# and any #street wall# located beyond 50 feet of such #street line#.

* * *

Chapter 6 Accessory Off-Street Parking and Loading Regulations 36-00 GENERAL PURPOSES AND DEFINITIONS

Off-Street Parking Regulations

* * *

36-026 Applicability of regulations to Quality Housing On any #zoning lot# containing #residential uses developed#, #enlarged# or converted pursuant to the Quality Housing Program, a #Quality Housing building#, all #accessory# off-street parking spaces shall comply with the provisions of Section 28-50 (PARKING FOR QUALITY HOUSING) to 28-52.

* * *

36-10 PERMITTED ACCESSORY OFF-STREET PARKING SPACES

* * *

36-12 Maximum Size of Accessory Group Parking Facilities

C1 C2 C3 C4 C5 C6 C7 C8 In all districts, as indicated, no #accessory group parking facility# shall contain more than 150 off-street parking spaces or, in the case of a Quality Housing #development# or #enlargement#, #Quality Housing building#, more than 200 spaces, except as provided in Section 36-13 (Modification of Maximum Size of Accessory Group Parking Facilities).

The provisions of this Section shall not apply to #accessory#

off-street parking spaces provided in #public parking garages# in accordance with the provisions of Section 36-57 (Accessory Off-Street Parking Spaces in Public Parking Garages).

* * *

36-30 REQUIRED ACCESSORY OFF-STREET PARKING SPACES FOR RESIDENCES WHEN PERMITTED IN COMMERCIAL DISTRICTS

36-31 General Provisions C1 C2 C3 C4 C5 C6

In all districts, as indicated, #accessory# off-street parking spaces, open or enclosed, shall be provided for all new #residences# constructed #dwelling units# or #rooming unit# created after December 15, 1961, in accordance with the provisions of the following Sections and the other applicable provisions of this Chapter, as a condition precedent to the #use# of such #residences# #dwelling unit# or #rooming unit#:

- Section 36-32 (Requirements Where Individual Parking Facilities Are Provided)
Section 36-33 (Requirements Where Group Parking Facilities Are Provided)
Section 36-34 (Modification of Requirements for Small Zoning Lots)
Section 36-35 (Modification of Requirements for Public Housing or Non-profit Residences for Elderly)
Section 36-37 (Special Provisions for a Single Zoning Lot with Uses Subject to Different Parking Requirements)
Section 36-39 (Special Provisions for Zoning Lots Divided by District Boundaries)

After December 15, 1961, for all #enlargements# which increase the number of #dwelling units# or #rooming units# in a #building#, the same requirements shall apply to the additional #dwelling units# or #rooming units# created by such #enlargements#. For the purposes of these Sections, three #rooming units# shall be considered the equivalent of one #dwelling unit#.

36-311 Application of requirements to conversions in C1 or C2 Districts C1 C2

In the districts indicated, where such districts are mapped within R1, R2, R3, R4, R5, R6, R7B or R7-1 Districts, the requirements of Section 36-31 (General Provisions) shall not apply to the additional #dwelling units# or #rooming units# created by conversions of any kind on #zoning lots# with less than 5,000 or more square feet of #lot area#, except as otherwise provided in Sections 36-363 (For conversions in C1 or C2 Districts governed by surrounding Residence District bulk regulations) and 73-46 (Waiver of Requirements for Conversions).

36-312 Application of requirements to conversion in C3 or C4 Districts C3 C4-1 C4-2 C4-3

In the districts indicated, the requirements of Section 36-31 (General Provisions) shall not apply to the additional #dwelling units# or #rooming units# created by conversions of any kind on #zoning lots# with less than 5,000 or more square feet of #lot area#, except as otherwise provided in Sections 36-364 (For conversions in C4 Districts) and 73-46 (Waiver of Requirements for Conversions).

* * *

36-32 Requirements Where Individual Parking Facilities Are Provided C1-1 C1-2 C1-3 C1-4 C1-5 C2-1 C2-2 C2-3 C2-4 C2-5 C3 C4-1 C4-2 C4-3

In the districts indicated, where #group parking facilities# are not provided, the requirements for #accessory# off-street parking spaces are as set forth in this Section.

36-321 In C1 or C2 Districts governed by surrounding 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, where such districts are mapped within R1, R2, R3, R4, R5, R6 or R7-1 Districts, and where #group parking facilities# are not provided, one #accessory# off-street parking space, open or enclosed, shall be provided for each #dwelling unit#. The provisions of this Section shall not apply to these districts when mapped within R6A, R6B, R7A, R7B or R7X Districts or to #residential buildings developed# or #enlarged# pursuant to the Quality Housing Program #Quality Housing buildings# in R6 or R7 Districts without a letter suffix.

* * *

36-33 Requirements Where Group Parking Facilities Are Provided C1 C2 C3 C4 C5 C6 C7 C8

In the districts indicated, for new #residences developed# under single ownership or control where #group parking facilities# are provided, the number of required #accessory# off-street parking spaces is as set forth in this Section.

* * *

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

* * *

36-52 Size and Location of Spaces C1 C2 C3 C4 C5 C6 C7 C8

In the districts indicated, all #accessory# off-street parking

spaces shall comply with the size and location provisions of this Section.

(a) Size of spaces

36-521 Size of spaces C1 C2 C3 C4 C5 C6 C7 C8

* * *

(b) Location of parking spaces in certain districts

36-522

Location of parking spaces in certain 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 C6-4A C6-4X 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, and for #Quality Housing buildings# in C1, C2, C4, C5 and C6 Districts without a letter suffix, all #accessory# off-street parking spaces shall comply with the provisions of this Section.

- (a) #Buildings other than #mixed buildings# #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#. For any blockfront that is entirely within a #Commercial District#, #accessory# off-street parking spaces shall not be located between the #street wall# of a #building# and its prolongation and any #street line# of such blockfront. Where a #zoning lot# is bounded by more than one such #street line#, this provision shall apply along only one #street line#.
(b) #Mixed buildings# For #mixed buildings#, all #accessory# off-street parking spaces shall be located only within a #building# or in any open area on the #zoning lot# that is not between the #street line# and the #street wall# of the #building# or its prolongation.

36-53 Width of Curb Cuts and Location of Access to the Street C1 C2 C3 C4 C5 C6 C7 C8

* * *

36-531 Location of curb cuts in C1 or C2 Districts mapped in R5D Districts

In C1 or C2 Districts mapped within R5D Districts, a minimum distance of 34 feet of uninterrupted curb space shall be provided between all curb cuts constructed after June 29, 2006. Furthermore, no curb cuts shall be permitted on the #wide street# frontage of any #zoning lot# existing on June 29, 2006, with access to a #narrow street#.

36-532 Location and width of curb cuts accessing residential parking spaces in certain districts

The provisions of this Section 36-532 shall apply to all curb cuts accessing off-street parking spaces #accessory# to #residences# in C1 and C2 Districts mapped within R1 through R8 Districts, and in all other #commercial districts# where, as set forth in the Tables in Section 34-112 or 35-23, as applicable, the applicable #Residential District# is R3, R4, R5, R6, R7 or R8.

- (a) All such curb cuts shall comply with the provisions of Section 25-631 (Location and width of curb cuts in certain districts), as set forth for the applicable #building#, #building segment# and #residence district#. All #buildings# containing #residences# in C1 and C2 Districts mapped within R1, R2, R3A, R3X, R3-1, R4A, R4-1 and R5A Districts shall comply with the provisions set forth in Section 25-631 for an R3-2 District;
(b) All such curb cuts shall be prohibited on the #wide street# frontage of any #zoning lot# existing on (the effective date of amendment) with access to a #narrow street#; and
(c) Where a commercial district with only #narrow street# frontage is mapped along the short end of a #block#, and a #zoning lot# existing on (effective date of amendment) has access to both the short and long ends of such #block#, all such curb cuts shall be prohibited along the #street line# of the short end of such #block#.

* * *

73-46 Waiver of Requirements for Conversions

In R6 or R7-1 Districts, in C1 or C2 Districts mapped within R6 or R7-1 Districts, or in C4-2 or C4-3 Districts, where the number of #accessory# off-street parking spaces required for additional #dwelling units# created by conversions of any kind exceeds the number of spaces which may be waived as of right under the provisions of Sections 25-262 (For conversions), 36-363 (For conversions in C1 or C2 Districts governed by surrounding Residence District bulk regulations) or 36-364 (For conversions in C4 Districts), the Board of Standards and Appeals may waive all or part of the required spaces, provided that the Board finds that there is neither a practical possibility of providing such spaces:

- (a) on the same #zoning lot# because of insufficient #open space# and the prohibitive cost of structural changes necessary to provide the required spaces within the #building#; nor

(b) on a site located within 1,200 feet of the nearest boundary of the #zoning lot# because all sites within such radius are occupied by substantial improvements.

* * *

**Article XII - Special Purpose Districts
Chapter 3
Special Mixed Use District**

* * *

**123-70
PARKING AND LOADING**

* * *

**123-72
Residential and Community Facility Uses**

For #residences# and #community facility uses#, the #accessory# off-street parking and loading regulations of the designated #Residence District#, as set forth in Article II, Chapter 5, shall apply, except that:

(a) the provisions of Section 25-50 (RESTRICTIONS ON LOCATION OF ACCESSORY OFF-STREET PARKING SPACES) shall not apply. In lieu thereof, the provisions of Section 44-30 (RESTRICTIONS ON LOCATION AND USE OF ACCESSORY OFF-STREET PARKING SPACES) shall apply to such #uses#; and in #mixed use buildings#, the provisions of Section 25-60 shall not apply. In lieu thereof, the provisions of Section 44-40 (ADDITIONAL REGULATIONS FOR PERMITTED OR REQUIRED ACCESSORY OFF-STREET PARKING SPACES) shall apply to such #uses# for #buildings# containing #residences# in #Special Mixed Use Districts#, in addition to the applicable #accessory# off-street parking and loading regulations set forth in Article II, Chapter 5, the provisions of Section 44-46 (Accessory Off-Street Parking Spaces in Public Parking Garages), Section 44-47 (Parking Lot Maneuverability and Curb Cut Regulations) and Section 44-48 (Parking Lot Landscaping) shall apply.

* * *

**BOROUGH OF THE BRONX
No. 10
PERRY AVENUE HISTORIC DISTRICT**

CD 7 N 100193 HKX
IN THE MATTER OF a communication dated December 22, 2009, from the Executive Director of the Landmarks Preservation Commission regarding the landmark designation of the Perry Avenue Historic District, designated by the Landmarks Preservation Commission on December 15, 2009 (List No. 424, LP No. 2339). The district boundaries are:

property bounded by a line beginning at the intersection of

the northwestern curblin of Perry Avenue with a line extending southeasterly from the northeastern property line of 2987 Perry Avenue, northwesterly along said property line to the northwestern property line of 2987 Perry Avenue, southwesterly along said property line and the property lines of 2985 through 2971 Perry Avenue to the southwestern property line of 2971 Perry Avenue, southeasterly along said property line to the northwestern curblin of Perry Avenue, northeasterly along said curblin to the point of the beginning.

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

j14-27

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. 12 - Monday, January 25, 2010 at 6:00 P.M., 5910 13th Avenue, Brooklyn, NY

#C 070520ZMK

IN THE MATTER OF an application submitted by Job Tom Gluck pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, by establishing within an existing R5 district a C1-3 district property, bounded by 48th Street, 18th Avenue, 49th Street and a line 100 feet northwesterly of 18th Avenue.

BSA# 325-09-BZ

1362-1364 52nd Street
The application seeks to permit the development of a community facility on the referenced premises.

j19-25

EMPLOYEES' RETIREMENT SYSTEM

■ INVESTMENT MEETING

Please be advised that the next Investment Meeting of the Board of Trustees of the New York City Employees' Retirement System has been scheduled for Tuesday, January 26, 2010 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.

j19-25

ENVIRONMENTAL PROTECTION

■ PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN that, pursuant to Title 5, Chapter 3, Subchapter 3 of the Administrative Code of the City of New York, a public hearing will be held at 22 Reade Street, Borough of Manhattan on Wednesday February 3, 2010, at 10:00 A.M. on the following:

REAL PROPERTY PUBLIC HEARING in the matter of the acquisition by the City of New York of fee simple (Fee) and conservation easement (CE) interests, and by the Watershed Agricultural Council (WAC) of conservation easement interests using funds provided by the City of New York, on the following real estate in the Counties of Delaware, Greene, Putnam, Ulster and Westchester for the purposes of preserving and preventing the contamination or pollution of the water supply of the City of New York:

NYC ID	County	Municipality	Type	Tax Lot ID	Acres (+/-)
5586	Delaware	Andes	CE	259.-1-41.112	53.87
2294		Andes	Fee	p/o 343.-1-6	293.70
7684		Andes	Fee	282.-1-21	41.34
7414		Bovina	Fee	p/o 174.-2-9	17.20
1041		Colchester	Fee	360.-1-47	15.50
7189		Colchester	Fee	360.-1-40.1	14.85
5172		Delhi	Fee	194.-1-18	70.35
6126		Delhi	WAC CE	124.-1-6 & 147.-1-15.1	121.30
6129		Delhi	WAC CE	p/o 149.-1-56	207.39
3012		Hamden	Fee	p/o 232.-1-5.1	54.29
7193		Hamden	Fee	190.-1-5	19.60
6144		Hamden	WAC CE	254.-1-24	86.20
6124		Kortright	WAC CE	67.-1-17.2	157.20
5539		Middletown	CE	p/o 285.-2-38.1	117.32
7223		Middletown	Fee	305.-2-19	14.37
2243		Roxbury	CE	72.-1-57	150.92
4085		Roxbury	Fee	133.-2-5.1	103.69
7403		Stamford	Fee	54.-1-20	29.58
5786		Walton	CE	167.-2-9	80.00
3012		Walton	Fee	232.-2-14	48.13
7158		Walton	Fee	p/o 295.-1-16.1	25.92
7865		Walton	Fee	228.-1-20.1	59.55
4873	Greene	Ashland	Fee	92.00-5-17.2	22.57
5214		Ashland	Fee	p/o 60.00-1-34.11	68.05
7117		Ashland	Fee	p/o 94.00-2-50	56.76
7169		Halcott	CE	142.00-2-24 & p/o 174.00-4-2.111	448.40
2566		Hunter	Fee	196.-1-14 thru 17 & p/o 208.-1-22	143.29
4844		Jewett	CE	111.00-1-14	85.80
4961		Jewett	Fee	113.00-4-19	130.29
5409		Jewett	Fee	p/o 112.00-3-81	118.42
7263		Jewett	Fee	114.00-2-5	22.80
7579		Jewett	Fee	p/o 112.00-1-2	48.67
7032		Prattsville	CE	p/o 90.00-1-7.1 & 90.00-1-7.2	80.21
4961		Windham	Fee	113.00-2-19	12.80
7582		Windham	Fee	45.00-2-9, 10 & 11	48.00
7141	Putnam	Carmel	Fee	65.6-1-20	5.36
7638		Kent	Fee	31.-1-25	3.38
19	Ulster	Olive	Fee	p/o 45.1-4-26.110	8.00
3117		Shandaken	Fee	4.-1-5.800 & 4.-1-5.900	93.43
7612	Westchester	North Castle	Fee	p/o 107.0-1-131	2.58

A copy of the Mayor's Preliminary Certificates of Adoption and maps of the real estate to be acquired are available for public inspection upon request. Please call (845) 340-7810.

INDUSTRIAL DEVELOPMENT AGENCY

■ PUBLIC HEARINGS

The New York City Industrial Development Agency (the "Agency") is empowered under the New York State Industrial Development Agency Act (constituting Title 1 of Article 18-A of the General Municipal Law), and Chapter 1082 of the 1974 Laws of New York, as amended, to issue nonrecourse revenue bonds to provide financing for qualified projects, and to enter into industrial and small industry incentive program transactions and other straight-lease transactions for the benefit of qualified projects, and thereby advance the job opportunities, general prosperity and economic welfare of the people of the State of New York (the "State") and to improve their prosperity and standard of living. The Agency has been requested (i) to make available the proceeds of its bonds to be issued in the approximate aggregate dollar amounts, to be used by the persons, for the purposes, and at the addresses identified below, and (ii) to participate in industrial and small industry incentive program straight-lease transactions and other straight-lease transactions for the purposes and at the addresses also identified below. As used herein, "bonds" are bonds, the interest on which may be exempt from local and/or State and/or Federal income taxes; and the "City" shall mean The City of New York. As used herein with reference to bond amounts, "approximately" shall be deemed to mean up to such stated bond amount or a greater principal amount not to exceed 10% of such stated bond amount.

Straight lease (Industrial Incentive Program) transaction for the benefit of 283 Food Corp., on behalf of P.S.K. Supermarkets, d/b/a Foodtown Supermarkets, a supermarket, in connection with the acquisition, renovation, equipping and/or furnishing of an approximately 11,000 square foot facility located on an approximately 11,000 square foot parcel of land at 283 East 204th Street, Bronx, New York 10467. The financial assistance proposed to be conferred by the Agency will consist of payments in lieu of City real property taxes, exemption from City and State mortgage recording taxes and exemption from City and State sales and use taxes.

Straight lease (Industrial Incentive Program) transaction for the benefit of Greenpoint Project LLC, a real estate holding company, on behalf of Hindustan Granites Inc, a fabricator and wholesale distributor of marble and stone, in connection with the acquisition, renovation, equipping and/or furnishing of an approximately 31,000 square foot facility located on an approximately 52,000 square foot parcel of land at 280 Johnson Avenue, Brooklyn, New York 11206. The financial assistance proposed to be conferred by the Agency will consist of payments in lieu of City real property taxes, exemption from City and State mortgage recording taxes and exemption from City and State sales and use taxes.

Straight lease (Industrial Incentive Program) transaction for the benefit of a to-be-formed real estate holding company, on behalf of Royal Recycling Services, Inc., a paper and cardboard recycling firm, in connection with the acquisition, renovation, equipping and/or furnishing of an approximately 38,000 square foot facility located on an approximately 67,000 square foot parcel of land at 187-10 Jamaica Avenue, Queens, New York 11423. The financial assistance proposed to be conferred by the Agency will consist of payments in lieu of City real property taxes, exemption from City and State mortgage recording taxes and exemption from City and State sales and use taxes.

Straight lease (Industrial Incentive Program) transaction for the benefit of Alabama Avenue Inc., a real estate holding company, on behalf of Shmuel Shindler, Inc., a manufacturer and distributor of frozen fish products, in connection with the acquisition, renovation, equipping and/or furnishing of an approximately 28,000 square foot facility located on an approximately 34,000 square foot parcel of land at 808-820 Alabama Avenue, Brooklyn, New York 11207. The financial assistance proposed to be conferred by the Agency will consist of payments in lieu of City real property taxes, exemption from City and State mortgage recording taxes and exemption from City and State sales and use taxes.

Straight-lease commercial transaction for the benefit of Cactus Properties 3, LLC, a real estate holding company, on behalf of Cactus Holdings, Inc. d/b/a Western Beef, in connection with the acquisition, renovation, demolition, construction, furnishing and equipping of an approximately 65,000 square foot building, to create an approximately 35,000 square foot supermarket with approximately 33,000 square feet of ancillary parking and an approximately 20,000 square foot warehouse with approximately 8,000 square feet of ancillary parking, all located on an approximately 73,000 square foot parcel of land at 2050 Webster Avenue, Bronx, New York, Block 3029, Lots 15 and 52. The financial assistance proposed to be conferred by the Agency will consist of exemption from City and State sales and use taxes and mortgage recording taxes and exemption and payments in lieu of City real property taxes.

A straight lease (Industrial Incentive Program) transaction (which closed on December 30, 2004) for Bloomfield Management Corp., a real estate holding company for the benefit of S. DiFazio and Sons Construction, Inc., an infrastructure and underground utility contractor; Faztec Industries, Inc., a sand and gravel distributor and infrastructure contractor; and DiFazio Industries Inc., an infrastructure and underground utility contractor. The 2004 Project consisted of (i) the improvement, renovation and equipping of an approximately 3,500 square foot existing building on an approximately 164,700 square foot parcel of land ("Parcel One") located at 200 Bloomfield Avenue (a/k/a 220 Bloomfield Avenue), Staten Island, New York 10314 (Block 1780, Lot 151); (ii) the acquisition, improvement, renovation and equipping of an approximately 52,272 square foot parcel of land ("Parcel Two") contiguous to Parcel One, located at Bloomfield Avenue, Staten Island, New York 10314 (Block 1780, Lot 150), for use as equipment and materials storage and parking; and (iii) the acquisition, improvement, renovation and equipping of an approximately 9,000 square foot existing building on an approximately 9,977 square foot parcel of land ("Parcel Three") located at 20 Kinsey Place, Staten Island, New York 10303 (Block 1290, Lot 92), for use as a maintenance facility; and (iv) the acquisition, improvement, renovation and equipping of an approximately 7,281 square foot parcel of land ("Parcel Four") contiguous to Parcel Three, located at Kinsey Place, Staten Island, New York 10303 (Block 1290, Lot 94). The financial assistance proposed to be conferred by the Agency will consist of exemption from City and State mortgage recording taxes.

Pursuant to Section 859a of the General Municipal Law of the State of New York and Internal Revenue Code Section 147(f), the Agency will hold a hearing on the proposed financings and transactions set forth above at the office of New York City Economic Development Corporation ("NYCEDC"), 110 William Street, 4th Floor, New York, New

York commencing at 10:00 A.M. on **Thursday, February 4, 2010**. Interested members of the public are invited to attend. The Agency will present information at such hearing on the proposed financings and transactions set forth above. Pursuant to subdivision 3 of the above-referenced Section 859a, the Agency will, in addition, provide an opportunity for the public to review at such hearing the project application and the cost-benefit analysis for each of the proposed financings and transactions. For those members of the public desiring to review project applications and cost benefit analyses before the date of the hearing, copies of these materials will be made available, starting on or about noon on the Friday preceding the hearing. Persons desiring to obtain copies of these materials may visit the website of New York City Economic Development Corporation at www.nycedc.com or may call (212) 312-3598. Persons desiring to make a brief statement regarding the proposed financings and transactions should give prior notice to the Agency at the address or phone number shown below. Written comments may be submitted to the Agency to the attention of Ms. Frances Tufano at the address shown below. Please be advised that certain of the aforementioned proposed financings and transactions may possibly be removed from the hearing agenda prior to the hearing date. Information regarding such removals will be available by contacting ftufano@nycedc.com on or about noon on the Friday preceding the hearing.

New York City Industrial Development Agency
Attn: Ms. Frances Tufano
110 William Street, 5th Floor
New York, New York 10038
(212) 312-3598

j25

INDEPENDENT BUDGET OFFICE

MEETING

The New York City Independent Budget Office Advisory Board will hold a meeting on Wednesday, January 27, 2010, beginning at 8:30 A.M., at the offices of the NYC Independent Budget Office, 110 William Street, 14th Floor. There will be an opportunity for the public to address the advisory board during the public portion of the meeting.

j22-25

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, **February 02, 2010 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 STATEN ISLAND 10-4370 - Block 15, Lot 53-49 St. Marks Place - St. George Historic District
A neo-Romanesque style church building designed by Harding and Goch and built in 1900-01. Application is to replace face brick on the Carroll Place facade.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF BROOKLYN 10-4968 - Block 45, Lot 7509-72 Front Street, aka 70 Washington Street - DUMBO Historic District
An Industrial neo-Classical style factory building designed by William Higginson and built in 1911. Application is to install a bracket sign.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF BROOKLYN 10-2543 - Block 31, Lot 1-201 Water Street - DUMBO Historic District
A Daylight Factory style factory building designed by Frank H. Quinby and built in 1913; and a vernacular style factory building built c. 1900. Application is to amend a previous approval to alter ground floor openings and install storefront infill.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF BROOKLYN 10-4512 - Block 252, Lot 60-31 Joralemon Street - Brooklyn Heights Historic District
A Greek Revival style house built in 1845. Application is to construct a rear yard addition. Zoned R6.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF BROOKLYN 10-4752 - Block 1059, Lot 64-181 Lincoln Place - Park Slope Historic District
A complex of school buildings including the original neo-Jacobean style Berkeley Institute designed by Walker and Morris and built in 1896, and a gymnasium designed by John Burke and built in 1937-38. Application is to construct an addition and a rooftop fence. Zoned R7B.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF BROOKLYN 10-3809 - Block 5032, Lot 9-130 Maple Street - Prospect Lefferts Gardens Historic District
A neo-Renaissance style rowhouse designed by Axel Hedman and built in 1908-1911. Application is to construct a rear deck and alter openings.

ADVISORY REPORT
BOROUGH OF BROOKLYN 10-5321 - Block 7073, Lot 1-West 16th Street at Reigelmann Boardwalk - The Parachute Jump- Individual Landmark
A structure invented by Commander James H. Strong, engineered by Elwyn E. Seelye & Company, and erected in 1939; and moved to its present site by architect Michael Marlo and engineer Edwin W. Kleinert in 1940-41. Application is to reconstruct the plaza surrounding and beneath the structure.

BINDING REPORT
BOROUGH OF BROOKLYN 10-4985 - Block 7073, Lot 1-West 16th Street at Reigelmann Boardwalk - The Parachute Jump- Individual Landmark
A structure invented by Commander James H. Strong, engineered by Elwyn E. Seelye & Company, and erected in 1939; and moved to its present site by architect Michael Marlo and engineer Edwin W. Kleinert in 1940-41.

Application is to install fencing, lighting, bird control, and anti-climbing measures.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF MANHATTAN 10-4370 - Block 41, Lot 15-60 Pine Street - Down Town Association- Individual Landmark
A Romanesque Revival style clubhouse designed by Charles C. Haight, built in 1886-87, and modified with an extension designed by Warren & Wetmore and built in 1910-11. Application is to construct a rooftop addition, infill the non-visible interior courtyard, alter the Cedar Street facade and areaway to provide barrier-free access, and remove a fire escape. Zoned C5-5.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF MANHATTAN 10-4718 - Block 189, Lot 5-144 Franklin Street - Tribeca West Historic District
A neo-Grec style warehouse building designed by J. Morgan Slade and built in 1882-1883. Application is to modify windows and install a balcony.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF MANHATTAN 10-0515 - Block 189, Lot 7501-6 Varick Street - Tribeca West Historic District
A neo-Grec/Queen Anne style warehouse built in 1881-1882. Application is to establish a master plan governing the future installation of windows.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF MANHATTAN 10-3122 - Block 193, lot 26 - 35 Walker Street - Tribeca East Historic District
A building with mid-19th century features originally built as a house circa 1808. Application is to reconstruct party walls; construct rooftop additions; install a barrier-free access ramp; install doors; and remove a fire escape. Zoned C6-2A.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF MANHATTAN 10-5026 - Block 515, Lot 15-155 Wooster Street - SoHo-Cast Iron Historic District
A Classical Revival style store and loft building designed by George F. Pelham and built in 1897-1898. Application is to install a painted wall sign. Zoned M1-5A.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF MANHATTAN 10-4067 - Block 632, Lot 55-535 Hudson Street - Greenwich Village Historic District
An apartment building designed by Samuel Roth and built in 1951-1953. Application is to construct rooftop and rear yard additions. Zoned C1-6.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF MANHATTAN 10-4692 - Block 572, Lot 52-17 West 8th Street - Greenwich Village Historic District
A Greek Revival style house built in 1845-46. Application is to alter the facade and install windows and storefront infill.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF MANHATTAN 10-2680 - Block 746, Lot 20-331 West 22nd Street - Chelsea Historic District
An Italianate style rowhouse built in 1850. Application is to legalize the installation of window grilles without Landmarks Preservation Commission permits and alterations to the areaway completed in non-compliance with Permit for Minor Work 06-2142.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF MANHATTAN 10-5380 - Block 1260, lot 16-37 West 44th Street - New York Yacht Club-Individual Landmark
A Beaux-Arts style building designed by Warren & Wetmore and built in 1899-1900. Application is to remove cast iron skylights.

CERTIFICATE OF APPROPRIATENESS
BOROUGH OF MANHATTAN 10-3014 - Block 1216, Lot 27-101 West 85th Street - Upper West Side/Central Park West Historic District
A Renaissance Revival style apartment hotel designed by John G. Prague and built in 1889-90. Application is to modify the areaway and install a barrier-free lift.

j20-f2

TRANSPORTATION

PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN, pursuant to law, that the following proposed revocable consents, have been scheduled for a public hearing by the New York City Department of Transportation. The hearing will be held at 55 Water Street, 9th Floor, Room 945 commencing at 2:00 P.M. on Wednesday, January 27, 2010. Interested parties can obtain copies of proposed agreements or request sign-language interpreters (with at least seven days prior notice) at 55 Water Street, 9th Floor SW, New York, NY 10041, or by calling (212) 839-6550.

#1 In the matter of a proposed revocable consent authorizing Bri-Senna Limited to maintain and use a stoop, an areaway and a planted area on the north sidewalk of West 89th Street, west of West End Avenue, in the Borough of Manhattan. The proposed revocable consent is for a term of ten years from July 1, 2010 to June 30, 2020 and provides, among other terms and conditions, for compensation payable to the City according to the following schedule:

For the period July 1, 2010 to June 30, 2025 - \$25/annum

the maintenance of a security deposit in the sum of \$5,000, and the filing of an insurance policy in the minimum amount of \$250,000/\$1,000,000 for bodily injury and property damage for each occurrence in the aggregate amount of \$100,000

#2 In the matter of a proposed revocable consent authorizing Hospital for Special Surgery to maintain and use a conduit under and across East 71st Street, west of Franklin D. Roosevelt Drive, in the Borough of Manhattan. The proposed revocable consent is for a term of ten years from July 1, 2010 to June 30, 2020 and provides, among other terms and conditions, for compensation payable to the City according to the following schedule:

For the period July 1, 2010 to June 30, 2011 - \$4,618
For the period July 1, 2011 to June 30, 2012 - \$4,757
For the period July 1, 2012 to June 30, 2013 - \$4,896
For the period July 1, 2013 to June 30, 2014 - \$5,035
For the period July 1, 2014 to June 30, 2015 - \$5,174
For the period July 1, 2015 to June 30, 2016 - \$5,313

For the period July 1, 2016 to June 30, 2017 - \$5,452
For the period July 1, 2017 to June 30, 2018 - \$5,591
For the period July 1, 2018 to June 30, 2019 - \$5,730
For the period July 1, 2019 to June 30, 2020 - \$5,869

the maintenance of a security deposit in the sum of \$5,900, and the filing of an insurance policy in the minimum amount of \$250,000/\$1,000,000 for bodily injury and property damage for each occurrence in the aggregate amount of \$100,000.

#3 In the matter of a proposed revocable consent authorizing Tribeca Grand Hotel, Inc. to maintain and use cornices projecting beyond the building lines above the sidewalks of Avenue of the Americas, Church and Walker Streets, in the Borough of Manhattan. The proposed revocable consent is for a term of ten years from July 1, 2010 to June 30, 2020 and provides, among other terms and conditions, for compensation payable to the City according to the following schedule:

For the period July 1, 2010 to June 30, 2011 - \$47,016
For the period July 1, 2011 to June 30, 2012 - \$48,426
For the period July 1, 2012 to June 30, 2013 - \$49,836
For the period July 1, 2013 to June 30, 2014 - \$51,246
For the period July 1, 2014 to June 30, 2015 - \$52,656
For the period July 1, 2015 to June 30, 2016 - \$54,066
For the period July 1, 2016 to June 30, 2017 - \$55,476
For the period July 1, 2017 to June 30, 2018 - \$56,886
For the period July 1, 2018 to June 30, 2019 - \$58,296
For the period July 1, 2019 to June 30, 2020 - \$59,706

the maintenance of a security deposit in the sum of \$44,700, and the filing of an insurance policy in the minimum amount of \$250,000/\$1,000,000 for bodily injury and property damage for each occurrence in the aggregate amount of \$100,000.

#4 In the matter of a proposed revocable consent authorizing Gerald Gehman to maintain and use a fenced-in area on the north sidewalk of East 93rd Street, west of Madison Avenue, in the Borough of Manhattan. The proposed revocable consent is for a term of ten years from July 1, 2009 to June 30, 2019 and provides, among other terms and conditions, for compensation payable to the City according to the following schedule:

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

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

#5 In the matter of a proposed revocable consent authorizing 306 East 86th Street LLC to maintain and use a sidewalk hatch under the south sidewalk of East 86th Street, east of Second Avenue, in the Borough of Manhattan. The proposed revocable consent is for a term of ten years from July 1, 2010 to June 30, 2020 and provides, among other terms and conditions, for compensation payable to the City according to the following schedule:

For the period July 1, 2010 to June 30, 2011 - \$514
For the period July 1, 2011 to June 30, 2012 - \$529
For the period July 1, 2012 to June 30, 2013 - \$544
For the period July 1, 2013 to June 30, 2014 - \$559
For the period July 1, 2014 to June 30, 2015 - \$574
For the period July 1, 2015 to June 30, 2016 - \$589
For the period July 1, 2016 to June 30, 2017 - \$604
For the period July 1, 2017 to June 30, 2018 - \$619
For the period July 1, 2018 to June 30, 2019 - \$634
For the period July 1, 2019 to June 30, 2020 - \$649

the maintenance of a security deposit in the sum of \$1,000, and the filing of an insurance policy in the minimum amount of \$500,000/\$2,000,000 for bodily injury and property damage for each occurrence in the aggregate amount of \$200,000.

#6 In the matter of a proposed revocable consent authorizing Urbivore Worldwide LLC to construct, maintain and use front entry steps on the south sidewalk of West 118th Street, west of Frederick Douglass Boulevard, in the Borough of Manhattan. The proposed revocable consent is for a term of ten years from the Date of Approval by the Mayor and provides among other terms and conditions, for compensation payable to the City according to the following schedule:

From the Date of Approval to June 30, 2010 - \$350/annum

For the period July 1, 2010 to June 30, 2011 - \$361
For the period July 1, 2011 to June 30, 2012 - \$372
For the period July 1, 2012 to June 30, 2013 - \$383
For the period July 1, 2013 to June 30, 2014 - \$394
For the period July 1, 2014 to June 30, 2015 - \$405
For the period July 1, 2015 to June 30, 2016 - \$416
For the period July 1, 2016 to June 30, 2017 - \$427
For the period July 1, 2017 to June 30, 2018 - \$438
For the period July 1, 2018 to June 30, 2019 - \$449
For the period July 1, 2019 to June 30, 2020 - \$460

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

#7 In the matter of a proposed revocable consent authorizing 1251 Americas Associates II L.P. and 1221 Avenue Holdings LLC to maintain and use a passageway under and across West 49th Street, west of Avenue of the Americas, in the Borough of Manhattan. The proposed revocable consent is for a term of ten years from July 1, 2010 to June 30, 2020 and provides, among other terms and conditions, for compensation payable to the City according to the following schedule:

For the period July 1, 2010 to June 30, 2011 - \$108,821
For the period July 1, 2011 to June 30, 2012 - \$111,991
For the period July 1, 2012 to June 30, 2013 - \$115,161
For the period July 1, 2013 to June 30, 2014 - \$118,331
For the period July 1, 2014 to June 30, 2015 - \$121,501
For the period July 1, 2015 to June 30, 2016 - \$124,671
For the period July 1, 2016 to June 30, 2017 - \$127,841
For the period July 1, 2017 to June 30, 2018 - \$131,011
For the period July 1, 2018 to June 30, 2019 - \$134,181
For the period July 1, 2019 to June 30, 2020 - \$137,351

the maintenance of a security deposit in the sum of \$137,400, and the filing of an insurance policy in the minimum amount of \$1,250,000/\$5,000,000 for bodily injury and property damage for each occurrence in the aggregate amount of \$1,000,000.

#8 In the matter of a proposed revocable consent authorizing The New York and Presbyterian Hospitals, Inc. to maintain and use a pedestrian tunnel under and across York Avenue, north of East 68th Street, in the Borough of Manhattan. The proposed revocable consent is for a term of ten years from July 1, 2008 to June 30, 2018 and provides, among other

terms and conditions, for compensation payable to the City according to the following schedule:

For the period July 1, 2008 to June 30, 2009 - \$26,809
 For the period July 1, 2009 to June 30, 2010 - \$27,613
 For the period July 1, 2010 to June 30, 2011 - \$28,417
 For the period July 1, 2011 to June 30, 2012 - \$29,221
 For the period July 1, 2012 to June 30, 2013 - \$30,025
 For the period July 1, 2013 to June 30, 2014 - \$30,829
 For the period July 1, 2014 to June 30, 2015 - \$31,633
 For the period July 1, 2015 to June 30, 2016 - \$32,437
 For the period July 1, 2016 to June 30, 2017 - \$33,241
 For the period July 1, 2017 to June 30, 2018 - \$34,045

the maintenance of a security deposit in the sum of \$34,100, and the filing of an insurance policy in the minimum amount of \$1,250,000/\$5,000,000 for bodily injury and property damage for each occurrence in the aggregate amount of \$1,000,000.

#9 In the matter of a proposed revocable consent authorizing J.W. Mays, Inc. to maintain and use a bridge over and across Bond Street, north of Livingston Street, in the Borough of Brooklyn. The proposed revocable consent is for a term of ten years from July 1, 2010 to June 30, 2020 and provides, among other terms and conditions, for compensation payable to the City according to the following schedule:

For the period July 1, 2010 to June 30, 2011 - \$13,216
 For the period July 1, 2011 to June 30, 2012 - \$13,601
 For the period July 1, 2012 to June 30, 2013 - \$13,986
 For the period July 1, 2013 to June 30, 2014 - \$14,371
 For the period July 1, 2014 to June 30, 2015 - \$14,756
 For the period July 1, 2015 to June 30, 2016 - \$15,141
 For the period July 1, 2016 to June 30, 2017 - \$15,526
 For the period July 1, 2017 to June 30, 2018 - \$15,911
 For the period July 1, 2018 to June 30, 2019 - \$16,296
 For the period July 1, 2019 to June 30, 2020 - \$16,681

the maintenance of a security deposit in the sum of \$59,000, and the filing of an insurance policy in the minimum amount of \$1,250,000/\$5,000,000 for bodily injury and property damage for each occurrence in the aggregate amount of \$1,000,000.

#10 In the matter of a proposed revocable consent authorizing Marina Gafanovich to maintain and use an accessibility ramp and stairs on the north sidewalk of Avenue Z, between East 11th Street and East 12th Street, in the Borough of Brooklyn. The proposed revocable consent is for a term of ten years from July 1, 2009 to June 30, 2019 and provides, among other terms and conditions, for compensation payable to the City according to the following schedule:

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

the maintenance of a security deposit in the sum of \$1,500, and the filing of an insurance policy in the minimum amount of \$500,000/\$2,000,000 for bodily injury and property damage for each occurrence in the aggregate amount of \$200,000.

#11 In the matter of a proposed revocable consent authorizing Midwood Hall Condominium to construct, maintain and use a fenced-in area, together with a stair and an entrance detail on the south sidewalk of Avenue J, east of Ocean Avenue, in the Borough of Brooklyn. The proposed revocable consent is for a term of ten years from the Date of Approval by the Mayor and provides among other terms and conditions, for compensation payable to the City according to the following schedule:

From the Date of Approval to June 30, 2010 - \$1,500/annum

For the period July 1, 2010 to June 30, 2011 - \$1,545
 For the period July 1, 2011 to June 30, 2012 - \$1,590
 For the period July 1, 2012 to June 30, 2013 - \$1,635
 For the period July 1, 2013 to June 30, 2014 - \$1,680
 For the period July 1, 2014 to June 30, 2015 - \$1,725
 For the period July 1, 2015 to June 30, 2016 - \$1,770
 For the period July 1, 2016 to June 30, 2017 - \$1,815
 For the period July 1, 2017 to June 30, 2018 - \$1,860
 For the period July 1, 2018 to June 30, 2019 - \$1,905
 For the period July 1, 2019 to June 30, 2020 - \$1,950

the maintenance of a security deposit in the sum of \$10,000, and the filing of an insurance policy in the minimum amount of \$250,000/\$1,000,000 for bodily injury and property damage for each occurrence in the aggregate amount of \$100,000.

j6-27

NOTICE

COMMUTER VAN SERVICE AUTHORITY APPLICATION Staten Island/Manhattan

NOTICE IS HEREBY GIVEN that the Department of Transportation has received an application for a commuter van service authority. The applicant proposes to operate a van service in the Boroughs of Staten Island and Manhattan. From the Borough of Staten Island bounded on the north by Arthur Kill Road from Bloomingdale Road to Giffords Line, bounded on the east to Giffords Line from Arthur Kill Road to Amboy Road, bounded on the south by Amboy Road from Giffords Line to Bloomingdale Road, bounded on the west by Bloomingdale Road from Amboy Road to Arthur Kill Road to the Borough of Manhattan bounded on the north by Houston Street from Houston Street to South Street, bounded on the south by South Street from Clinton Avenue to Fulton Street, bounded on the west by Fulton Street from South Street to Broadway. The applicant is Red Color Van Service, Inc. They can be reached at 133-56 41st Avenue, 1st Floor, Flushing, NY 11355. The applicant is proposing to use 15 van(s) daily to provide this service 16 hours a day.

There will be a public hearing held on Thursday, February 11, 2010 at the Staten Island Borough Hall, 10 Richmond Terrace, Hearing Room 122, 1st Floor, Staten Island, NY 10301 from 2:00 P.M. - 4:00 P.M. and on February 24, 2010 at the Manhattan Borough President's Office, One Centre Street, 19th Floor South, New York, NY 10007, from 2:00 P.M. - 4:00 P.M. for an opportunity to voice your position on this application. In addition, written comments in support or in opposition to this application may be sent to Ms. Dorothy Szorc at the New York City Department of Transportation, Office of Alternative Modes, 55 Water Street, 6th Floor, New York, NY 10041, no later than February 24, 2010. Any written comments received after this date may not be considered. Those opposing the application must clearly specify why the proposed additional van service will not meet present and/or future public convenience and necessity.

j19-25

PROPERTY DISPOSITION

CITYWIDE ADMINISTRATIVE SERVICES

DIVISION OF MUNICIPAL SUPPLY SERVICES

■ AUCTION

PUBLIC AUCTION SALE NUMBER 10001-P

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, February 3, 2010 (SALE NUMBER 10001-P). 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 web site, on the Friday prior to the sale date at: <http://www.nyc.gov/autoauction> Terms and Conditions of sale can also be viewed at this site.

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

j19-f3

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

BUS, 40 PASSENGER - NYPD – Competitive Sealed Bids – PIN# 8570900012 – DUE 02-22-10 AT 10:30 A.M. – Request via fax (212) 669-7603.

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, dcasdmssbids@dcas.nyc.gov

j25

■ VENDOR LISTS

Goods

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

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

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

fy17-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:
 A. Collection Truck Bodies
 B. Collection Truck Cab Chassis
 C. Major Component Parts (Engine, Transmission, etc.)

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

fy17-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.

fy17-j4

DESIGN & CONSTRUCTION

CONTRACT SECTION

■ SOLICITATIONS

Construction / Construction Services

CORRECTION: ELMHURST NEW BRANCH LIBRARY – Competitive Sealed Bids – PIN# 8502010LQ0002C – DUE 03-03-10 AT 2:00 P.M. – CORRECTION: PROJECT NO.: LQQ122-1E2-R

Contract documents will not be sold after Tuesday February 16, 2010. There will be a Mandatory Pre-Bid Conference on, Wednesday February 17, 2010 at 10:00 A.M. at the Elmhurst Branch Library located at 86-01 Broadway, Queens, NY 11373.

SPECIAL EXPERIENCE REQUIREMENTS

Bid documents are available at: <http://www.nyc.gov/ddc>

This Bid Solicitation includes M/WBE Participation goals for subcontracted work. For the M/WBE Goals, Please visit our website at www.ddc.nyc.gov/buildnyc See "Bid Opportunities". For more Information about M/WBE Certification, please call 311 or go to www.nyc.gov/getcertified

Apprenticeship Requirements Apply to this Contract.

NOTICE TO BIDDERS: BIDDERS ARE HEREBY ADVISED THAT THIS CONTRACT IS SUBJECT TO THE PROJECT LABOR AGREEMENT ("PLA") ENTERED INTO BETWEEN THE CITY AND THE BUILDING AND CONSTRUCTION TRADES COUNCIL OF GREATER NEW YORK ("BCTC") AFFILIATED LOCAL UNIONS. REFER TO VOLUME 2 OF THE BID DOCUMENTS FOR FURTHER INFORMATION. This contract is part of a Multi-Agency Pilot Program in which the City's Standard Construction Contract provisions concerning Delay Damages have been revised altering the allocation of the risk of project delays, to allow contractors appropriate compensation for certain delays that are reasonably considered to be the City's responsibility.

Vendor Source ID #: 66061.

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. Bid documents deposit \$35.00 per set. Company check or money order. No cash accepted. Late bids will not be accepted.
 Department of Design and Construction
 30-30 Thomson Avenue, 1st Floor, Long Island City, NY 11101. Ben Perrone (718) 391-2614.

j25-27

ECONOMIC DEVELOPMENT CORPORATION

CONTRACTS

■ SOLICITATIONS

Goods & Services

HUNTS POINT LANDING – Public Bid – PIN# 1692-5 – DUE 03-02-10 AT 11:00 A.M. – This project has Minority and Women Owned Business Enterprise (“M/WBE”) participation goals and all respondents will be required to submit an M/WBE Utilization Plan with their response. To learn more about NYCEDC’s M/WBE program visit www.nycedc.com/opportunitymwd. For the list of companies who have been certified with the New York City Department of Small Business Services as M/WBE, please go to the www.nyc.gov/buycertified.

An optional pre-bid meeting will be held on Tuesday, February 2, 2010 at 9:30 A.M. at NYCEDC. Those who wish to attend should RSVP by email to hplanding@nycedc.com on or before January 29, 2010. Questions must be submitted by February 9, 2010, response to questions will be posted on Friday, February 19, 2010.

Please submit four (4) sets of your bid and required documents to NYCEDC.

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.

Economic Development Corp., 110 William Street, 6th Floor New York, NY 10038. Maryann Catalano (212) 312-3969 hplanding@nycedc.com

☛ j25

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

Services (Other Than Human Services)

LABORATORY SERVICES FOR ELECTRON MICROSCOPY – Competitive Sealed Bids – PIN# 11110088 – DUE 02-08-10 AT 2:30 P.M. – The South Manhattan Healthcare Network is soliciting bids for electron microscopic processing of patient samples per attached specifications.

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 34, New York, NY 10016. Roberta Mazyck (212) 562-3928, roberta.mazyck@bellevue.nychhc.org

☛ j25

HOMELESS SERVICES

OFFICE OF CONTRACTS AND PROCUREMENT

■ SOLICITATIONS

Human/Client Service

CORRECTION: TRANSITIONAL RESIDENCES FOR HOMELESS/DROP-IN CENTERS – Competitive Sealed Proposals – Judgment required in evaluating proposals - PIN# 071-00S-003-262Z – DUE 06-27-11 AT 10:00 A.M. – CORRECTION: The Department of Homeless Services is soliciting proposals from organizations interested in developing and operating transitional residences for homeless adults and families including the Neighborhood Based Cluster Residence and drop-in centers for adults. This is an open-ended solicitation; there is no due date for submission.

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

j6-20

PROCUREMENT

■ SOLICITATIONS

Goods & Services

PROVISION OF INDIVIDUALLY PRE-PLATED MEALS-FAMILY SERVICES – Competitive Sealed Bids – PIN# 071-10S-02-1449 – DUE 02-19-10 AT 11:00 A.M. – Within the Family Services Division, Citywide.
● PROVISION OF INDIVIDUALLY PRE-PLATED MEALS-ADULT SERVICES – Competitive Sealed Bids – PIN# 071-10S-02-1450 – DUE 02-19-10 AT 11:00 A.M. - Within the Adult Services Division, Citywide.

A mandatory pre-bid conference has been scheduled at 10:00 A.M., on Monday, February 8, 2010 at the 13th Floor Conference Room #1303, located at 33 Beaver Street, New York, NY 10004.

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 New York, NY 10004. Anthony Salako (212) 361-8445.

☛ j25

HOUSING AUTHORITY

■ SOLICITATIONS

Construction/Construction Services

INSTALLATION OF SMOKE, CARBON MONOXIDE DETECTORS AND STROBE LIGHTS AT VARIOUS LOCATIONS, BROOKLYN AND STATEN ISLAND – Competitive Sealed Bids – PIN# EL9010020 – DUE 02-16-10 AT 10:00 A.M. – Bid documents are available Monday through Friday, 9:00 A.M. to 4:00 P.M., for a \$25.00 fee in the form of a money order or certified check made payable to NYCHA.

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, 90 Church Street, 11th Floor, New York, NY 10007. Gloria Guillo, MPA, CPPO (212) 306-3121, gloria.guillo@nycha.nyc.gov

☛ j25-29

HOUSING PRESERVATION & DEVELOPMENT

DIVISION OF MAINTENANCE

■ SOLICITATIONS

Construction Related Services

GAS-FIRED HEATING PLANTS, HOT WATER HEATERS AND ANCILLARY EQUIPMENT – Competitive Sealed Bids – DUE 02-24-10 AT 11:00 A.M. – PIN# 806100708280 - Manhattan and The Bronx, All CD's PIN# 806100708281 - Brooklyn - CD's 1-4 PIN# 806100708282 - Brooklyn - CD's 5-18 PIN# 806100708283 - Queens and Staten Island, All CD's

A non-refundable document cost of \$25.00 per bid package shall be payable at time of pick-up. Acceptable forms of payment are money order or certified bank check, only. Documents are available Monday through Friday, excluding City holidays, between the hours of 9:00 A.M. to Noon and 2:00 P.M. to 4:00 P.M.

A pre-bid conference is scheduled for Wednesday, February 3, 2010 at 11:00 A.M. The conference will be held at HPD, 100 Gold Street, New York, NY 10038, on the 6th Floor. Attendance is HIGHLY encouraged.

People with disabilities requiring special accommodations to pick up solicitation documents are advised to call Diane Faulkner at (212) 863-7078/7723, so that necessary arrangements can be made.

This contract is subject to ALL provisions as may be required by Federal, State and Local Statutes, Rules and Regulations.

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

Housing Preservation and Development, 100 Gold Street, Room 6-M, New York, NY 10038. Brian Saunders (212) 863-7723.

☛ j25

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.

jy1-d16

PARKS AND RECREATION

REVENUE AND CONCESSIONS

■ SOLICITATIONS

Services (Other Than Human Services)

DEVELOPMENT OF A CHILDREN'S AMUSEMENT VENUE, INCLUDING THE RENOVATION AND OPERATION OF THE FOREST PARK CAROUSEL AND SNACK BAR – Competitive Sealed Proposals – Judgment required in evaluating proposals -

PIN# Q15-B-CL-SB – DUE 03-03-10 AT 3:00 P.M. – In Forest Park, Queens, NY.

There will be a recommended on-site proposer meeting and site tour on Thursday, January 28 at 11:00 A.M. We will be meeting at the concession site, which is located at the Woodhaven Blvd., entrance to the park. You may park in the parking lot next to the band shell. We will be meeting at the entrance to the concession premises. If you are considering responding to this RFP, please make every effort to attend this recommended 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) 360-1397, evan.george@parks.nyc.gov

j20-f2

RENOVATION, OPERATION AND MAINTENANCE OF A SNACK BAR

Competitive Sealed Bids – PIN# M10-64-SB – DUE 02-26-10 AT 11:00 A.M. – At the Harlem Meer in Central Park, Manhattan.

There will be a recommended on-site proposer meeting and site tour on Tuesday, February 9, 2010 at 11:00 A.M. We will be meeting at the proposed concession site, located at the northeast corner of Central Park at 5th Avenue and East 106th Street, Manhattan. 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.

Alexander Han (212) 360-1397, alexander.han@parks.nyc.gov

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TRANSPORTATION

■ INTENT TO AWARD

Goods & Services

HYBRID BLACK CAR PROGRAM – Government to Government – PIN# 84110BXPS480 – DUE 02-04-10 AT 5:00 P.M. – Pursuant to Section 3-13 of the PPB Rules, DOT, Division of Planning and Sustainability, intends to enter into an Agreement with the New York State Energy Research and Development Authority for program management services in connection with the Black Car Hybrid Rebate Program, which seeks to accelerate the use of hybrid vehicle technology in the City's "Black Car" limousine industry. The DOT has determined to use this procurement method because NYSERDA is co-sponsor of the rebate program in conjunction with DOT. Qualified suppliers that wish to express their interest in providing such services in the future are invited to submit expressions of interest.

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, Vincent Pullo, Agency Chief Contracting Officer, 55 Water Street, 8th Floor, NY, NY 10041, or email vpullo@dot.nyc.gov

j21-27

■ SOLICITATIONS

Construction Related Services

NAVAL ARCHITECTURE FOR FERRY VESSELS AND FLOATING EQUIPMENT – Competitive Sealed Proposals – Judgment required in evaluating proposals - PIN# 84110MBPT430 – DUE 03-02-10 AT 2:00 P.M. – Request for Proposals will be available on Monday, January 25, 2010 between the hours of 9:00 A.M. - 3:00 P.M. The proposed Naval Architecture and Related Engineering Services are necessary for Engineering Service Agreement for Ferry Vessels and Floating Equipment - Contract A. The pre-proposal conference will be held on February 11, 2010 at 1:00 P.M., 55 Water Street, Ground Floor, Bid Room A.

This RFP is available on NYCDOT Website at <https://a841-dotwebpcard01.nyc.gov/RFP/html/asp/rfp.asp>. A deposit of \$50.00 in the form of a certified check or money order made payable to New York City Department of Transportation is required to obtain bid/contract documents. NO CASH ACCEPTED. Refund will be made only for contract Bid/Proposal documents that are returned in its original condition within 10 days after bid opening. Due to increased building security bidders should ensure that proper photo identification is available upon request. Please ensure that your company's address, telephone and fax numbers are submitted by your company (or messenger service) when picking up contract documents. For additional information please contact Gail Hatchett at (212) 839-9308.

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. Vivian Cruz (212) 839-9431.

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