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**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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Districts, C1-3, C1-4 and C2-3 Districts, in the Borough of Queens. m5-11

**BUSINESS INTEGRITY COMMISSION**

MEETING

Pursuant to Section 104 of the Public Officers Law, notice is hereby given of an open meeting of the Commissioners of the New York City Business Integrity Commission. The meeting will be held on Thursday, March 18, 2010 from 10:00 A.M. to 12:00 P.M. at Spector Hall, 22 Reade Street, 1st Floor, New York, New York. m8-11

**PUBLIC HEARINGS AND MEETINGS**

*See Also: Procurement; Agency Rules*

**BANKING COMMISSION**

MEETING

PLEASE TAKE NOTICE THAT THERE WILL BE A Quarterly meeting of the Banking Commission on Friday, March 12, 2010 at 2:00 P.M. in Executive Conference Room, 66 John Street, 12th Floor, Manhattan. m4-10

**BROOKLYN BOROUGH PRESIDENT**

PUBLIC HEARINGS

**UNIFORM LAND USE REVIEW PROCEDURE**

Notice is hereby given that, pursuant to Sections 82 and 197-C of the New York City Charter, the Brooklyn Borough President will hold a public hearing on the following matters in the Borough Hall Court Room, Brooklyn Borough Hall, 209 Joralemon Street, Brooklyn, New York 11201, commencing at 5:00 P.M. on Thursday, March 11, 2010.

**CALENDAR ITEM 1**  
**PROVIDENCE HOUSE II**  
 273-277 KOSCIUSKO STREET  
 UDAAP/DISPOSITION - SPECIAL PERMIT  
 COMMUNITY DISTRICT 3

In the matter applications submitted by the Department of Housing Preservation and Development pursuant to: a) Article 16 of the General Municipal Law of New York State for the designation of property located at 277, 275, 273 Kosciusko Street as an Urban Development Action Area; and an Urban Development Action Area Project for such area and pursuant to Section 197-c of the New York City Charter for the disposition of such property to a developer to be selected by HPD; and, b) Sections 197-c and 201 of the New York City Charter for the grant of a special permit pursuant to Section 74-902 of the Zoning Resolution to permit the allowable community facility floor area ratio of Section 24-11 to facilitate development of a six-story non-profit institution with sleeping arrangements, tentatively known as Providence House II, with approximately 45 units, to be developed under the Department of Housing Preservation and Development's Supportive Housing Loan Program (100155 HAK - 100156 ZSK).

**CALENDAR ITEM 2**  
**THE NEW DOMINO**  
 289 KENT AVENUE  
 ZONING MAP AMENDMENT - ZONING TEXT  
 AMENDMENT

**SPECIAL PERMIT**  
 COMMUNITY DISTRICT 1

In the matter of applications submitted by the Refinery LLC pursuant to Sections 197-c and 201 of the New York City Charter for actions including an amendment to the zoning map and text and the grant of special permits pursuant to Sections 74-743(a)(1&2); 74-744(b); and, 74-53 of the Zoning Resolution to allow for a mixed-use development with approximately 2,200 residential units, 30 percent (660 units) intended to be affordable with provisions for waterfront public access area/esplanade on property bounded by Grand to south 5th between East River and Kent and upland parcel east of Kent between South 3 & 4th. (100185 ZMK - 100186 ZRK - 100187 ZSK - 100188 ZSK - 100189 ZSK - 100190 ZAK - 100191 ZCK - 100192 ZCK).

Note: To request a sign language interpreter, or to request TTD services, call Mr. Kevin Parris at (718) 802-3856 at least five business days before the day of the hearing. m8-11

**QUEENS BOROUGH PRESIDENT**

PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN that a Public Hearing will be held by the Borough President of Queens, Helen Marshall, on Thursday, March 11, 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) 286-2656, TDD users should call (718) 286-2656, no later than FIVE BUSINESS DAYS PRIOR TO THE PUBLIC HEARING.

**CD 14 - BSA# 8-10 BZ** — IN THE MATTER of an application submitted by Sheldon Lobel, P.C. on behalf of Adel Kassim, pursuant to Section 72-21 of the NYC Zoning Resolution, for a variance to allow continued operation of a supermarket (Use Group 6) in an R6 District located at **58-14 Beach Channel Drive**, Block 16004, Lot 96, Zoning Map 30c, Rockaway, Borough of Queens.

**CD 11 - BSA# 9-10 BZ** — IN THE MATTER of an application submitted by Eric Palatnik, P.C. on behalf of Ching Kuo Chiang pursuant to Section 72-21 of the NYC Zoning Resolution for an amendment to restore a previously existing variance permitting a restaurant, U.G. 6 in an R1-2 district located at **231-10 Northern Boulevard**, Block 8164, Lot 30, Zoning map 11a, Douglaston, Borough of Queens.

**CD 01 - ULURP# 100199 ZMQ** — IN THE MATTER of an application submitted by the Department of City Planning pursuant to Sections 19-c and 201 of the NYC Charter for an amendment of the Zoning Map, Section Nos. 6b, 9a, 9b and 9c for an area generally bounded by Vernon Boulevard, Shore Boulevard, 20th Avenue, 41st Street, Steinway Street and Broadway, to be rezoned by eliminating from existing R5, R6, R6A, R7A, R7B and R7X Districts C1-2, C1-3, C1-4, C2-2 and C2-4 Districts, changing from R4, R5, R6 and R6B Districts to R4, R4-1, R4B, R5, R5B, R5D, R6A, R6B, R7A, C4-2A, C4-3 and C4-4A districts, and establishing within existing and proposed R5, R5B, R5D, R6A, R6B, R7A, R7B and R7X

**CITY COUNCIL**

PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN THAT the Council has scheduled the following public hearing on the matter indicated below:

The Subcommittee on Zoning and Franchises will hold a public hearing on the following matter in the 16th Floor - Hearing Room, 250 Broadway, New York City, New York 10007, commencing at 9:30 A.M. on Tuesday, March 9, 2010:

**QDOBA MEXICAN GRILL**  
**MANHATTAN CB - 4**      **20095377 TCM**  
 Application pursuant to Section 20-226 of the Administrative Code of the City of New York, concerning the petition of Q Chelsea, LLC, d/b/a Qdoba Mexican Grill, for a revocable consent to establish, maintain and operate an unenclosed sidewalk cafe located at 216 Eighth Avenue, Borough of Manhattan. m3-9

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

The Subcommittee on Zoning and Franchises will hold a public hearing on the following matters in the 16th Floor - Hearing Room, 250 Broadway, New York City, New York 10007, commencing at 9:30 A.M. on Tuesday, March 9, 2010:

**LOWER DENSITY GROWTH MANAGEMENT AREA**  
**BRONX CB -10**      **N 100134 ZRX**  
 Application submitted by the New York City Department of City Planning pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, concerning Article II, Chapter 5 (Accessory Off-Street Parking and Loading Regulations) and Article III, Chapter 6 (Accessory Off-Street Parking and Loading Regulations), relating to off-street parking regulations in Community District 10.

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

Article I  
 General Provisions      \* \* \*

Chapter 2  
 Construction of Language and Definitions      \* \* \*

12-10  
 DEFINITIONS

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

Lower density growth management area
A "lower density growth management area" is any R1, R2, R3, R4A, R4-1 or C3A District in the following designated areas, and any #development# accessed by #private roads# in R1, R2, R3, R4, R5 or C3A Districts within such areas:

The Borough of Staten Island
Community District 10 in the Borough of the Bronx

In the Borough of Staten Island, #lower density growth management areas# shall also include any C1, C2, or C4 District.

In the Borough of the Bronx, in Community District 10, #lower density growth management areas# shall also include any R6, R7, C1 or C2 Districts for the purposes of applying the parking provisions of Article II, Chapter 5, and Article III, Chapter 6.

Chapter 5
Accessory Off-Street Parking and Loading Regulations

25-24
Modification of Requirements for Small Zoning Lots

R6 R7 R8 R9 R10

In the districts indicated, for small #zoning lots#, the requirements set forth in Section 25-23 (Requirements Where Group Parking Facilities Are Provided) shall be modified in accordance with the provisions of this Section.

25-241
Reduced requirements

R6 R7 R8 R9 R10

In the districts indicated, for #zoning lots# of 10,000 or 15,000 square feet or less, the number of required #accessory# off-street parking spaces is as set forth in the following table:

REDUCED REQUIREMENTS FOR SMALL ZONING LOTS

Table with columns: #Lot Area#, Units#, District. Rows for 10,000 square feet or less, 10,001 to 15,000 square feet.

\* Within #lower density growth management areas# in Community District 10, Borough of the Bronx

\*\* In R8B Districts, the parking requirements may not be reduced.

25-26
Waiver of Requirements for Small Number of Spaces

R4B R5B R5D R6 R7 R8 R9 R10

In the districts indicated, the requirements set forth in Section 25-21 (General Provisions) shall be waived if the required number of #accessory# off-street parking spaces resulting from the application of such requirements is no greater than the maximum number as set forth in this Section, except that the requirements shall not be waived for #non-profit residences for the elderly#.

However, the following provisions shall apply:

(a) in R5D Districts, the provisions of this Section, inclusive, shall only apply to #zoning lots# existing both on June 29, 2006 and on the date of application for a building permit; and

(b) in R6 and R7 Districts in #lower density growth management areas# in Community District 10 in the Borough of the Bronx, the provisions of this Section, inclusive, shall only apply to #zoning lots# existing both on (effective date of amendment) and on the date of application for a building permit.

Chapter 6
Accessory Off-Street Parking and Loading Regulations

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

36-34
Modification of Requirements for Small Zoning Lots

C1 C2 C4-2 C4-3 C4-4 C4-5 C4-6 C4-7 C5 C6

In the districts indicated for small #zoning lots#, the requirements set forth in Section 36-33 (Requirements Where Group Parking Facilities are Provided), shall be modified in accordance with the provisions set forth in this Section.

36-341
Reduced requirements 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, for #zoning lots# of 10,000 or 15,000 square feet or less, the number of required #accessory# off-street parking spaces is determined by the

#Residence District# within which such #Commercial District# is mapped, in accordance with the following table:

REDUCED REQUIREMENTS FOR SMALL ZONING LOTS

Table with columns: #Lot Area#, Units#, District within which C1 or C2 District is Mapped. Rows for 10,000 square feet or less, 10,001 to 15,000 square feet.

\* In C1 or C2 Districts mapped within R7-1 Districts within #lower density growth management areas# in Community District 10, Borough of the Bronx

\*\* In R8B Districts, the parking requirements may not be reduced.

36-361
For new development or enlargements 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 R6, R7, R8, R9or R10 Districts, the requirements set forth in Section 36-31 (General Provisions) for new #development# or #enlargements# shall be waived if the required number of #accessory# off-street parking spaces resulting from the application of such requirements is no greater than the maximum number as set forth in the following table. The maximum number is determined by the #Residence District# within which the #Commercial District# is mapped.

NUMBER OF SPACES FOR WHICH REQUIREMENTS ARE WAIVED

Table with columns: #Residence District# within which C1 or C2 District is Mapped, Maximum Number of Spaces Waived. Rows for R5D, R6 R7-1 R7B, R7-2 R7A R7D R7X R8 R9 R10.

However, the following provisions shall apply:

(a) in C1 or C2 Districts mapped within R5D Districts, the provisions of this Section, inclusive, shall only apply to #zoning lots# existing both on June 29, 2006 and on the date of application for a building permit; and

(b) in C1 or C2 Districts mapped within R6 and R7 Districts in #lower density growth management areas# in Community District 10 in the Borough of the Bronx, the provisions of this Section, inclusive, shall only apply to #zoning lots# existing both on (effective date of amendment) and on the date of application for a building permit.

POCO NYC

MANHATTAN CB - 3 20095496 TCM
Application pursuant to Section 20-226 of the Administrative Code of the City of New York, concerning the petition of Becaf LLC, d/b/a Poco NYC, for a revocable consent to establish, maintain and operate an unenclosed sidewalk café located at 33 Avenue B.

THOR

MANHATTAN CB - 3 20105293 TCM
Application pursuant to Section 20-226 of the Administrative Code of the City of New York, concerning the petition of The Downtown LLC, d/b/a Thor, for a revocable consent to continue to maintain and operate an unenclosed sidewalk café located at 107 Rivington Street.

EDWARDS

MANHATTAN CB - 1 20105319 TCM
Application pursuant to Section 20-226 of the Administrative Code of the City of New York, concerning the petition of 136 West Broadway, Inc., d/b/a Edwards, for a revocable consent to continue to maintain and operate an unenclosed sidewalk café located at 136 West Broadway.

The Subcommittee on Landmarks, Public Siting and Maritime Uses will hold a public hearing on the following matter in the 16th Floor - Hearing Room, 250 Broadway, New York City, New York 10007, commencing at 11:00 A.M. on Tuesday, March 9, 2010:

PERRY AVENUE HISTORIC DISTRICT

BRONX CB - 7 20105275 HKX (N 100193 HKX)
Designation (List No. 424/LP-2339) by the Landmarks Preservation Commission pursuant to Section 3020 of the New York City Charter of the landmark designation of the Perry Avenue Historic District. 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.

The Subcommittee on Planning, Dispositions and Concessions will hold a public hearing on the following matters in the 16th Floor - Hearing Room, 250 Broadway, New York City, New York 10007, commencing at 1:00 P.M. on Tuesday, March 9, 2010:

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:

- 1. 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;
2. Waive the area designation requirements of Section 693 of the General Municipal Law pursuant to said Section;
3. 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;
4. Approve the projects as Urban Development Action Area Projects pursuant to Section 694 of the General Municipal Law; and
5. Approve an exemption of the project from real property taxes pursuant to Section 577 of the Private Housing Finance Law for Non-ULURP No. 20105415 HAM.

Table with columns: NO., ADDRESS, BLOCK/LOT, BORO, COMMUNITY PROGRAM BOARD. Rows for 20105415 HAM and 20105416 HAM.

CITY PLANNING COMMISSION

PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN THAT RESOLUTIONS Have been adopted by the City Planning Commission scheduling public hearings on the following matters to be held at Spector Hall, 22 Reade Street New York, New York, on Wednesday, March 10, 2010, commencing at 10:00 A.M.

BOROUGH OF BROOKLYN

No. 1
KNICKERBOCKER COMMONS

CD 4 C 100162 HAK
IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development (HPD):

- 1) pursuant to Article 16 of the General Municipal Law of New York State for:
a) the designation of property located at 295 Eldert Street (Block 3413, Lot 1); 801, 799 and 797 Knickerbocker Avenue (Block 3413, Lots 2-4), as an Urban Development Action Area; and
b) an Urban Development Action Area Project for such area; and
2) pursuant to Section 197-c of the New York City Charter for the disposition of such property to a developer to be selected by HPD;

to facilitate development of a six-story building, tentatively known as Knickerbocker Commons, with approximately 24 residential units and community facility space, to be developed under the New York State Housing Trust Fund Program.

No. 2
18TH AVENUE REZONING

CD 12 C 070520 ZMK
IN THE MATTER OF an application submitted by Jom Tob Gluck pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 22c, by establishing within an existing R5 District a C1-3 District bounded by 48th Street, 18th Avenue, 49th Street and a line 100 feet northwesterly of 18th Avenue, as shown on a diagram (for illustrative purposes only) dated December 14, 2009.

BOROUGH OF MANHATTAN
No. 3
HOUSTON DEE

CD 3 C 100173 HAM
IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development (HPD):

- 1) pursuant to Article 16 of the General Municipal Law of New York State for:
a) the designation of property located at 302-304 East 2nd Street (Block 372, Lot 49); as an Urban Development Action











**LANDMARKS HISTORIC PRESERVATION GRANT PROGRAM**

The Landmarks Historic Preservation Grant Program provides grants to homeowners and not-for-profits who own or occupy a property that has been designated as a landmark, is located within a designated historic district or is listed in or is eligible to be listed in the National Register of Historic Places. Grants are awarded to homeowners and non-profits for facade improvement. Additionally, non-profits may be awarded grants for interior improvements provided the building has a designated interior. CD 36 Allocation: \$176,000.

**CODE VIOLATION REMOVAL IN SCHOOLS**

The Department of Education will use CD funds to prevent or remove code violations in New York City Schools. The activities may include the installation of emergency lighting, fire rated doors and hardware, fire alarm systems, fire suppression systems, fire extinguishers, flame proofing curtains, sprinkler/standpipe, potable water systems, sewage systems, kitchen ventilation/exhaust systems, heating/cooling/refrigeration systems; building elevator and sidewalk elevator upgrades; and the repair of damaged flooring, ceilings, electrical fixtures and wiring, and the emergency repainting of brick. CD 36 Allocation: \$2,500,000.

**DFTA SENIOR CENTER IMPROVEMENTS**

CD funds will be used for the renovation of the physical plant and the rectification of code violations in senior centers. Activities may include plumbing upgrade, installation of lighting and emergency lighting systems, security systems, air conditioning/heating/ventilation systems, kitchen fire extinguishing systems, hot water heaters, fire doors, and ramps, window upgrade/replacement, ceiling and roof rehabilitation, kitchen upgrade, bathroom renovation, re-wiring, floor replacement, handicapped access, and security and elevator improvements. CD 36 Allocation: \$2,189,000.

Environmental Review Records respecting the within projects have been made by the City of New York which document the environmental review of the projects. These Environmental Review Records are on file and copies may be obtained at the Office of Management and Budget, Community Development, 75 Park Place, 8th Floor, New York, New York 10007, between 10:00 A.M. and 5:00 P.M., Monday through Friday.

Please call (212) 788-6177 to make an appointment to view or obtain a copy of the documents.

The City of New York will undertake the projects described above with CD funds from HUD, under Title I. The City of New York is certifying to HUD that the City and Budget Director Mark Page, in his official capacity as the Certifying Officer for the CD Program, consent to accept the jurisdiction of the federal courts if an action is brought to enforce responsibilities in relation to environmental reviews, decision-making and action and that these responsibilities have been satisfied. The legal effect of the certification is that upon its approval, New York City may use the CD funds, and HUD will have satisfied its responsibilities under the National Environmental Policy Act of 1969. HUD will accept an objection to its approval of the release of funds and acceptance of the certification only if it is on one of the following bases: a) That the certification was not in fact executed by the recipient's Certifying Officer, b) the recipient has failed to make one of the two findings pursuant to 58.41 or to make the written determination decision required by 58.47, 58.53 or 58.64 for the project as applicable, c) the recipient has omitted one or more of the steps set forth at Subparts F and G for the preparation and completion of an environmental assessment, d) the recipient has omitted one or more of the steps set forth at Subparts H and I for the preparation and completion of an environmental impact statement, e) the recipient did not comply with the historic review provisions of 36 CFR Part 800, f) with respect to a project for which a recipient has decided that 58.47, 58.53 or 58.64 apply, the recipient has failed to include in the ERR the written decision required, or its decision is not supported by the facts specified by the objecting party. Objections must be prepared and submitted in accordance with the required procedure (24 CFR Part 58), and may be addressed to HUD, Office of Community Planning and Development, 26 Federal Plaza, 35th Floor, New York, New York 10278. Objections to the release of funds on bases other than those stated above will not be considered by HUD. No objection received after April 1, 2010 will be considered by HUD.

City of New York: Office of Management and Budget, Mark Page, Budget Director. Date: March 9, 2010.

**LATE NOTICE**

**HUMAN RESOURCES ADMINISTRATION**

**PUBLIC HEARING**

**NOTICE IS HEREBY GIVEN** that a Contract Public Hearing will be held on Thursday, March 18, 2010, in Spector Hall, 22 Reade Street, Main Floor, Borough of Manhattan, commencing at 10:00 A.M. on the following:

**IN THE MATTER** of a proposed contract between the Human Resources Administration of the City of New York and the (2) Contractors listed below, for the provision of Non-Emergency Supportive Congregate Housing for Persons Living with AIDS or Advanced HIV Illness under the NY/NY III Supportive Housing Agreement in the Borough of The Bronx. The contract term shall be from February 1, 2010 to January 31, 2015 with one four-year renewal option from February 1, 2015 to January 31, 2019.

Contractor/Address	PIN #	Amount
Common Ground Management Corporation & BronxWorks, Inc.	06909H065204	\$3,434,940.00

**Common Ground Management Corporation**  
505 Eighth Avenue, 15th Floor  
New York, New York 10018

**BronxWorks, Inc.** (formerly the Citizen's Advice Bureau)  
60 East Tremont Avenue  
Bronx, New York 10453

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

A draft copy of the proposed contract is available for public inspection at the Human Resources Administration of the City of New York, 180 Water Street, Room 1420, New York, NY 10038, on business days, from March 9, 2010 to March 18, 2010, excluding Holidays, from 10:00 A.M. to 5:00 P.M.

m9-15

m9

**COURT NOTICE MAP FOR NEW YORK CITY SCHOOL CONSTRUCTION AUTHORITY I.S. 230Q. ANNEX**

