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## TABLE OF CONTENTS

### PUBLIC HEARINGS & MEETINGS

City Council . . . . .3245  
 City Planning Commission . . . . .3247  
 Community Boards . . . . .3253  
 Deferred Compensation Plan Board . . . . .3253  
 Design and Construction . . . . .3253  
 Health and Hospitals Corporation . . . . .3254  
 Landmarks Preservation Commission . . . . .3254

### COURT NOTICES

Supreme Court . . . . .3255  
*Queens County* . . . . .3255  
*Richmond County* . . . . .3255

### PROPERTY DISPOSITION

Citywide Administrative Services . . . . .3255  
*Municipal Supply Services* . . . . .3255  
*Sale by Sealed Bid* . . . . .3255

Police . . . . .3255

### PROCUREMENT

City University . . . . .3256  
 Citywide Administrative Services . . . . .3256  
*Municipal Supply Services* . . . . .3256  
*Vendor Lists* . . . . .3256

Environmental Protection . . . . .3256  
 Health and Hospitals Corporation . . . . .3256

Health and Mental Hygiene . . . . .3256  
*Agency Chief Contracting Officer* . . . . .3256

Homeless Services . . . . .3256  
*Office of Contracts and Procurement* . . . . .3256

Housing Authority . . . . .3256

Information Technology and  
 Telecommunications . . . . .3256  
*Agency Chief Contracting Officer* . . . . .3256

Juvenile Justice . . . . .3257

Parks and Recreation . . . . .3257  
*Contract Administration* . . . . .3257

Police . . . . .3257  
*Contract Administration Unit* . . . . .3257

Sanitation . . . . .3257  
*Agency Chief Contracting Officer* . . . . .3257

School Construction Authority . . . . .3257  
*Contract Administration* . . . . .3257

Triborough Bridge and Tunnel  
 Authority . . . . .3257

### SPECIAL MATERIALS

Collective Bargaining . . . . .3257

Housing Preservation and Development 3257

Taxi and Limousine Commission . . . . .3257

Changes in Personnel . . . . .3258

### LATE NOTICE

Mayor's Office of Environmental  
 Coordination . . . . .3264

Parks and Recreation . . . . .3264

## THE CITY RECORD

MICHAEL R. BLOOMBERG, Mayor

ELI BLACHMAN, Editor of The City Record.

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## PUBLIC HEARINGS AND MEETINGS

See Also: Procurement; Agency Rules

## CITY COUNCIL

### ■ PUBLIC HEARINGS

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

The Subcommittee on Zoning and Franchises will hold a public hearing on the following matters in the Council Committee Room, 250 Broadway, 16th Floor, New York City, New York 10007, commencing at 9:30 A.M. on Tuesday, November 23, 2010:

#### RIVERSIDE CENTER

**MANHATTAN CB - 7 C 100287 ZSM**  
 Application submitted by CRP/Extell Parcel L, LP and CRP/Extell Parcel N, LP pursuant to Sections 197-c and 201 of the New York City Charter, in accordance with Section 2-06 (c) (1) of the Uniform Land Use Review Procedure Rules, for the grant of a special permit pursuant to Section 74-681 of the Zoning Resolution to allow that portion of the railroad or transit right-of-way or yard which will be completely covered over by a permanent platform and that portion of the right-of-way or yard where railroad or transit use has been permanently discontinued or terminated to be included in the lot area, in connection with a proposed mixed use development on property bounded by West 61st Street, West End Avenue, West 59th Street and Riverside Boulevard (Block 1171, Lots 155 & 165), in a C4-7 District, within a general large-scale development generally bounded by West 72nd Street, Freedom Place, West End Avenue, West 59th Street and Riverside Boulevard.

#### RIVERSIDE CENTER

**MANHATTAN CB - 7 C 100288 ZSM**  
 Application submitted by CRP/Extell Parcel L, L.P. and CRP/Extell Parcel N, L.P. pursuant to Sections 197-c and 201 of the New York City Charter, in accordance with Section 2-06 (c) (1) of the Uniform Land Use Review Procedure Rules, for the grant of a special permit pursuant to Sections 13-562 and 74-52 of the Zoning Resolution to allow a public parking garage with a maximum capacity of 1,260 spaces on portions of the ground floor, cellar, sub-cellar 1 and sub-cellar 2 of a proposed mixed use development on property bounded by West 61st Street, West End Avenue, West 59th Street and Riverside Boulevard (Block 1171, Lots 155 & 165), in a C4-7 District, within a general large-scale development generally bounded by West 72nd Street, Freedom Place, West End Avenue, West 59th Street and Riverside Boulevard.

#### RIVERSIDE CENTER

**MANHATTAN CB - 7 C 100289 ZSM**  
 Application submitted by CRP/Extell Parcel L, L.P. and CRP/Extell Parcel N, L.P. pursuant to Sections 197-c and 201 of the New York City Charter, in accordance with Section 2-06 (c) (1) of the Uniform Land Use Review Procedure Rules,

for the grant of a special permit pursuant to Sections 13-562 and 74-52 of the Zoning Resolution to allow a public parking garage with a maximum capacity of 322 spaces on portions of the ground floor, cellar, sub-cellar 1 and sub-cellar 2 of a proposed mixed use development (Parcel 1), on property bounded by West 61st Street, West End Avenue, West 59th Street and Riverside Boulevard (Block 1171, Lots 155 & 165), in a C4-7 District, within a general large-scale development generally bounded by West 72nd Street, Freedom Place, West End Avenue, West 59th Street and Riverside Boulevard.

#### RIVERSIDE CENTER

**MANHATTAN CB - 7 C 100290 ZSM**  
 Application submitted by CRP/Extell Parcel L, L.P. and CRP/Extell Parcel N, L.P. pursuant to Sections 197-c and 201 of the New York City Charter, in accordance with Section 2-06 (c) (1) of the Uniform Land Use Review Procedure Rules, for the grant of a special permit pursuant to Sections 13-562 and 74-52 of the Zoning Resolution to allow a public parking garage with a maximum capacity of 161 spaces on portions of the ground floor, cellar, sub-cellar 1 and sub-cellar 2 of a proposed mixed use development (Parcel 2), on property bounded by West 61st Street, West End Avenue, West 59th Street and Riverside Boulevard (Block 1171, Lots 155 & 165), in a C4-7 District, within a general large-scale development generally bounded by West 72nd Street, Freedom Place, West End Avenue, West 59th Street and Riverside Boulevard.

#### RIVERSIDE CENTER

**MANHATTAN CB - 7 C 100291 ZSM**  
 Application submitted by CRP/Extell Parcel L, L.P. and CRP/Extell Parcel N, L.P. pursuant to Sections 197-c and 201 of the New York City Charter, in accordance with Section 2-06 (c) (1) of the Uniform Land Use Review Procedure Rules, for the grant of a special permit pursuant to Sections 13-562 and 74-52 of the Zoning Resolution to allow a public parking garage with a maximum capacity of 203 spaces on portions of the ground floor, cellar, sub-cellar 1 and sub-cellar 2 of a proposed mixed use development (Parcel 3), on property bounded by West 61st Street, West End Avenue, West 59th Street and Riverside Boulevard (Block 1171, Lots 155 & 165), in a C4-7 District, within a general large-scale development generally bounded by West 72nd Street, Freedom Place, West End Avenue, West 59th Street and Riverside Boulevard.

#### RIVERSIDE CENTER

**MANHATTAN CB - 7 C 100292 ZSM**  
 Application submitted by CRP/Extell Parcel L, L.P. and CRP/Extell Parcel N, L.P. pursuant to Sections 197-c and 201 of the New York City Charter, in accordance with Section 2-06 (c) (1) of the Uniform Land Use Review Procedure Rules, for the grant of a special permit pursuant to Sections 13-562 and 74-52 of the Zoning Resolution to allow a public parking garage with a maximum capacity of 259 spaces on portions of the ground floor, cellar, sub-cellar 1 and sub-cellar 2 of a proposed mixed use development (Parcel 4), on property bounded by West 61st Street, West End Avenue, West 59th Street and Riverside Boulevard (Block 1171, Lots 155 & 165), in a C4-7 District, within a general large-scale development generally bounded by West 72nd Street, Freedom Place, West End Avenue, West 59th Street and Riverside Boulevard.

#### RIVERSIDE CENTER

**MANHATTAN CB - 7 C 100293 ZSM**  
 Application submitted by CRP/Extell Parcel L, L.P. and CRP/Extell Parcel N, L.P. pursuant to Sections 197-c and 201 of the New York City Charter, in accordance with Section 2-06 (c) (1) of the Uniform Land Use Review Procedure Rules, for the grant of a special permit pursuant to Sections 13-562 and 74-52 of the Zoning Resolution to allow a public parking garage with a maximum capacity of 315 spaces on portions of

the ground floor, cellar, sub-cellar 1 and sub-cellar 2 of a proposed mixed use development (Parcel 5), on property bounded by West 61st Street, West End Avenue, West 59th Street and Riverside Boulevard (Block 1171, Lots 155 & 165), in a C4-7 District, within a general large-scale development generally bounded by West 72nd Street, Freedom Place, West End Avenue, West 59th Street and Riverside Boulevard.

#### RIVERSIDE CENTER

**MANHATTAN CB - 7 N 100294(A) ZRM**  
 Application submitted by CRP/Extell Parcel L, LP and CRP/Extell Parcel N, LP pursuant to Sections 197-c and 201 of the New York City Charter, in accordance with Section 2-06 (c) (1) of the Uniform Land Use Review Procedure Rules, for an amendment of the Zoning Resolution of the City of New York, concerning Section 23-144 (In designated areas where the Inclusionary Housing Program is applicable), Section 23-954 (Additional requirements for compensated developments), Section 74-743 (Special provisions for bulk modification), and Appendix F (Inclusionary Housing Designated Areas).

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 II: RESIDENCE DISTRICT REGULATIONS

\* \* \*

#### Chapter 3 Bulk Regulations for Residential Buildings in Residence Districts

\* \* \*

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

In #Inclusionary Housing designated areas#, as listed in the table in this Section, the maximum permitted #floor area ratios# shall be as set forth in Section 23-952 (Floor area compensation in Inclusionary Housing designated areas). The locations of such areas are specified in APPENDIX F (Inclusionary Housing Designated Areas) of this Resolution.

Community District	Zoning District
Community District 1, Bronx	R6A R7-2 R7A R7X R8A
Community District 4, Bronx	R8A R9D
Community District 1, Brooklyn	R6 R6A R6B R7A R7-3
Community District 2, Brooklyn	R7A R8A R9A
Community District 3, Brooklyn	R7D
Community District 6, Brooklyn	R7-2
Community District 7, Brooklyn	R7A R8A
Community District 14, Brooklyn	R7A
Community District 3, Manhattan	R7A R8A R9A
Community District 6, Manhattan	R10
Community District 7, Manhattan	R9A R10
Community District 1, Queens	R7A
Community District 2, Queens	R7X

\* \* \*

#### 23-954 Additional requirements for compensated developments

- (a) Height and setback in #Inclusionary Housing designated areas#
- (1) In #Inclusionary Housing designated areas#, except within #Special Mixed Use Districts# and #general large-scale developments# in C4-7 Districts within the boundaries of Manhattan Community District 7, subject to the provisions of a restrictive declaration, the #compensated development# must comply with the height and setback regulations of Sections 23-633 (Street wall location and height and setback regulations in certain districts) or 35-24 (Special Street Wall Location and Height and Setback Regulations in Certain Districts), as applicable.
- (2) In #Inclusionary Housing designated areas# within #Special Mixed Use Districts#, the #compensated development# must comply with the

provisions of paragraphs (a) or (b) of Section 123-662 (All buildings in Special Mixed Use Districts with R6, R7, R8, R9 and R10 District designations), as applicable. However, where the #Residence District# designation is an R6 District without a letter suffix, the #compensated development# must comply with the height and setback regulations of Section 23-633, regardless of whether the #building# is #developed# or #enlarged# pursuant to the Quality Housing Program.

(b) Compensated development building permits

- (1) #HPD# may issue a #permit notice# to the Department of Buildings at any time on or after the #regulatory agreement date#. The Department of Buildings may thereafter issue building permits to a #compensated development# that utilizes #floor area compensation# based on the #affordable housing# described in such #permit notice#.
- (2) If #HPD# does not receive confirmation that the #regulatory agreement# has been recorded within 45 days after the later of the #regulatory agreement date# or the date upon which #HPD# authorizes the recording of the #regulatory agreement#, #HPD# shall suspend or revoke such #permit notice#, notify the Department of Buildings of such suspension or revocation and not reinstate such #permit notice# or issue any new #permit notice# until #HPD# receives confirmation that the #regulatory agreement# has been recorded. Upon receipt of notice from #HPD# that a #permit notice# has been suspended or revoked, the Department of Buildings shall suspend or revoke each building permit issued pursuant to such #permit notice# which is then in effect for any #compensated development#.

(c) Compensated development certificates of occupancy

- (1) The Department of Buildings shall not issue a temporary or permanent certificate of occupancy for any portion of the #compensated development# that utilizes #floor area compensation# until #HPD# has issued a #completion notice# with respect to the #affordable housing# that generates such #floor area compensation#. However, where any #story# of a #compensated development# contains one or more #affordable housing units#, the Department of Buildings may issue any temporary or permanent certificate of occupancy for such #story# if such temporary or permanent certificate of occupancy either includes each #affordable housing unit# located in such #story# or only includes #dwelling units# or #rooming units# that are #affordable housing units#. Nothing in the preceding sentence shall be deemed to prohibit the granting of a temporary or permanent certificate of occupancy for a #super's unit#.
- (2) #HPD# shall not issue a #completion notice# with respect to any portion of any #generating site# unless:
  - (i) the Department of Buildings has issued temporary or permanent certificates of occupancy for all #affordable housing# described in such #completion notice# and such certificates of occupancy have not expired, been suspended or been revoked; or
  - (ii) where a #generating site# contains #affordable housing# that had a valid certificate of occupancy on the #regulatory agreement date# and no new temporary or permanent certificate of occupancy is thereafter required for the creation of such #affordable housing#, #HPD# has determined that all renovation and repair work required by the applicable #regulatory agreement# has been completed and all obligations with respect to the creation of such #affordable housing# have been fulfilled in accordance with the applicable #regulatory agreement#.

\*\*\*

ARTICLE VII: ADMINISTRATION

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Chapter 4  
Special Permits by the City Planning Commission

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74-743  
Special provisions for bulk modification

- (a) For a #general large-scale development#, the City Planning Commission may permit:
  - (1) distribution of total allowable #floor

area#, #rooming units#, #dwelling units#, #lot coverage# and total required #open space# under the applicable district regulations within a #general large-scale development# without regard for #zoning lot lines# or district boundaries subject to the following limitations:

- (i) no distribution of #bulk# across the boundary of two districts shall be permitted for a #use# utilizing such #bulk# unless such #use# is permitted in both districts;
- (ii) when a #general large-scale development# is located partially in a #Residence District# or in a C1, C2, C3 or C4-1 District and partially in other #Commercial# or #Manufacturing Districts#, no transfer of commercial #floor area# to a #Residence District# or to a C1, C2, C3 or C4-1 District from other districts shall be permitted;
- (2) location of #buildings# without regard for the applicable #yard#, #court#, distance between #buildings#, or height and setback regulations;
- (3) variation in the location of primary business entrances and #show windows# along frontages adjacent to #zoning lots# outside the #general large-scale development# without regard to regulations applicable near #Residence District# boundaries;
- (4) the maximum #floor area ratio# permitted pursuant to Section 23-142 (In R6, R7, R8 or R9 Districts) for the applicable district without regard for #height factor# or #open space ratio# requirements provided that the #general large-scale development# is located partially in a C6-1, C6-2 or C6-3 District within the boundaries of Community District 7 in Manhattan and that a minimum of 50 percent of the required #open space# is provided within the #general large-scale development#. Required #open space# for the purposes of this paragraph, (a)(4), shall be calculated by utilizing the smallest #open space ratio# at the maximum #floor area ratio# pursuant to Section 23-142 for the applicable district;
- (5) in an #Inclusionary Housing designated area# in a C4-6 or C5 District:
  - (i) a portion of the #lot area# that contains a wholly #commercial building# to be excluded from the calculation of #floor area# for any other #buildings# on the remainder of the #zoning lot#; or
  - (ii) community facility #floor area# located above the ground floor to be excluded from the calculation of the amount of #affordable housing# required pursuant to Section 23-95; or
- (6) modification of the requirements of Section 23-86 (Minimum Distance Between Legally Required Windows and Walls or Lot Lines) for #developments# or #enlargements#, where:
  - (i) the required minimum distance as set forth in Section 23-86 is provided between the #legally required window# in the new #development# or #enlargement# and a wall or #lot line # on an abutting property; and
  - (ii) the required minimum distance is provided by a light and air easement acceptable to the Department of City Planning and recorded in the County Clerk's office in the county in which such tracts of land are located.
- (7) modification of the definition of #outer court# in Section 12-10 (DEFINITIONS) and the provisions of Section 23-84 (Outer Court Regulations) to include any open area that is bounded on all sides but one by building walls and is not otherwise a #yard# or an #inner court#, provided that:
  - (i) such modifications are permitted only for #general large-scale developments# previously approved by the City Planning Commission in a C4-7 District within the boundaries of Manhattan Community District 7; and
  - (ii) the minimum distance between a #legally required window# facing onto such #outer court# and a building wall shall be 30

feet, measured in a horizontal plane at the sill level of, and perpendicular to such window for the full width of the rough window opening.

- (8) In an #Inclusionary Housing designated area# in a C4-7 district within the boundaries of Manhattan Community District 7, for the purpose of applying the Inclusionary Housing Program within such #Inclusionary Housing designated area#:
  - (i) modification of the base and maximum #floor area ratios# specified in Section 23-952, not to exceed the maximum #floor area ratios# permitted by the underlying district, based on a proportionality between #affordable floor area# and #residential floor area# in #buildings# containing multiple #uses#; and
  - (ii) modification of the requirements regarding distribution of #affordable housing units# specified in Section 23-96(b) as set forth in a restrictive declaration.
- (b) In order to grant a special permit pursuant to this Section for any #general large-scale development#, the Commission shall find that:
  - (1) the distribution of #floor area#, #open space#, #dwelling units#, #rooming units# and the location of #buildings#, primary business entrances and #show windows# will result in a better site plan and a better relationship among #buildings# and open areas to adjacent #streets#, surrounding #development#, adjacent open areas and shorelines than would be possible without such distribution and will thus benefit both the occupants of the #general large-scale development#, the neighborhood, and the City as a whole;
  - (2) the distribution of #floor area# and location of #buildings# will not unduly increase the #bulk# of #buildings# in any one #block# or unduly obstruct access of light and air to the detriment of the occupants or users of #buildings# in the #block# or nearby #blocks# or of people using the public #streets#;
  - (3) where a #zoning lot# of a #general large-scale development# does not occupy a frontage on a mapped #street#, appropriate access to a mapped #street# is provided;
  - (4) considering the size of the proposed #general large-scale development#, the #streets# providing access to such #general large-scale development# will be adequate to handle traffic resulting therefrom;
  - (5) when the Commission has determined that the #general large-scale development# requires significant addition to existing public facilities serving the area, the applicant has submitted to the Commission a plan and timetable to provide such required additional facilities. Proposed facilities that are incorporated into the City's capital budget may be included as part of such plan and timetable;
  - (6) where the Commission permits the maximum #floor area ratio# in accordance with the provisions of paragraph (a)(4) of this Section, the #open space# provided is of sufficient size to serve the residents of new or #enlarged buildings#. Such #open space# shall be accessible to and usable by all residents of such new or #enlarged buildings#, have appropriate access, circulation, seating, lighting and paving, and be substantially landscaped. Furthermore, the site plan of such #general large-scale development# shall include superior landscaping for #open space# of the new or #enlarged buildings#;
  - (7) where the Commission permits the exclusion of #lot area# or #floor area# in accordance with the provisions of paragraph (a)(5) of this Section or modification of the base and maximum #floor area ratios# or requirements regarding distribution of #affordable housing units# in accordance with paragraph (a)(8) of this Section, such modification will facilitate a desirable mix of #uses# in the #general large-scale development# and a plan consistent with the objectives of the Inclusionary Housing Program and those of Section 74-74 (General Large-Scale Development) with respect to better site planning; and
  - (8) a declaration with regard to ownership requirements in paragraph (b) of the #general large-scale development# definition in Section 12-10 (DEFINITIONS) has been filed with the Commission.

The Commission may prescribe additional conditions and safeguards to improve the quality of the #general large-scale development# and to minimize adverse effects on the character of the surrounding area.

For a phased construction program of a multi-building complex, the Commission may, at the time of granting a special permit, require additional information, including but not limited to a proposed time schedule for carrying out the proposed #general large-scale development#, a phasing plan showing the distribution of #bulk# and #open space# and, in the case of a site plan providing for common #open space#, common open areas or common parking areas, a maintenance plan for such space or areas and surety for continued availability of such space or areas to the people they are intended to serve.

\*\*\*

**APPENDIX F: INCLUSIONARY HOUSING DESIGNATED AREAS**

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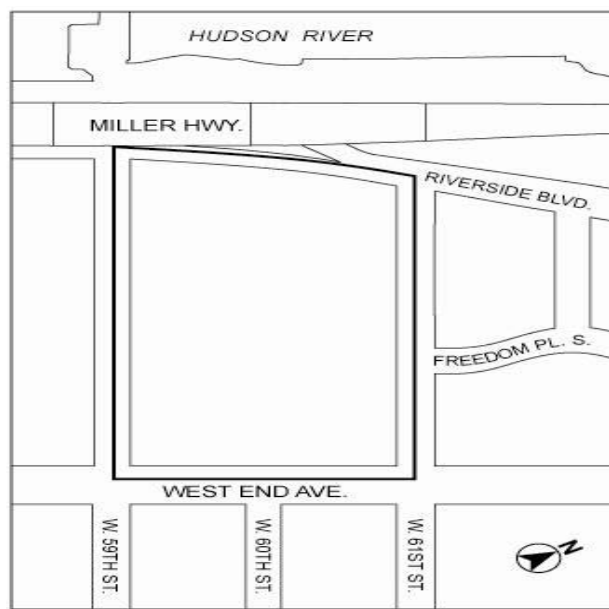
**Manhattan**

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Manhattan Community District 7  
In the R9A and R10 Districts within the areas shown on the following Maps 1 and 2:

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**Map 2**



Portion of Community District 7, Manhattan

**RIVERSIDE CENTER**

**MANHATTAN CB - 7 N 100295 ZRM**  
Application submitted by CRP/Extell Parcel L, LP and CRP/Extell Parcel N, LP pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Resolution of the City of New York, concerning Section 74-74 (General Large-Scale Development) and Section 74-744 (Modification of Use Regulations).

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 VII: ADMINISTRATION**

\*\*\*

**Chapter 4  
Special Permits by the City Planning Commission**

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**74-74  
General Large-Scale Development**

For #general large-scale developments# involving several #zoning lots# but planned as a unit, the district regulations may impose unnecessary rigidities and thereby prevent achievement of the best possible site plan within the overall density and #bulk# controls. For these #developments#, the regulations of this Section are designed to allow greater flexibility for the purpose of securing better site planning, while safeguarding the present or future use and development of the surrounding area.

No portion of a #general large-scale development# shall contain any #use# not permitted by the applicable district regulations for such portion, except as otherwise provided in Section 74-744 (Modification of use regulations). When an existing #building# in a #general large-scale development# is occupied by a #non-conforming use#, any #enlargement# of such existing #building# shall be subject to the requirements set forth in Section 52-00 (NON-CONFORMING USES: DEFINITIONS AND GENERAL PROVISIONS).

\*\*\*

**74-744  
Modification of use regulations**

(a) Use modifications

(1) Waterfront and related #commercial uses#

In a C4 District, the City Planning Commission may modify applicable district regulations to allow certain boating and related #uses# listed in Use Group 14A, not otherwise allowed in such district, provided the Commission shall find that:

(i) the #uses# are appropriate for the location and blend harmoniously with the rest of the #general large-scale

development#; and

(ii) the #streets# providing access to such #uses# will be adequate to handle the traffic generated thereby.

(2) Automotive sales and service #uses#

For #general large-scale developments# previously approved by the City Planning Commission in a C4-7 District within the boundaries of Manhattan Community District 7, the City Planning Commission may modify applicable district regulations to allow automotive sales and service establishments that include repair services and preparation for delivery, provided the Commission shall find that:

(i) the portion of the establishment used for the servicing and preparation of automobiles is located entirely in a #cellar# level and below grade or established curb level, and the ground floor level of such establishment is used only for showrooms and sales;

(ii) sufficient indoor space for storage of vehicles for sale or service has been provided; and

(iii) such #use# will not create or contribute to serious traffic congestion and will not unduly inhibit surface traffic or adversely affect pedestrian movement.

(b) Location of #commercial uses#

For any #general large-scale development#, the City Planning Commission may permit #residential# and non-#residential uses# to be arranged within a #building# without regard for the regulations set forth in Section 32-42 (Location within Buildings), provided the Commission shall find:

(1) the #commercial uses# are located in a portion of the #mixed building# that has separate access to the outside with no opening of any kind to the #residential# portion of the #building# at any #story#;

(2) the #commercial uses# are not located directly over any #story# containing #dwelling units#; and

(3) the modifications shall not have any adverse effect on the #uses# located within the #building#.

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**RIVERSIDE CENTER**

**MANHATTAN CB - 7 C 100296(A) ZSM/M 920358(D) ZSM**  
Application submitted by CRP/Extell Parcel L, LP and CRP/Extell Parcel N, LP pursuant to Sections 197-c and 201 of the New York City Charter, in accordance with Section 2-06 (c) (1) of the Uniform Land Use Review Procedure Rules, for the grant of a special permit\* pursuant to Section 74-743 of the Zoning Resolution to allow:

1. the location of buildings without regard for the applicable court, distance between buildings, height and setback regulations;

2. the modification of the definition of outer courts and the provisions of Section 23-84 (Outer Court Regulations) to include any open area that is bounded on all sides but one by building walls and is not otherwise a yard or an inner court; and

3. for purposes of applying the Inclusionary Housing Program:

a. the modification of the base and maximum floor area ratios, not to exceed the maximum floor area ratio permitted, based on a proportionality between affordable floor area and residential floor area in buildings containing multiple uses; and

b. the modification of the requirements regarding distribution of affordable housing units specified in Section 23-96(b);

in connection with a proposed mixed use development, on property bounded by West 61st Street, West End Avenue, West 59th Street and Riverside Boulevard (Block 1171, Lots 155 & 165), in a C4-7 District, within a general large-scale development generally bounded by West 72nd Street, Freedom Place, West End Avenue, West 59th Street and Riverside Boulevard.

Approval of application M 920358(D) ZSM, submitted by CRP/Extell Parcel L, LP and CRP/Extell Parcel N, LP, to modify the original Riverside South general large-scale special permit and restrictive declaration is required concurrent with any approval of this special permit.

**RIVERSIDE CENTER**

**MANHATTAN CB - 7 C 100297 ZSM**  
Application submitted by CRP/Extell Parcel L, L.P. and CRP/Extell Parcel N, L.P. pursuant to Sections 197-c and 201 of the New York City Charter, in accordance with Section 2-06 (c)(1) of the Uniform Land Use Review Procedure Rules, for the grant of a special permit\* pursuant to Section 74-744 of the Zoning Resolution to allow an automotive sales and

service establishment that includes repair services and preparation for delivery on portions of the ground floor and cellar of a proposed mixed use development on property bounded by West 61st Street, West End Avenue, West 59th Street and Riverside Boulevard (Block 1171, Lots 155 & 165), in a C4-7 District, within a general large-scale development generally bounded by West 72nd Street, Freedom Place, West End Avenue, West 59th Street and Riverside Boulevard.

**The Subcommittee on Landmarks, Public Siting and Maritime Uses will hold a public hearing in the Council Committee Room, 250 Broadway, 16th Floor, New York City, New York 10007, commencing at 11:00 A.M. on Monday, November 22, 2010.**

**The Subcommittee on Planning, Dispositions and Concessions will hold a public hearing on the following matters in the Council Committee Room, 250 Broadway, 16th Floor, New York City, New York 10007, commencing at 1:00 P.M. on Monday, November 22, 2010:**

**535-537 EAST 11TH STREET**

**MANHATTAN CB - 7 C 100452 HAM**  
Application submitted by the Department of Housing Preservation and Development (HPD):

- 1) pursuant to Article 16 of the General Municipal Law of New York State for:
  - a) the designation of property located at 535-537 East 11th Street (Block 405, Lots 44 and 45) 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 an eight-story building with approximately 46 units, to be developed under the Department of Housing Preservation and Development's Supportive Housing Loan Program.

**706-712 EAST 9TH STREET**

**MANHATTAN CB - 7 C 100453 HAM**  
Application submitted by the Department of Housing Preservation and Development (HPD):

- 1) pursuant to Article 16 of the General Municipal Law of New York State for:
  - a) the designation of property located at 706-712 East 9th Street (Block 378, Lot 10) 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 five-story building with approximately 45 units, to be developed under the Department of Housing Preservation and Development's Supportive Housing Loan Program.

n16-23

**CITY PLANNING COMMISSION**

**PUBLIC HEARINGS**

**NOTICE IS HEREBY GIVEN THAT RESOLUTIONS Have been adopted by the City Planning Commission Scheduling public hearings on the following matters to be held at Spector Hall, 22 Reade Street New York, New York, on Wednesday, November 17, 2010 at 10:00 A.M.**

**BOROUGH OF BROOKLYN  
No. 1**

**NORTHSIDE TOWN HALL**

**CD 1 N 110065 HAK**  
**IN THE MATTER OF** 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 134 Wythe Avenue (Block 2309, Lot 22) as an Urban Development Action Area; and
  - b. an Urban Development Action Area Project for such an area;

to facilitate the rehabilitation of an existing three-story building for community facility use.

**BOROUGH OF QUEENS  
No. 2**

**BELL BOULEVARD**

**CD 11 C 080293 ZMQ**  
**IN THE MATTER OF** of an application submitted by LRHC Bayside N.Y. Inc. pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 11a:

1. eliminating from within an existing R6B District a C1-2 District bounded by Bell Boulevard, the southerly boundary line of the Long Island Railroad right-of-way (Northside Division), a line 100 feet easterly of Bell Boulevard, and 42nd Avenue; and
2. establishing within an existing R6B District a C2-2

District bounded by Bell Boulevard, the southerly boundary line of the Long Island Railroad right-of-way (Northside Division), a line 100 feet easterly of Bell Boulevard, and 42nd Avenue;

as shown on a diagram (for illustrative purposes only) dated July 26, 2010.

**BOROUGH OF STATEN ISLAND  
No. 3  
COMMERCIAL REZONING TEXT**

**CDs 2 & 3 C 110069 ZMR**  
**IN THE MATTER OF** an application submitted by the Department of City Planning pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section Nos. 20d, 26c, 27a, 33c and 33d:

- 1. eliminating from within an existing R3-1 District a C1-2 District bounded by Victory Boulevard, Saybrook Street, a line 150 feet southerly of Victory Boulevard, and Richmond Avenue;
- 2. eliminating from within an existing R3X District a C1-2 District bounded by Victory Boulevard, Richmond Avenue, Clifton Street, and a line 150 feet westerly of Richmond Avenue;
- 3. establishing within an existing R3-1 District a C1-2 District bounded by:
  - a. Eton Place, a westerly boundary line of Willowbrook Park and its northerly prolongation, a northerly boundary line of Willowbrook Park and its westerly prolongation, and Richmond Avenue;
  - b. Saxon Avenue, Steinway Avenue, a line 200 feet northeasterly of Travis Avenue, a line 100 feet southeasterly of Richmond Avenue, Travis Avenue, and Richmond Avenue;
  - c. Slater Boulevard, a line 150 feet southeasterly of Hylan Boulevard, a line midway between Slater Boulevard and Seaver Avenue, a line 100 feet southeasterly of Hylan Boulevard, a line 40 feet southwesterly of Seaver Avenue, and Hylan Boulevard;
  - d. Goodall Street, a line 100 feet southeasterly of Hylan Boulevard, Walnut Avenue, and Hylan Boulevard;
  - e. Armstrong Avenue, a line 100 feet southeasterly of Hylan Boulevard, Groton Street, and Hylan Boulevard;
  - f. Littlefield Avenue, a line 100 feet southeasterly of Hylan Boulevard, Winchester Avenue, and Hylan Boulevard; and
  - g. a line 40 feet northeasterly of Oceanic Avenue, a line 100 feet southeasterly of Hylan Boulevard, Oceanic Avenue, a line 175 feet southeasterly of Hylan Boulevard, Richmond Avenue, and Hylan Boulevard;
- 4. establishing within an existing R3-1 District a C2-2 District bounded by:
  - a. Victory Boulevard, Saybrook Street, a line 150 feet southerly of Victory Boulevard, a line 150 feet easterly of Richmond Avenue, a line 520 feet southerly of Victory Boulevard, and Richmond Avenue;
  - b. Walnut Avenue, a line 75 feet southeasterly of Hylan Boulevard, Armstrong Avenue, and Hylan Boulevard; and
  - c. Groton Street, a line 100 feet southeasterly of Hylan Boulevard, Littlefield Avenue, and Hylan Boulevard;
- 5. establishing within an existing R3-2 District a C1-2 District bounded by:
  - a. a southerly boundary line of Willowbrook Park and its westerly prolongation, a westerly boundary line of Willowbrook Park, a northerly boundary line of Willowbrook Park and its westerly prolongation, and Richmond Avenue;
  - b. a southerly boundary line of Willowbrook Park and its westerly prolongation, a westerly boundary line of Willowbrook Park, a northerly boundary line of Willowbrook Park and its westerly prolongation, Richmond Avenue, the easterly prolongation of a line 100 feet northerly of Knapp Street, a line 100 feet westerly of Richmond Avenue, Rivington Avenue, and Richmond Avenue; and
  - c. Travis Avenue, Richmond Avenue, and Draper Place;
- 6. establishing within an existing R3-2 District a C2-2 District bounded by Rockland Avenue, a line 100 feet easterly of Richmond Avenue, and Saxon Avenue, and Richmond Avenue;
- 7. establishing within an existing R3A District a C1-2 District bounded by:
  - a. William Avenue, Hylan Boulevard, Armstrong Avenue, and a line 150 feet northwesterly of Hylan Boulevard; and
  - b. Ridgcrest Avenue, Hylan Boulevard,

Richmond Avenue, and a line 100 feet northwesterly of Hylan Boulevard;

- 8. establishing within an existing R3X District a C1-2 District bounded by:
  - a. Forest Street, Richmond Avenue, a line 75 feet southerly of Forest Street, and a line 100 feet westerly of Richmond Avenue; and
  - b. Draper Place, Richmond Avenue, and Travis Avenue;
- 9. establishing within an existing R3X District a C2-2 District bounded by Victory Boulevard, Richmond Avenue, Clifton Street, and a line 350 feet westerly of Richmond Avenue; and
- 10. establishing within an existing R5 District a C1-2 District bounded by Naughton Avenue, a line 150 feet northwesterly of Hylan Boulevard, the northwesterly centerline prolongation of Slater Boulevard, Hyland Boulevard, Seaver Avenue, and Joyce Street;

as shown on a diagram (for illustrative purposes only) dated September 13, 2010, and subject to the conditions of CEQR Declaration E-262.

**No. 4**

**CITYWIDE N 110070 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, pertaining to medical offices and day care centers in the Borough of Staten Island and Bronx Community Board 10, and commercial regulations in the Borough of Staten Island.

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

School

A "school" is:  
an institution providing full-time day instruction and a course of study that meets the requirements of Sections 3204, 3205, and 3210 of the New York State Education Law; or

- (b) a nursery school or kindergarten:
  - (1) whose annual session does not exceed the school sessions for full-time day schools prescribed in Section 3204 of the New York State Education Law; and
  - (2) which is operated by the ~~Board~~ Department of Education, or any established religious organization as part of an elementary school; or

(c) A child care service operating under a permit issued pursuant to Section 47.03 of the New York City Health Code.

**Article II: Residence District Regulations**

**Chapter 2  
Use Regulations**

**22-10 USES PERMITTED AS-OF-RIGHT**

**22-14 Use Group 4**  
R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

A. Community facilities

\*\*\*Ambulatory diagnostic or treatment health care facilities, limited to public, private, for-profit or not-for-profit medical, health and mental health care facilities in which patients are diagnosed or treated by health care professionals, licensed by the New York State Department of Education or successor agency for medical, health or mental health conditions, and where such patients are ambulatory rather than admitted. Such facilities shall not include the practice of veterinary medicine, #physical culture or health establishments#, or ophthalmic dispensing. In #buildings# containing #residences#, such facilities shall be limited to locations below the level of the first #story# ceiling, except that such facilities may be located on a second #story# provided there is separate access from the outside or directly from a portion of

such facility located on the ground floor.

C. #Accessory uses#  
\* A #use# in Use Group 4, marked with an asterisk, is not permitted in R1 or R2 Districts as-of-right.

\*\* Use of #railroad or transit air space# is subject to the provisions of Section 22-41 (Air Space over Railroad or Transit Rights-of-Way or Yard).

\*\*\* Not permitted in R1 or R2 Districts, ~~and, in~~ In R3A, R3X, R3-1, R4A, R4B or R4-1 Districts, such #use# shall be limited to a maximum of 1,500 square feet of #floor area#. However, in R3A, R3X, R3-1, R4A, or R4-1 Districts in #lower density growth management areas#, ambulatory diagnostic or treatment health care facilities shall be limited, on any #zoning lot#, to 1,500 square feet of #floor area#, including #cellar# space, except that where a #zoning lot# contains a hospital or nursing home as defined in the New York State Hospital Code, such 1,500 square feet restriction shall not include #cellar# space.

**Chapter 3  
Bulk Regulations for Residential Buildings in Residence Districts  
23-00  
APPLICABILITY AND GENERAL PURPOSES**

**23-012 Lower density growth management areas**  
For areas designated as #lower density growth management areas# pursuant to Section 12-10 (DEFINITIONS), the underlying district regulations shall apply to all #residential developments# or #enlargements#. Such regulations are superseded or supplemented as set forth in the following Sections:

Section 11-45 (Authorizations or Permits in Lower Density Growth Management Areas)

Section 12-10 (DEFINITIONS - Floor area; Lower density growth management area, and Private road)

Section 22-14 (Use Group 4 – Ambulatory diagnostic or treatment health care facilities)

Section 23-12 (Permitted Obstructions in Open Space)

Section 23-141 (Open space and floor area regulations in R1, R2, R3, R4 or R5 Districts)

Section 23-32 (Minimum Lot Area or Lot Width for Residences)

Section 23-33 (Special Provisions for Existing Small Lots)

Section 23-35 (Special Provisions for Zoning Lots Containing Certain Community Facility Uses in Lower Density Growth Management Areas)

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

Section 23-461 (Side yards for single or two family residences)

Section 23-462 (Side yards for all other residential buildings)

Section 23-532 (Required rear yard equivalents)

Section 23-631 (Height and setback in R1, R2, R3, R4 and R5 Districts)

Section 23-711 (Standard minimum distance between buildings)

Section 23-881 (Minimum distance between lot lines and building walls in lower density growth management areas)

Section 24-013 (Exceptions to the bulk regulations of this Chapter)

Section 24-04 (Modification of Bulk Regulations in Certain Districts)

Section 25-028 (Applicability of regulations to certain community facility uses in lower density growth management areas)

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

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

Section 25-31 (General Provisions)

Section 25-331 (Exceptions to application of waiver provisions)

Section 25-62 (Size and Location of Spaces)

Section 25-621 (Location of parking spaces in certain districts)

Section 25-622 (Location of parking spaces in lower density growth management areas)

Section 25-624 (Special parking regulations for certain community facility uses in lower density growth management areas)

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

Section 25-632 (Driveway and curb cut regulations in lower density growth management areas)

Section 25-64 (Restrictions on Use of Open Space for Parking)

Section 25-66 (Screening)



Section 26-00 (Applicability of this Chapter)

Section 26-30 (SPECIAL REGULATIONS FOR DEVELOPMENTS WITH PRIVATE ROADS IN LOWER DENSITY GROWTH MANAGEMENT AREAS), inclusive

Section 32-11 (Use Groups 1 and 2)

Section 32-433 (Ground floor use in C1, C2 and C4 Districts in the Borough of Staten Island)

Section 37-10 (APPLICABILITY OF ARTICLE II, CHAPTER 6, TO DEVELOPMENTS WITH PRIVATE ROADS)

Section 37-20 (SPECIAL REGULATIONS FOR LOWER DENSITY GROWTH MANAGEMENT AREAS IN THE BOROUGH OF STATEN ISLAND, inclusive

Section 54-313 (Single- or two-family residences with non-complying front yards or side yards)

Section 105-702 (Applicability of lower density growth management area regulations)

Section 107-412 (Special bulk regulations for certain community facility uses)

Section 107-421 (Minimum lot area and lot width for zoning lots containing certain community facility uses)

Section 107-62 (Yard, Court and Parking Regulations)

Section 107-464 (Side yards for permitted non-residential use)
Section 119-05 (Applicability of Parking Location Regulations)

Section 119-214 (Tier II requirements for driveways and private roads)

Section 128-052 (Applicability of Article 1, Chapter 2)

23-30 LOT AREA AND LOT WIDTH REGULATIONS

23-32 Minimum Lot Area or Lot Width for Residences
R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

Regulations Applying in Special Situations

23-34 Special Provisions for Zoning Lots Divided by District Boundaries

23-35 Special Provisions for Zoning Lots Containing Certain Community Facility Uses in Lower Density Growth Management Areas

In R1, R2, R3A, R3X, R3-1, R4A, and R4-1 districts in #lower density growth management areas#, the minimum #lot area# and #lot width# regulations of this Section shall apply to any #zoning lot# containing #buildings# used for:

ambulatory diagnostic or treatment health care facilities, as listed in Section 22-14 (Use Group 4), except where such #zoning lot# contains #buildings# used for hospitals or nursing homes as defined in the New York State Hospital Code; and

child care service as listed under the definition of #school# in Section 12-10 (DEFINITIONS), except where such #zoning lot# contains #buildings# used for houses of worship, or, for #zoning lots that do not contain #buildings# used for houses of worship, where the amount of #floor area# used for child care services is equal to 25 percent or less of the amount of # floor area# permitted for #community facility use# on the #zoning lot# .

The minimum #lot area# for such #zoning lots# containing ambulatory diagnostic or treatment health care facilities shall be 5,700 square feet, and the minimum #lot area# for such #zoning lots# containing child care services shall be 10,000 square feet. Where such #uses# are located in the same #building#, the minimum #lot area# shall be 10,000 square feet. In addition, each such #zoning lot# shall have a minimum #lot width# of 60 feet. Such #lot width# shall be applied as set forth in the definition of #lot width# in Section 12-10, provided that such #lot# width# shall also be met along at least one #street line# of the #zoning lot#. No #building#, or portion thereof, shall be permitted between opposing #side lot lines# where such #lot lines# would be nearer to one another at any point than 60 feet.

Chapter 4 Bulk Regulations for Community Facility Buildings in Residence Districts

24-00 APPLICABILITY, GENERAL PURPOSES AND DEFINITIONS

24-01 Applicability of this Chapter

The #bulk# regulations of this Chapter apply to any #community facility building# or any #building# used partly for a #community facility use# on any #zoning lot# located in any #Residence District# in which such #building# is permitted. As used in this Chapter, the term "any #building#" shall therefore not include a #residential building#, the #bulk# regulations for which are set forth in Article II, Chapter 3. In addition, the #bulk# regulations of this Chapter, or of specified sections thereof, also apply in other provisions of this Resolution where they are incorporated by cross reference.

When two or more #buildings# on a single #zoning lot# are used in any combination for #community facility uses# and #residential# or other permitted #uses#, the regulations set forth in Sections 24-11 to 24-163, inclusive, relating to Floor

Area and Lot Coverage Regulations, shall apply as if such #buildings# were a single #building# used partly for #community facility use#.

However, in R3A, R3X, R3-1, R4A, R4-1, R4B or R5B Districts, except for #community facility uses# that have received tax exempt status from the New York City Department of Finance, or its successor, pursuant to Section 420 of the New York State Real Property Tax Law, or its successor, the #bulk# regulations of this Chapter shall apply only to a #building# that is used entirely for #community facility uses# and the #bulk# regulations of Article II, Chapter 3, shall apply to any #building# that is used partly for #community facility use# and partly for #residential use# except as otherwise permitted in Section 24-04 (Modifications of Bulk Regulations in Certain Districts).

24-013 Exceptions to the bulk regulations of this Chapter
R1 R2 R3 R4 R5

#Buildings# used partly for #community facility uses#

Except as provided in paragraph (b) of this Section, in R3A, R3X, R3-1, R4A, R4-1, R4B or R5B Districts, the #bulk# regulations of this Chapter shall apply only to a #zoning lot# or portion of a #zoning lot# which contains a #community facility building#, and the #bulk# regulations of Article II, Chapter 3 shall apply to any #zoning lot# or portion of a #zoning lot# which contains any #building# that is used partly for #community facility use# and partly for #residential use#. In such districts, the #bulk# regulations of this Chapter may apply to the #community facility# portion of a #building# that is used partly for #community facility use# and partly for #residential use# only where:

- (1) such #community facility use# has received tax-exempt status from the New York City Department of Finance, or its successor, pursuant to Section 420 of the New York State Real Property Tax Law, or
(2) such #building# has received an authorization pursuant to Section 24-04 (Modifications of Bulk Regulations in Certain Districts).

#Buildings# containing certain #community facility uses# in #lower density growth management areas#

In the districts indicated, in #lower density growth management areas#, the #bulk# regulations of this Chapter shall not apply to any #zoning lot# containing #buildings# used for:

- (1) ambulatory diagnostic or treatment health care facilities, as listed in Section 22-14 (Use Group 4), except where such #zoning lot# contains #buildings# used for hospitals or nursing homes as defined in the New York State Hospital Code; or
(2) child care service as listed under the definition of #school# in Section 12-10 (DEFINITIONS), except where such #zoning lot# contains #buildings# used for houses of worship, or, for #zoning lots# that do not contain #buildings# used for houses of worship, the amount of #floor area# used for child care services is equal to 25 percent or less of the amount of # floor area# permitted for #community facility use# on the #zoning lot#

In lieu thereof, the #residential bulk# regulations of Article II Chapter 3 (Bulk Regulations for Residential Buildings in Residence Districts) shall apply, except that:

- (i) the provisions of Section 23-44 (Permitted Obstructions in Required Yards or Rear Yard Equivalents) shall be modified to prohibit parking spaces of any kind within a #front yard#;
(ii) in lieu of Sections 23-46 (Minimum Required Side Yards) and 23-66 (Required Side and Rear Setbacks), Sections 24-35 (Minimum Required Side Yards) and 24-55 (Required Side and Rear Setbacks) shall apply; and
(iii) for child care services in R1 and R2 Districts, the provisions of paragraph (9) of Section 12-10, definition of #floor area#, pertaining to #floor area# exclusions for the lowest story of a residential #building#, shall not apply.

24-04 Modification of Bulk Regulations in Certain Districts
R3-1 R3A R3X R4-1 R4A R4B R5B

In the districts indicated, except for #developments# subject to the provisions of paragraph (b) of Section 24-013 (Exceptions to the bulk regulations of this Chapter) the City Planning Commission may, upon application, authorize #developments# pursuant to the #bulk# regulations of this Chapter, provided that the Commission finds that:

- (a) the design of the #development# ensures adequate separation of #uses# and sufficient independent access to each #use#; and
(b) the #floor area# designated for #community facility use# is designed in a manner that is consistent with such #use# and physically distinguishes such space from that designated for #residential use#.

The Commission may prescribe additional safeguards to prevent the conversion of such #community facility use# to #residential use#.

Applications for authorizations shall be referred to the affected Community Board for a period of at least 30 days for comment. The City Planning Commission shall grant in whole or in part or deny the application within 60 days of the completion of the Community Board review period.

Chapter 5 Accessory Off-Street Parking and Loading Regulations

Off-street Parking Regulations

25-00 GENERAL PURPOSES AND DEFINITIONS

\* \* \*

25-02 Applicability

\* \* \*

25-028 Applicability of regulations to certain community facility uses in lower density growth management areas

In #lower density growth management areas# other than R6 and R7 Districts in Community District 10, Borough of the Bronx, all #zoning lots# containing #buildings# used for:

ambulatory diagnostic or treatment health care facilities, as listed in Section 22-14 (Use Group 4), except where such #zoning lot# contains #buildings# used for hospitals or nursing homes as defined in the New York State Hospital Code; or child care service as listed under the definition of #school# in Section 12-10 (DEFINITIONS), except where such #zoning lot# contains #buildings# used for houses of worship; or, for #zoning lots# that do not contain #buildings# used for houses of worship, the amount of #floor area# used for child care services is equal to 25 percent or less of the amount of # floor area# permitted for #community facility use# on the #zoning lot#

shall not be subject to the following provisions:

- (1) the parking location provisions of Sections 25-622 (Location of parking spaces in lower density growth management areas) and 25-623 (Location of parking spaces for community facility uses) ;
(2) the driveway and curb cut provisions of Sections 25-632 (Driveway and curb cut regulations in lower density growth management areas) and 25-634 (Curb cut regulations for community facilities);
(3) the open space provisions of Section 25-64 (Restrictions on Use of Open Space for parking); and
(4) the screening provisions of Section 25-66 (Screening).

In lieu thereof, all such #zoning lots# shall comply with the provisions of Section 25-624 (Special parking regulations for certain community facility uses in lower density growth management areas).

In addition, where the #uses# listed in paragraphs (a) and (b) of this Section result from a change of #use#, the provisions of Section 25-31 (General Provisions) shall be modified to require #accessory# off-street parking spaces for such #uses#. However, the requirements of Sections 25-31 and 25-624 may be modified for #zoning lots# containing #buildings# with such changes of #use# where the Chairperson of the City Planning Commission certifies to the Commissioner of Buildings that such modifications are necessary due to the location of existing #buildings# on the #zoning lot#, and such requirements have been complied with to the maximum extent feasible.

25-30 REQUIRED ACCESSORY OFF-STREET PARKING SPACES FOR PERMITTED NONRESIDENTIAL USES

25-31 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 in conformity with the requirements set forth in the table at the end of this Section for all new #development# after December 15, 1961 for the #uses# listed in the table. In addition, all other applicable requirements of this Chapter shall apply as a condition precedent to the #use# of such #development#.

REQUIRED OFF-STREET PARKING SPACES FOR NON-RESIDENTIAL USES

Table with 2 columns: Type of #use#, District

FOR COMMUNITY FACILITY USES:

Ambulatory diagnostic or treatment health care facilities listed in Use Group 4

Square feet of #floor area# and #cellar# space, except #cellar# space #used# for storage

In #lower density growth management areas#, all #cellar# space, including storage space, shall be

used to determine parking requirements.

None required - R7-2 R7A R7D R7X R8 R9 R10  
1 per 400 - R3  
1 per 500 - R4 R5  
1 per 800 - R6 R7-1 R7B

\* \* \*  
#Schools#

Square feet of #floor area#:

None required - R3 R4 R5 R6 R7 R8 R9 R10  
1 per 1,000 sq. ft. - R1 R2 R3 R4 R5 for child care services in #lower density growth management areas#  
1 per 1,500 - R1 R2

\* \* \*  
\* Requirements in the table are in addition to the area used for ambulance parking.  
\*\* Requirements in the table apply only to the #floor area# not used for storage

**25-33  
Waiver of Requirements for Spaces below Minimum Number**

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10  
\* \* \*

**25-331  
Exceptions to application of waiver provisions**

R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

In all districts, as indicated, the waiver provisions of Section 25-33 (Waiver of Requirements for Spaces below Minimum Number) shall not apply to the following types of #uses#:

Agricultural #uses#, including greenhouses, nurseries or truck gardens;

Ambulatory diagnostic or treatment health care facilities in R3, R4A and R4-1 districts in #lower density growth management areas#. However, such waivers shall apply where such #use# is located in such areas on the same #zoning lot# as a hospital or nursing home as defined in the New York State Hospital Code, and shall apply where such #use# is located in such areas on any #zoning lot# in an R6 or R7 District in Community District 10, Borough of the Bronx;

Outdoor tennis courts;

Camps, overnight or day;

#Schools# in R1 and R2 Districts, child care services in R1, R2, R3, R4A and R4-1 districts in #lower density growth management areas#. However, such waivers shall apply where child care services are located in such districts on the same #zoning lot# as a house of worship, and shall apply where child care services located in such districts on #zoning lots# that do not contain houses of worship where the amount of #floor area# used for child care services is equal to 25 percent or less of the amount of #floor area# permitted for #community facility use# on the #zoning lot#.

\* \* \*  
**25-60  
ADDITIONAL REGULATIONS FOR PERMITTED OR REQUIRED ACCESSORY OFFSTREET PARKING SPACES**

\* \* \*  
**25-62  
Size and Location of Spaces**  
R1 R2 R3 R4 R5 R6 R7 R8 R9 R10

In all districts, as indicated, for all #accessory# off-street parking spaces, open or enclosed, each 300 square feet of unobstructed standing or maneuvering area shall be considered one parking space. However, an area of less than 300 square feet, but in no event less than 200 square feet, may be considered as one space, where the layout and design of the parking area are adequate to permit convenient access and maneuvering in accordance with regulations promulgated by the Commissioner of Buildings, or where the developer or applicant for a building permit or certificate of occupancy certifies that such spaces will be fully attended. In any case where a reduction of the required area per parking space is permitted on the basis of the developer's certification that such spaces will be fully attended, it shall be set forth in the certificate of occupancy that paid attendants employed by the owners or operators of such spaces shall be available to handle the parking and moving of automobiles at all times when such spaces are in use.

In no event shall the dimensions of any parking stall be less than 18 feet long and 8 feet, 6 inches wide.

However, the width of a parking stall may be reduced to eight feet for #detached#, #semi-detached# or #zero lot line buildings# on a #zoning lot# where not more than four #accessory# parking spaces are required if such #accessory# parking spaces are located in a #side lot ribbon# and are subject to the provisions of Section 25-621 (Location of parking spaces in certain districts). In the Borough of Staten Island and in #lower density growth management areas# in Community District 10, Borough of the Bronx, for #community facility uses#, each required parking space in a parking area not within a #building# shall be within a parking stall accessed from a travel aisle, where each such stall and aisle complies with the maneuverability standards of paragraph (b) of Section 36-58 (Parking Lot Maneuverability and Curb Cut Regulations). The use of an attendant shall be permitted only where necessary to accommodate additional, non-required parking spaces within the travel aisles. For such open parking areas with 18 or more spaces, or greater than 6,000 square feet in area, the provisions of Section 37-90 (Parking Lots) shall also apply.

\* \* \*

**25-624  
Special parking regulations for certain community facility uses in lower density growth management areas**

In #lower density growth management areas#, other than R6 and R7 Districts in Community District 10, Borough of the Bronx, all #zoning lots# containing #buildings# used for:

ambulatory diagnostic or treatment health care facilities, as listed in Section 22-14 (Use Group 4), except where such #zoning lot# contains #buildings# used for hospitals or nursing homes as defined in the New York State Hospital Code; and

child care service as listed under the definition of #school# in Section 12-10 (DEFINITIONS), except where such #zoning lot# contains #buildings# used for houses of worship, and, for #zoning lots# that do not contain #buildings# used for houses of worship, the amount of #floor area# used for child care services is equal to 25 percent or less of the amount of #floor area# permitted for #community facility use# on the #zoning lot#

shall comply with the following provisions:

- (1) #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# or prolongation thereof of the #building#.
- (2) The maneuverability provisions of paragraphs (b) of Section 36-58 (Parking Lot Maneuverability and Curb Cut Regulations) shall apply to all such #zoning lots#. No tandem parking shall be permitted.
- (3) The curb cut provisions of paragraph (c) of Section 36-58 (Parking Lot Maneuverability and Curb Cut Regulations) shall apply to all such #zoning lots#, except that, for #zoning lots# with less than 75 feet of #street# frontage, a minimum distance of four feet from other curb cuts on adjacent #zoning lots# shall be maintained.
- (4) For #zoning lots# in R1, R2, R3A, R3X, R3-1, R4A and R4-1 Districts with #buildings# containing child care services, a driveway shall be required for drop-off and pick-up of users of the child care facility. Such driveway shall have a minimum width of 15 feet and a maximum width of 18 feet and shall serve one-way traffic. Such driveway shall include a designated area for the drop-off and pick-up of users of the facility with a minimum length of 25 feet and a minimum width of 10 feet. Such drop-off and pick-up area shall abut a sidewalk with a minimum width of four feet that connects to the child care facility entrance and all public sidewalks. No parking spaces shall be located within such driveway. Where the width of the #street# frontage of the #zoning lot# accessing such driveway is 75 feet or less, the minimum percentage of #front yard# required to be planted pursuant to Section 23-451 (Planting requirement) shall be reduced to 25 percent,
- (5) For any #zoning lot# containing child care services, driveways and open #accessory# off-street parking spaces may occupy no more than 50 percent of the #lot area# not covered by #buildings#. For #zoning lots# containing ambulatory diagnostic or treatment health care facilities, driveways and open #accessory# off-street parking spaces may occupy no more than 66 percent of the #lot area# not covered by #buildings#.
- (6) All parking areas not within a #building# shall be screened from adjoining #zoning lots# and #streets# by a landscaped strip at least four feet wide densely planted with evergreen shrubs at least four feet high at time of planting, and of a type that may be expected to form a year-round dense screen at least six feet high within three years. Such screening shall be maintained in good condition at all times.
- (7) Any lighting provided in off-street parking areas shall be directed away from #residences#.

**25-625  
Special certification to modify the parking regulations for certain community facility uses in lower density growth management areas**

In #lower density growth management areas#, other than R6 and R7 Districts in Community District 10, Borough of the Bronx, all #enlargements#, alterations and conversions on #zoning lots# containing #buildings# used for:

ambulatory diagnostic or treatment health care facilities, as listed in Section 22-14 (Use Group 4), except where such #zoning lot# contains #buildings# used for hospitals or nursing homes as defined in the New York State Hospital Code; and

child care service as listed under the definition of #school# in Section 12-10 (DEFINITIONS), except where such #zoning lot# contains #buildings# used for houses of worship, and, for #zoning lots# that do not contain #buildings# used for houses of worship, the amount of #floor area# used for child care services is equal to 25 percent or less of the amount of #floor area# permitted for #community facility use# on the #zoning lot#

may modify the amount of #accessory# off-street parking required pursuant to Section 25-31 (General Provisions), or

the special parking regulations of paragraphs (3), (4), and (5) of Section 25-624 (Special parking regulations for certain community facility uses in lower density growth management areas), where a site plan provided by the applicant demonstrates to the Chairperson of the City Planning Commission that the manner in which an existing #building# is placed upon the site restricts the ability to comply with such requirements, and where the Chairperson certifies to the Department of Buildings to the maximum extent feasible, the #enlargement#, alteration or conversion complies with such requirements.

\* \* \*  
**Article III: Commercial District Regulations**

\* \* \*  
**Chapter 2  
Use Regulations**

\* \* \*  
**32-11  
Use Groups 1 and 2**  
C1 C2 C3 C4 C5 C6

Use Groups 1 and 2, as set forth in Section 22-11 and Section 22-12. However, in C3A Districts, Use Group 2 shall be limited to #single#-or #two-family detached# or #zero lot line residences#.

In #lower density growth management areas# in the Borough of Staten Island, except C3A Districts, Use Groups 1 and 2 shall be permitted only within #mixed buildings#. ~~except that in C4-1 Districts that occupy at least four acres within a #block#, and in other C4-1 Districts for #zoning lots# that, on December 21, 2005, were greater than 20,000 square feet, #residences# shall be allowed only by special permit of the City Planning Commission, pursuant to Section 74-49 (Residential Use in C4-1 Districts in The Borough of Staten Island). However, no #residences# shall be allowed on the following #zoning lots#, except by special permit pursuant to Section 74-49 (Residential Use in C4-1 Districts in The Borough of Staten Island):~~

- (a) any #zoning lot# in a C4-1 District, where such district occupies at least four acres within a #block#, or
- (b) any other #zoning lot# in a C4-1 District, where such #zoning lot# had a #lot area# greater than 20,000 square feet on December 21, 2005, or on any subsequent date.

\* \* \*  
**32-40  
SUPPLEMENTARY USE REGULATIONS**

\* \* \*  
**32-43  
Ground Floor Use in Certain Locations**

\* \* \*  
**32-433  
Ground floor use in C1, C2 and C4 Districts in the Borough of Staten Island**  
C1 C2 C4

In all C1, C2 and C4 Districts in the Borough of Staten Island, #uses# on the ground floor of a #building# shall be limited to non-#residential uses#. The level of the finished floor of such ground floor shall be located not higher than two feet above nor lower than two feet below the as-built level of the adjoining #street#.

Non-#residential uses# shall have a depth of at least 30 feet from the #street wall# of the #building# and extend along the entire width of the #building# except for lobbies and entrances to #accessory# parking spaces, provided such lobbies and entrances do not occupy more than 25 percent of the #street wall# width of the #building#. Enclosed parking spaces, or parking spaces covered by a #building#, including such spaces #accessory# to #residences#, shall be permitted to occupy the ground floor provided they are located beyond 30 feet of the #street wall# of the #building#.

In all C1, C2 and C4 Districts in the Borough of Staten Island, ground floor #uses# shall conform with the provisions of this Section 32-433.

Ground floor level #use# requirements

All #uses# on the ground floor of a #building# shall be limited to non-#residential uses# and have a depth of at least 30 feet from the #street wall# of the #building#, except that:

- (1) #Residential# lobbies, and an associated vertical circulation core, as well as entrances to #accessory# parking spaces shall be permitted on the ground floor, provided such lobbies and entrances conform to the frontage requirements of paragraph (b) of this Section;
- (2) Enclosed parking spaces, or parking spaces covered by a #building#, including such spaces #accessory# to #residences#, shall be permitted on the ground floor provided they are located beyond 30 feet of the #street wall# of the #building#; and
- (3) Where a #commercial district# is mapped along an entire #block# front, and a #zoning lot# includes #street# frontage along such #block# front, and also includes #street frontage along a #block# front that is not mapped as a #commercial district# in its entirety, non-#residential uses# shall only be required only within 30 feet of the #street wall# facing the #block# front mapped in its entirety as a #commercial district#.

The level of the finished floor of such ground floor shall be located not higher than two feet above nor lower than two feet below the as-built level of the adjoining #street#.

Ground floor frontage requirements

Non-residential uses shall extend along the entire width of the ground floor of the building, except as follows:

- (1) In C1 and C2 Districts mapped within R1, R2 and R3 Districts, and in C4 Districts, residential lobbies and entrances to accessory parking spaces shall be permitted...
(2) In C1 and C2 Districts mapped within R4, R5 and R6 Districts, residential lobbies and entrances to accessory parking spaces shall be permitted...
(c) Non-conforming buildings containing non-conforming residential uses on the ground floor shall be permitted to enlarge without regard to the use regulations of this Section 32-433 provided that such enlargement complies with the provisions of the residential yard regulations set forth in Section 23-40 (YARD REGULATIONS).

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

33-04 Lower density growth management areas

For areas designated as lower density growth management areas pursuant to Section 12-10 (DEFINITIONS), the underlying district regulations shall apply. Such regulations are superseded or supplemented as set forth in the following Sections:

- Section 11-45 (Authorizations or Permits in Lower Density Growth Management Areas)
Section 12-10 (DEFINITIONS - Floor area; Lower density growth management area, and Private road)
Section 22-14 (Use Group 4 - Ambulatory diagnostic or treatment health care facilities)
Section 32-11 (Use Groups 1 and 2)
Section 32-433 (Ground floor use in C1, C2 and C4 Districts in the Borough of Staten Island)
Section 33-121 (In districts with bulk governed by Residence District bulk regulations)
Section 33-431 (In districts with bulk governed by surrounding Residence District)
Section 36-21 (General provisions)
Section 36-231 (In districts with high, medium or low parking requirements)
Section 36-27 (Waiver for Certain Small Zoning Lots)
Section 36-521 (Size of Spaces)
Section 36-581 Special parking regulations for certain community facility uses in the Borough of Staten Island and Community District 10 in the Borough of the Bronx)
Section 37-10 (APPLICABILITY OF ARTICLE II, CHAPTER 6, TO DEVELOPMENTS WITH PRIVATE ROADS)
Section 37-20 (SPECIAL REGULATIONS FOR LOWER DENSITY GROWTH MANAGEMENT AREAS IN THE BOROUGH OF STATEN ISLAND, inclusive)
Section 73-125 (Ambulatory diagnostic or treatment health care facilities)
Section 107-412 (Special bulk regulations for certain community facility uses in lower density growth management areas)
Section 107-62 (Yard, Court and Parking Regulations)
Section 107-464 (Side yards for permitted non-residential use)
Section 119-05 (Applicability of Parking Location Regulations)
Section 119-214 (Tier II requirements for driveways and private roads)
Section 128-052 (Applicability of Article 1, Chapter 2)

33-10 FLOOR AREA REGULATIONS

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

bulk regulations

C1-1 C1-2 C1-3 C1-4 C1-5 C2-1 C2-2 C2-3 C2-4 C2-5

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

MAXIMUM FLOOR AREA RATIO

Table with 4 columns: District, For Commercial Buildings#, For Community Facility Buildings#, For Buildings Used for Both Commercial and Community Facility Uses#. Rows include R1 R2, R3-1 R3A, R3X, R3-2, R4 R5, R5D R6B.

\* In R8B Districts, within the boundaries of Community District 8 in the Borough of Manhattan, the maximum floor area ratio on a zoning lot containing community facility uses exclusively shall not exceed 5.10. In addition, the following provisions shall apply:

- (a) In buildings used for both commercial uses and community facility uses, the total floor area used for commercial uses shall not exceed the amount permitted for commercial buildings.
(b) In C1 and C2 Districts mapped within R1 and R2 Districts, the maximum floor area ratio for community facility uses in a building used for both commercial uses and community facility uses is 0.50 unless it is increased pursuant to the special permit provisions of Section 74-901 (Certain community facility uses in R1 and R2 Districts and certain Commercial Districts.)
(c) In C1 and C2 Districts mapped within R1, R2, R3-1, R3A and R3X Districts in the Borough of Staten Island and in Community District 10 in the Borough of the Bronx, the maximum floor area ratio for any zoning lot containing a building used for ambulatory diagnostic or treatment health care facilities, as listed in Section 22-14 (Use Group 4), or child care services, as listed under the definition of school in Section 12-10 (DEFINITIONS) shall be 1.2.
(d) In C1 and C2 Districts mapped within R3, R4, R5, R6, R7, R8 and R9 Districts, for any zoning lot containing nursing homes, health-related facilities, domiciliary care facilities for adults, sanitariums and philanthropic or non-profit institutions with sleeping accommodations, the total floor area used for community facility uses shall not exceed the amount as set forth in paragraph (b) of Section 24-111 unless modified pursuant to Section 74-902.
(e) The maximum floor area ratio for any building used partly for commercial uses and partly for nursing homes, health-related facilities, domiciliary care facilities for adults, sanitariums and philanthropic or non-profit institutions with sleeping accommodations shall not exceed the amount permitted for a commercial building by the applicable district regulations. However, for the districts in which the allowable floor area, as set forth in paragraph (b) of Section 24-111, exceeds the amount permitted for a commercial building, the provisions of paragraph (b) of Section 24-111 shall be used to compute the maximum floor area permissible for the building unless modified pursuant to Section 74-902.

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

C1-1 C1-2 C1-3 C1-4 C1-5 C2-1 C2-2 C2-3 C2-4 C2-5

- (a) In the districts indicated, the maximum height of a front wall and the required front setback of a building or other structure shall be determined by the Residence District within which such Commercial District is mapped and, except as otherwise set forth in this Section, shall be as set forth in the following table:

Table with 4 columns: District, Maximum Height of a Front Wall or other portion of a Building# Height within the above the Street Setback Distance# (in feet), Vertical Distance, Horizontal Distance. Includes sub-table for Sky Exposure Plane# with Slope over Zoning Lot# and On #Narrow Street# / On #Wide Street#.

Within R1, R2, R3, R4, R5 R5A or R5B Districts

Table with 4 columns: District, Height, Stories, Setback. Rows for Within R1, R2, R3, R4, R5 R5A or R5B Districts and Within R6 or R7 Districts.

However, in accordance with the provisions of Section 32-42 (Location within Buildings), no commercial building or portion thereof occupied by non-residential uses listed in Use Groups 6A, 6B, 6C, 6F, 7, 8, 9 or 14 shall exceed in height 30 feet or two stories, whichever is less.

For community facility buildings or buildings used for both community facility use and commercial use, when mapped within R4, R5, R5A or R5B Districts, the maximum height of a front wall shall be 35 feet or three stories, whichever is less, and the height above street line shall be 35 feet and, when mapped within R7-2 Districts, the maximum height of a front wall shall be 60 feet or six stories, whichever is less.

In C1 or C2 Districts mapped within R1, R2 or R3 Districts in the Borough of Staten Island or in Community District 10 in the Bronx, for buildings containing ambulatory diagnostic or treatment health care facilities, as listed in Section 22-14 (Use Group 4), or child care services, as listed under the definition of school in Section 12-10 (DEFINITIONS), the maximum height of a front wall or other portion of a building within the initial setback distance shall be 35 feet, or three stories, whichever is less. However, such increased height shall only be permitted beyond 20 feet of a Residence District boundary or beyond 20 feet of any portion of a building containing a residential use located in a Commercial District#.

C1-1 C1-2 C1-3 C1-4 C1-5 C2-1 C2-2 C2-3 C2-4 C2-5

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

Chapter 6 Accessory Off-Street Parking and Loading Regulations

36-20 REQUIRED ACCESSORY OFF-STREET PARKING SPACES FOR COMMERCIAL OR COMMUNITY FACILITY USES

36-21 General Provisions C1 C2 C3 C4 C5 C6 C7 C8

The requirements of this Section shall be waived in the following situations:

- (a) when, as a result of the application of such requirements, a smaller number of spaces would be required than is specified by the provisions of Section 36-23 (Waiver of Requirements for Spaces below Minimum Number);
(b) when the Commissioner of Buildings has certified, in accordance with the provisions of Section 36-24 (Waiver of Requirements for All Zoning Lots Where Access Would Be Forbidden), that there is no way to arrange the spaces with access to the street to conform to the provisions of Section 36-53 (Location of Access to the Street); for houses of worship, in accordance with the provisions of Section 36-25 (Waiver for Locally-Oriented Houses of Worship); or for ambulatory diagnostic or treatment health care facilities, as listed in Section 22-14 (Use Group 4), or a child care service, as listed under the definition of school in Section 12-10 (DEFINITIONS), pursuant to Section 36-27 (Waiver for small zoning lots containing certain community facility uses in the Borough of Staten Island and Community District 10 in the Borough of the Bronx).

REQUIRED OFF-STREET PARKING SPACES FOR COMMERCIAL OR COMMUNITY FACILITY USES

Type of Use# Parking Spaces Required in Relation to Specified Unit of Measurement - Districts

FOR COMMUNITY FACILITY USES

- Ambulatory diagnostic or treatment health care facilities listed in Use Group 4
None required - C1-5 C1-6 C1-7 C1-8 C1-9 C2-5 C2-6 C2-7 C2-8 C4-4A C4-5 C4-5A C4-5X C4-6 C4-7 C5 C6 C8-4

1 per 150\* sq. ft. of floor area# and #cellar# space, except #cellar# space used for storage - C1-1 C2-1 C3 C4-1

1 per 300\* sq. ft. of #floor area# and #cellar# space, except #cellar# space used for storage - C1-2 C2-2 C4-2 C8-1

1 per 400\* sq. ft. of #floor area# and #cellar# space, except #cellar# space used for storage - C1-3 C2-3 C4-2A C4-3 C7 C8-2

1 per 1,000 sq. ft. of #floor area# and #cellar# space, except #cellar# space used for storage - C1-4 C2-4 C4-4 C4-5D C8-3

1 per 400 square feet of #floor area# when located above the first #story# ceiling - C1-1, C1-2, C2-1 and C2-2 Districts mapped within R3-2 Districts

1 per 400 square feet of #floor area# and #cellar# space, except #cellar# space used for storage, when located in #community facility buildings# or when located above the first #story# ceiling in #buildings# with both #commercial# and #community facility uses#- C1-1, C1-2, C2-1, and C2-2 Districts mapped within R1, R2, R3A, R3X and R3-1 Districts in the Borough of Staten Island and Community District 10 in the Borough of the Bronx and C4-1 and C4-2 Districts in the Borough of Staten Island and Community District 10 in the Borough of the Bronx

\* \* \*
Child care services, as listed under the definition of #school# in Section 12-10 (DEFINITIONS), in #lower density growth management areas#
Square feet of #floor area#:

1 per 1000 square feet when located in #community facility buildings# or when located above the first #story# ceiling in #buildings# with both #commercial# and #community facility uses# - C1-1, C1-2, C2-1 and C2-2 Districts mapped within R1, R2, R3A, R3X and R3-1 Districts in the Borough of Staten Island and Community District 10 in the Borough of the Bronx and C4-1 and C4-2 Districts in the Borough of Staten Island and Community District 10 in the Borough of the Bronx.

\* \* \*
36-231
In districts with high, medium, or low parking requirements
C1-1 C1-2 C1-3 C2-1 C2-2 C2-3 C3 C4-1 C4-2 C4-3 C7 C8-1 C8-2

In the districts indicated, except for the #uses# listed in Section 36-233 (Exceptions to application of waiver provisions), and except as otherwise provided in Section 36-27 (Waiver for Certain Small Zoning Lots), the parking requirements set forth in Sections 36-21 (General Provisions) or 36-22 (Special Provisions for a Single Zoning Lot with Uses Subject to Different Parking Requirements) shall not apply to #commercial uses# in parking requirement category A, B, B1, C, D, E, or H, or to permitted #community facility uses#, if the total number of #accessory# off-street parking spaces required for all such #uses# on the #zoning lot# is less than the number of spaces set forth in the following table:

Table with 2 columns: Number of Spaces, Districts. Rows: 10 (C1-1 C2-1 C3 C4-1), 15 (C1-2 C2-2 C4-2 C8-1), 25 (C1-3 C2-3 C4-2A C4-3 C7 C8-2)

\* \* \*
36-27
Waiver for Certain Small Zoning Lots
C1-1 C1-2 C2-1 C2-2 C4-1 C4-2

In C1-1, C1-2, C2-1 and C2-2 Districts mapped within R1, R2, R3A, R3X and R3-1 Districts in the Borough of Staten Island and in Community District 10 in the Borough of the Bronx, and in C4-1 and C4-2 Districts in the Borough of Staten Island and in Community District 10 in the Borough of the Bronx, for #zoning lots# with a #lot area# of 4,000 square feet or less with #buildings# containing either ambulatory diagnostic or treatment health care facilities, as listed in Section 22-14 (Use Group 4), or a child care service, as listed under the definition of #school# in Section 12-10 (DEFINITIONS), no #accessory# off-street parking spaces shall be required, provided such #zoning lot# existed both on (effective date of amendment) and on the date of application for a building permit.

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

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

In the districts indicated, for #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.
\* \* \*

36-34
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.
\* \* \*

36-345
Waiver of requirements for small zoning lots in certain districts in the Borough of Staten Island
C1 C2

In the districts indicated mapped within R4, R5 and R6 Districts in the Borough of Staten Island, for #zoning lots#

with a #lot area# of 4,000 square feet or less, no #accessory# off-street parking spaces shall be required, provided such #zoning lot# existed both on (effective date of amendment) and on the date of application for a building permit.
\* \* \*

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.

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

In all districts, as indicated, for all #accessory# off-street parking spaces, open or enclosed, each 300 square feet of unobstructed standing or maneuvering area shall be considered one parking space. However, an area of less than 300 square feet, but in no event less than 200 square feet, may be considered as one space, where the layout and design of the parking area are adequate to permit convenient access and maneuvering in accordance with regulations promulgated by the Commissioner of Buildings, or where the developer or applicant for a building permit or certificate of occupancy certifies that such spaces will be fully attended. In any case where a reduction of the required area per parking space is permitted on the basis of the developer's certification that such spaces will be fully attended, it shall be set forth in the certificate of occupancy that paid attendants employed by the owners or operators of such spaces shall be available to handle the parking and moving of automobiles at all times when such spaces are in use. In no event shall the dimensions of any parking stall be less than 18 feet long and eight feet, six inches wide.

In the Borough of Staten Island and in #lower density growth management areas# in Community District 10, Borough of the Bronx, for #commercial# or #community facility uses#, each required parking space not within a #building# shall be within a parking stall accessed from a travel aisle, where each such stall and aisle complies with the maneuverability standards of paragraph (b) of Section 36-58 (Parking Lot Maneuverability and Curb Cut Regulations). The use of an attendant shall be permitted only where necessary to accommodate additional, non-required parking spaces within the travel aisles. For such parking areas with 18 or more spaces, or greater than 6,000 square feet in area, the provisions of Section 37-90 (Parking Lots) shall also apply.
\* \* \*

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
\* \* \*

36-56
Screening
C1 C2 C3 C4 C5 C6 C7 C8
In all districts, as indicated, all open off-street parking areas with 10 spaces or more, which are located on #zoning lots# adjacent to the boundary of a #Residence District#, either at natural grade or on a roof:
\* \* \*

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

36-581
Special parking regulations for certain community facility uses in the Borough of Staten Island and Community District 10 in the Borough of the Bronx
C1 C2 C4

In C1, C2 and C4 Districts in the Borough of Staten Island or in Community District 10 in the Borough of the Bronx, all #zoning lots# containing #buildings# used for:

- (a) ambulatory diagnostic or treatment health care facilities, as listed in Section 22-14 (Use Group 4), except where such #zoning lot# contains #buildings# used for hospitals or nursing homes as defined in the New York State Hospital Code; or
(b) child care service as listed under the definition of #school# in Section 12-10 (DEFINITIONS), except where such #zoning lot# contains #buildings# used for houses of worship; or, for #zoning lots# that do not contain #buildings# used for houses of worship, the amount of #floor area# used for child care services is equal to 25 percent or less of the amount of # floor area# permitted for #community facility use# on the #zoning lot#

shall comply with the following provisions:

- (1) Notwithstanding the applicability provisions of paragraph (a) of Section 36-58 (Parking Lot Maneuverability and Curb Cut Regulations), the maneuverability provisions of paragraph (b) and the curb cut provisions of paragraph (c) of such Section shall apply to all #group parking facilities#, open or enclosed. No tandem parking or attended parking shall be permitted.
(2) In addition to the screening requirements for open parking areas in Section 36-56 (Screening) any parking area covered by a roof shall be screened from adjoining #zoning lots# in #Residence Districts# and from adjacent #streets# in accordance with the following provisions:
(i) Screening shall consist of a wall or barrier or uniformly painted fence of fire resistant material at least six feet high

above finished grade and may be interrupted by normal entrances or exits;

(ii) Such wall, barrier or fence may be opaque or perforated, provided that not more than 50 percent of the surface is open. No chain link fencing shall be permitted. Such screening shall be maintained in good condition at all times;

(iii) Where the exterior wall of a parking facility facing a #street# has an opaque area with a width greater than 40 feet and a height greater than six feet, such area shall be treated with a decorative element or material or shall be screened with planting so as to provide visual relief. Such screening or decorative treatment shall be applied to a minimum height of 15 feet above adjoining grade or the height of the wall, whichever is less;

(iv) For parking areas covered by a roof, where at least half of the surface area of such roof serves as children's play space for #buildings# containing child care services as listed under the definition of #school# in Section 12-10 (DEFINITIONS), such covered parking area shall not be considered an "open parking area" for the purposes of Section 37-90 (PARKING LOTS), inclusive, and shall therefore not require perimeter or interior landscaping pursuant to such Section. In lieu thereof, such covered parking area shall be screened in accordance with paragraph (2) of this Section 36-581.
\* \* \*

Article VII: Administration

\* \* \*
Chapter 3
Special Permits by the Board of Standards and Appeals
\* \* \*

73-10
SPECIAL PERMIT USES
\* \* \*

73-125
Ambulatory diagnostic or treatment health care facilities

In R3A, R3X, R3-1, R4A, R4B or R4-1 Districts, the Board of Standards and Appeals may permit ambulatory diagnostic or treatment health care facilities listed in Use Group 4, limited in each case to a maximum of 10,000 square feet of #floor area#, provided that the Board finds that the amount of open area and its distribution on the #zoning lot# conform to standards appropriate to the character of the neighborhood, where such facilities are located in #lower density growth management areas#, such facilities are located on #zoning lots# that comply with the minimum #lot area# and #lot width# regulations of Section 23-35 (Special Provisions for Zoning Lots Containing Certain Community Facility Uses in Lower Density Growth Management Areas).

In addition, for #buildings# in R3, R4, and R5 Districts in #lower density growth management areas# subject to the provisions of paragraph (b) of Section 24-013 (Exceptions to the bulk regulations of this Chapter) the Board may permit the #development# of a #building# pursuant to the #bulk# regulations of Article II, Chapter 4 (Bulk Regulations for Community Facility Buildings in Residence Districts).

In order to grant such special permit, the Board shall find that the amount of open area and its distribution on the #zoning lot# conform to standards appropriate to the character of the neighborhood.

Additionally, in #lower density growth management areas#, the Board shall find that:

- (a) the distribution of #bulk# on the #zoning lot# will not unduly obstruct access of light and air to adjoining properties or #streets#; and
(b) the scale and placement of the #building# on the #zoning lot# relates harmoniously with surrounding #buildings#.

The Board may prescribe appropriate conditions and safeguards to minimize adverse effects on the character of the surrounding area.
\* \* \*

74-49
Residential Use in C4-1 Districts in Staten Island
In the Borough of Staten Island, in C4-1 Districts that occupy at least four acres within a #block# and in other C4-1 Districts for #zoning lots# that, on December 21, 2005, were greater than 20,000 square feet, had a #lot area# greater than 20,000 square feet on December 21, 2005, or on any subsequent date, the City Planning Commission may permit #residences#, provided such #residences# comply with the #bulk# regulations for R5 Districts as set forth in Article II, Chapter 3, or, for #mixed buildings#, Article III, Chapter 5.
\* \* \*

74-901
Certain community facility uses in R1 and R2 Districts and certain Commercial Districts
In R1 and R2 Districts, and in C1 and C2 Districts mapped within such #Residence Districts# for any #development#, #extension# or #enlargement# or change of #use# involving any #community facility uses# other than domiciliary care facilities for adults or those for which a permit is required by the Board of Standards and Appeals pursuant to Sections 73-12 (Community Facility Uses in R1 or R2 Districts) or 73-13 (Open Uses in R1 or R2 Districts), the City Planning



Commission may permit the allowable community facility #floor area ratio# and #lot coverage# of Section 24-11 (Maximum Floor Area Ratio and Percentage of Lot Coverage) to apply to all such #uses#, provided that the following findings are made:

- (a) that the distribution of the #bulk# of the total #development# will not unduly obstruct the access of light and air in and to adjoining properties or public #streets#, and will result in satisfactory site planning and satisfactory urban design relationships of #buildings# to adjacent #streets# and surrounding #developments#;
- (b) that the architectural and landscaping treatment and the height of the proposed #building# containing such #uses# blends harmoniously with the topography and the surrounding area;
- (c) that the proposed #development# will not require any significant additions to the supporting services of the neighborhood or that provision for adequate supporting services has been made; and
- (d) that the #streets# providing access to such #use# are adequate to handle the traffic generated thereby or provision has been made to handle such traffic.

The Commission may request a report from appropriate governmental agencies with respect to #community facility uses# requesting a special permit under this Section. To minimize traffic congestion in the area, the Commission may require where necessary off-street parking facilities and #accessory# off-street loading berths beyond the amount required by the district regulations. The Commission may prescribe appropriate conditions and safeguards to minimize adverse effects on the character of the surrounding area.

\* \* \* \*

**Article X: Special Purpose Districts**

\* \* \*

**Chapter 7  
Special South Richmond Development District**

\* \* \*

**107-40  
SPECIAL USE, BULK AND PARKING REGULATIONS**

\* \* \*

**107-412  
Special bulk regulations for certain community facility uses in lower density growth management areas**

The #bulk# regulations of this Chapter applicable to #residential buildings# shall apply to all #zoning lots# in #lower density growth management areas# containing #buildings# used for:

- (a) ambulatory diagnostic or treatment health care facilities, as listed in Section 22-14 (Use Group 4), except where such #zoning lot# contains #buildings# used for hospitals or nursing homes as defined in the New York State Hospital Code; or
- (b) child care service as listed under the definition of #school# in Section 12-10 (DEFINITIONS), except where such #zoning lot# contains #buildings# used for houses of worship; or, for #zoning lots# that do not contain #buildings# used for houses of worship, the amount of #floor area# used for child care services is equal to 25 percent or less of the amount of # floor area# permitted for #community facility use# on the #zoning lot#

\* \* \*

**107-42  
Minimum Lot Area and Lot Width for Residences**

\* \* \*

**107-421  
Minimum lot area and lot width for zoning lots containing certain community facility uses**

In R1, R2, R3A, R3X, R3-1, R4A, and R4-1 Districts the provisions of this Section shall apply to #zoning lots# containing #buildings# used for:

- (a) ambulatory diagnostic or treatment health care facilities, as listed in Section 22-14 (Use Group 4), except where such #zoning lot# contains #buildings# used for hospitals or nursing homes as defined in the New York State Hospital Code; and
- (b) child care service as listed under the definition of #school# in Section 12-10 (DEFINITIONS), except where:
  - (1) such #zoning lot# contains #buildings# used for houses of worship; or
  - (2) for #zoning lots# that do not contain #buildings# used for houses of worship, the amount of #floor area# used for child care services is equal to 25 percent or less of the amount of # floor area# permitted for #community facility use# on the #zoning lot#

The minimum #lot area# for such #zoning lots# containing ambulatory diagnostic or treatment health care facilities shall be 5,700 square feet, and the minimum #lot area# for such #zoning lots# containing child care services shall be 10,000 square feet. Where such #uses# are located on the same #zoning lot#, the applicable #lot area# requirement shall be allocated separately to each such #use#. In addition, each such #zoning lot# shall have a minimum #lot width# of 60 feet. Such #lot width# shall be applied as set forth in the definition of #lot width# in Section 12-10, provided that such #lot# width# shall also be met along at least one #street

line# of the #zoning lot#. No #building#, or portion thereof, shall be permitted between opposing #side lot lines# where such #lot lines# would be nearer to one another at any point than 60 feet.

For such #zoning lots# containing multiple #buildings# used in any combination for ambulatory diagnostic or treatment health care facilities, child care serves, or #residences#, the applicable minimum #lot area# and #lot width# requirements shall be allocated separately to each such #building#.

\* \* \*

**Article XI - Special Purpose Districts**

\* \* \*

**Chapter 3  
Special Ocean Parkway District**

\* \* \*

**113-50  
THE SUB-DISTRICT**

\* \* \*

**113-503  
Special bulk regulations**

For #single-# and #two-family detached# and #semi-detached residences#, certain underlying district #bulk# regulations set forth in Article II, Chapter 3 (Bulk Regulations for Residential Buildings in Residence Districts) are superseded by those set forth in Sections 113-51 through 113-55. The regulations applicable to a #predominantly built-up area# shall not apply in the subdistrict.

For #community facility buildings#, certain underlying district #bulk# regulations set forth in Article II, Chapter 4 (Bulk Regulations for Community Facility Buildings in Residence Districts), are superseded by those set forth in Sections 113-51 (Maximum Permitted Floor Area Ratio), 113-52 (Density Regulations), 113-542 (Minimum required front yards), 113-543 (Minimum required side yards), 113-544 (Minimum required rear yards) and 113-55 (Height and Setback Regulations). The provisions of Sections 24-01 (Applicability of this Chapter), paragraph (a) of Section 24-013 (Exceptions to the bulk regulations of this Chapter), and 24-04 (Modification of Bulk Regulations in Certain Districts) pertaining to R4-1 Districts shall not apply in the subdistrict.

\* \* \*

**Chapter 9  
Special Hillside Preservation District**

\* \* \*

**119-30  
SPECIAL REVIEW PROVISIONS**

\* \* \*

**119-31  
Authorizations**

\* \* \*

**119-312  
Authorization of certain uses within the Special Hillside Preservation District**

The City Planning Commission may grant authorizations for #commercial uses#, #community facility uses#, #group parking facilities# of 30 cars or more and for #enlargements# to any such #uses# and facilities.

Any #group parking facility# with 30 cars or more, and, in #residence districts#, any #community facility use# or #enlargement# thereof shall be allowed only by authorization of the City Planning Commission. In order to grant such authorizations, the Commission, upon review of the a site plan, shall find that:

- (a) the proposed #development#, #enlargement# or #site alteration# will not disturb adversely affect the drainage pattern and soil conditions of the area;
- (b) the proposed #development#, #enlargement# or #site alteration# has minimal impact on the existing natural topography and vegetation and blends harmoniously with it;
- (c) such #development#, #enlargement# or #site alteration# is so located as not to impair the essential character of the surrounding area;
- (d) the design of such #development#, #enlargement# or #site alteration# takes full advantage of all special characteristics of the site;
- (e) vehicular access and egress for such #development#, #enlargement# or #site alteration# is located and arranged so as to draw a minimum of vehicular traffic to and through local #streets# in nearby #residential# areas; and
- (f) where vehicular access and egress is located on an arterial, such location affords the best means for controlling the flow of traffic generated by such #development# to and from such arterial.

The City Planning Commission may permit modifications to parking lot landscaping and maneuverability requirements for applications for such authorizations of #group parking facilities# for over 30 cars or for #enlargements# to #group parking facilities# if such modifications preserve vegetation and natural topography.

\* \* \*

**119-317  
Modification of requirements for private roads and driveways**

For any #development#, #enlargement# or #site alteration#, the City Planning Commission may authorize variations in the requirements for #private roads# and driveways on any #Tier II zoning lot# as set forth in Section 119-214 (Tier II requirements for driveways and private roads) as well as the requirements of Sections 25-621 (Location of parking spaces in certain districts), 25-624 (Special parking regulations for certain community facility uses in lower density growth management areas) and 25-631 (Location and width of curb cuts in certain districts). In order to grant such authorizations, the Commission shall find that:

- (a) the #development# or #enlargement# is not feasible

- (b) without such modification, or that the requested modification will permit a #development#, #enlargement# or #site alteration# that satisfies the purposes of this Chapter;
- (b) such modification is the least modification required to achieve the purpose for which it is granted;
- (c) the requested modification will not disturb the drainage pattern and soil conditions of the area;
- (d) the requested modification has minimal impact on the existing natural topography and vegetation and blends harmoniously with it; and
- (e) such modification will enhance the quality of the design of the #development#, #enlargement# or site alteration#.

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

n3-17

**COMMUNITY BOARDS**

■ PUBLIC HEARINGS

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

**BOROUGH OF THE BRONX**

COMMUNITY BOARD NO. 05 - Wednesday, November 17, 2010, 5:30 P.M., South Bronx Job Corps., 1771 Andrews Avenue (c/o West Tremont Ave.), Bronx, NY

A Public Hearing on New Development 2311 Tiebout Avenue.

n10-17

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

**BOROUGH OF BROOKLYN**

COMMUNITY BOARD NO. 18 - Wednesday, November 17, 2010, 8:00 P.M., Kings Plaza Community Room, Flatbush Avenue and Avenue V, Brooklyn, NY

**BSA# 197-02-BZ**  
Premises affected - 2825 Nostrand Avenue  
A public hearing to reinstate the term of a previously approved special permit pursuant to Section 73-36 and 42-10 of the Zoning Resolution to permit a Physical Culture or Health Establishment in a two-story commercial building in a C2-2 to R3-2 zoning district.

n10-17

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

**BOROUGH OF BROOKLYN**

COMMUNITY BOARD NO. 17 - Wednesday, November 17, 2010 at 7:00 P.M. SUNY Downstate Medical Center (Auditorium), 395 Lenox Road Brooklyn, NY

Community Board Public Hearing - FY 2012 Capital and Expense Budget Priorities.

n15-17

**DEFERRED COMPENSATION PLAN BOARD**

■ MEETING

The New York City Deferred Compensation Plan Board will hold its monthly meeting on Thursday, November 18, 2010 from 10:00 A.M. to 12:00 P.M. The meeting will be held at 40 Rector Street, 3rd Floor, NYC.

n16-18

**DESIGN & CONSTRUCTION**

■ PUBLIC HEARINGS

PLEASE TAKE NOTICE, that in accordance with Section 201-204 (inclusive) of the New York State Eminent Domain Procedure Law ("EDPL"), a public hearing will be held by the New York City Department of Design and Construction, on behalf of the City of New York in connection with the acquisition of certain properties for the installation of storm and sanitary sewers and upgrading existing water mains at certain portions of Chandler Street from Nameoke Avenue to Battery Road; Nameoke Avenue from McBride Street to Chandler Street; Dix Avenue from Chandler Street to McBride Street; and McBride Street from Nameoke Avenue to Mott Avenue (Capital Project SE795) - Borough of Queens.

The time and place of the hearing is as follows:

Date: December 7, 2010 Time: 10:00 A.M.  
Location: Department of Design & Construction, 3rd Floor Training Room, 30-30 Thomson Avenue, Long Island City, NY 11101

The purpose of this hearing is to inform the public of the proposed acquisition of certain street beds and adjacent properties and to review the public use to be served by the project and the impact on the environment and residents. The scope of this Capital Project includes the installation of new storm and sanitary sewers and upgrading existing water mains.

The properties proposed to be acquired are located in the Borough of Queens as follows:

Chandler Street from Nameoke Avenue to Battery Road; Nameoke Avenue from McBride Street to Chandler Street; Dix Avenue from Chandler Street to McBride Street; and McBride Street from Nameoke Avenue to Mott Avenue as shown on Damage and Acquisition Map No. 5857 dated December 17, 2007.

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

Block 15652, part of Lots 11, 13, 14, 15, 16, 17, 19, 21, 23, 24, 118; Block 15654, part of Lots 1, 5, 7, 25, 26, 29, 31, 33, 34, 36, 37, 38, 39, 40; Block 15660, part of Lots 1, 26; Block 15661, part of Lots 20, 23, 24, 26, 27, 28, 31, 41; Block 15662, part of Lots 1, 2, 3, 5, 6, 8, 10, 11, 12, 14, 16, 18, 20, 22, 23, 25, 27, 28, 30; Block 15663, part of Lots 1, 72, 74, 76, 78, 80, 82, 84, 86, 88, 90, 92, 95, 98, 101, 104, 105, 107, 108, 110, 111, 112, 114, 115, 211; and Bed of Street for Chandler Street, Nameoke Avenue, Dix Avenue, and McBride Street.

There are no proposed alternate locations.

Any person in attendance at this meeting shall be given a reasonable opportunity to present oral or written statements and to submit other documents concerning the proposed acquisition. Each speaker shall be allotted a maximum of five (5) minutes. In addition, written statements may be submitted to the General Counsel at the address stated below, provided the comments are received by 5:00 P.M. on Tuesday December 14, 2010, (5 working days from public hearing date).

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

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

**n15-19**

## HEALTH AND HOSPITALS CORPORATION

### ■ PUBLIC MEETING

#### 2010 Annual Public Meeting

In accordance with Section 7384 (10) of the Corporation's Enabling Act, The Board of Directors of MetroPlus Health Plan, Inc., invite you to attend the following annual public meeting:

**MANHATTAN, TUESDAY, DECEMBER 7th, 2010, 5:00 P.M.**, MetroPlus Health Plan, Inc., 160 Water Street, 12th Floor Executive Conference Room, New York, NY 10038. Advance Registration Deadline: Tuesday, 11/30/10.

Following a report on the activities of the Corporation, the public is invited to make oral and/or written comments. Speaking time is five (5) minutes and speakers are asked to register in advance of the registration deadline by faxing Ms. Kathleen Nolan, Secretary to the Board, at (212) 908-8620, or calling her at (212) 908-8730. In person registration at the location on the day of the meeting begins at 4:00 P.M. ends at 5:00 P.M. Wheelchair access is available. Speaking preference is given to those who pre-register.

**n15-19**

## 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, **November 23, 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 QUEENS 11-1140 - Block 8051, lot 61 - 223 Ridge Road - Douglaston Historic District  
A free-standing Colonial Revival style home designed by Dorothy W. Chapman and built in 1921. Application is to construct an addition. Zoned R1-1. Community District 11.

**CERTIFICATE OF APPROPRIATENESS**  
BOROUGH OF QUEENS 10-9711 – Block 1458, lot 40-84-01 37th Avenue - Jackson Heights Historic District  
A vacant lot. Application is to construct a new building. Zoned R7-1/C1-3. Community District 3.

**CERTIFICATE OF APPROPRIATENESS**  
BOROUGH OF QUEENS 11-1992 - Block 132, lot 131-39-09 49th Street - Sunnyside Gardens Historic District  
A Colonial Revival style brick rowhouse designed by Clarence Stein, Henry Wright, and Frederick Ackerman and built in 1927. Application is to alter the enclosed rear porch. Community District 2.

**CERTIFICATE OF APPROPRIATENESS**  
BOROUGH OF BROOKLYN 11-3445 - Block 41, lot 1-192 Water Street - DUMBO Historic District  
An American Round Arch style stable building designed by Edward N. Stone and built in 1898. Application is to

construct a roof-top addition and alter ground floor openings. Zoned M1-4/R8. Community District 2.

**CERTIFICATE OF APPROPRIATENESS**  
BOROUGH OF BROOKLYN 10-7261 - Block 20, lot 29-195 Plymouth Street - DUMBO Historic District  
An American Round Arch style factory building designed by Mercein Thomas and built in 1892. Application is to install ground floor infill, create window openings, replace windows, and relocate fire shutters. Community District 2.

**CERTIFICATE OF APPROPRIATENESS**  
BOROUGH OF BROOKLYN 11-3714 - Block 28, lot 1-30 Washington Street, aka 121 Water Street - DUMBO Historic District  
An American Round Arch style factory building designed by Benjamin Finkensieper and built in 1894. Application is to construct a rooftop addition, install rooftop mechanicals equipment, replace windows, alter ground floor openings, and install a canopy. Zoned C6-2A.

**BINDING REPORTBOROUGH OF BROOKLYN 11-3631 - Block 2088, lot 1- Fort Greene Park - Fort Greene Historic District**  
A park designed by Olmsted and Vaux in 1867-1868. Application is to alter a park entrance, stairs, pathways and sidewalk and to construct a barrier free access ramp. Community District 2.

**CERTIFICATE OF APPROPRIATENESS**  
BOROUGH OF BROOKLYN 11-1707 - Block 1959, lot 14-415 Clermont Avenue - Fort Greene Historic District  
An Italianate style rowhouse originally built in 1866 and later altered. Application is to legalize the installation of windows, security grilles, and a fence without Landmarks Preservation Commission permits. Community District 2.

**CERTIFICATE OF APPROPRIATENESS**  
BOROUGH OF BROOKLYN 11-3212 - Block 261, lot 2-313 Hicks Street - Brooklyn Heights Historic District  
An Eclectic style rowhouse built in 1880-99. Application is to legalize the installation of a rooftop railing in non-compliance with Certificate of No Effect 05-7881. Community District 2.

**CERTIFICATE OF APPROPRIATENESS**  
BOROUGH OF BROOKLYN 11-3162 - Block 286, lot 33-140 Court Street - Cobble Hill Historic District  
A building built between 1915 and 1917 with a store at the ground floor. Application is to construct a rear yard addition. Community District 6.

**CERTIFICATE OF APPROPRIATENESS**  
BOROUGH OF BROOKLYN 11-3154 - Block 286, lot 14-176 Atlantic Avenue - Cobble Hill Historic District  
An altered Gothic Revival style rowhouse built in 1846. Application is to reconstruct the facade. Community District 6.

**CERTIFICATE OF APPROPRIATENESS**  
BOROUGH OF BROOKLYN 09-4220 - Block 443, lot 1-343 Smith Street, aka 253 Carroll Street - Carroll Gardens Historic District  
An Italianate style rowhouse built in 1872-73 with a 20th century garage. Application is to modify a window opening, modify the garage parapet and replace the garage door installed without Landmarks Preservation Commission permits. Community District 6.

**CERTIFICATE OF APPROPRIATENESS**  
BOROUGH OF BROOKLYN 11-2825 - Block 1078, lot 63-527 3rd Street - Park Slope Historic District  
A Queen Anne style rowhouse with neo-Grec details built circa 1889. Application is to alter the rear facade. Community District 6.

**CERTIFICATE OF APPROPRIATENESS**  
BOROUGH OF MANHATTAN 11-0899 - Block 101, lot 26-259 Front Street - South Street Seaport Historic District  
A Federal style building constructed in 1807-03. Application is to install a bracket sign. Community District 1.

**CERTIFICATE OF APPROPRIATENESS**  
BOROUGH OF MANHATTAN 10-9123 Block 224, lot 29-460 Greenwich Street - Tribeca North Historic District  
A Renaissance Revival style store and loft building designed by Franklin Baylies and built in 1897. Application is to legalize the installation of storefront infill, and lighting without Landmarks Preservation Commission permits. Community District 1.

**CERTIFICATE OF APPROPRIATENESS**  
BOROUGH OF MANHATTAN 10-4161 - Block 487, lot 16-393 Broadway - SoHo-Cast Iron Historic District  
A warehouse designed by J.B. Snook & Sons, and built in 1889-90. Application is to alter window openings and install windows. Community District 2.

**CERTIFICATE OF APPROPRIATENESS**  
BOROUGH OF MANHATTAN 11-0379 - Block 176, lot 14-175 West Broadway - 175 West Broadway Building - Individual Landmark  
A commercial building designed by Scott and Umbach and built in 1877. Application is to install a painted wall sign. Zoned C6-2A. Community District 2.

**CERTIFICATE OF APPROPRIATENESS**  
BOROUGH OF MANHATTAN 11-3643 - Block 515, lot 25-155 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. Community District 2.

**CERTIFICATE OF APPROPRIATENESS**  
BOROUGH OF MANHATTAN 11-3037 - Block 553, lot 17-48-50 West 8th Street - Greenwich Village Historic District  
A pair of Queen Anne style flats houses built in 1876. Application is to reconstruct the facade. Community District 2.

**CERTIFICATE OF APPROPRIATENESS**  
BOROUGH OF MANHATTAN 11-2794 - Block 620, lot 1-243-247 West 10th Street, aka 520-524 Hudson Street - Greenwich Village Historic District  
An apartment building designed by Samuel Roth and built in 1947. Application is to modify a bracket sign installed

without Landmarks Preservation Commission permits. Community District 2.

**CERTIFICATE OF APPROPRIATENESS**  
BOROUGH OF MANHATTAN 11-2634 - Block 592, lot 68-373 6th Avenue - Greenwich Village Historic District  
A neo-Grec style building built in 1875. Application is to install storefront infill, signage, and light fixtures. Community District 2.

**CERTIFICATE OF APPROPRIATENESS**  
BOROUGH OF MANHATTAN 11-2178 - Block 621, lot 43-84 Perry Street - Greenwich Village Historic District  
An Italianate style dwelling designed by R.G. Hatfield and built in 1866-68. Application is to replace the front door. Community District 2.

**CERTIFICATE OF APPROPRIATENESS**  
BOROUGH OF MANHATTAN 10-8517 - Block 719, lot 4-467 West 22nd Street - Chelsea Historic District  
An Italianate style rowhouse built in 1853. Application is to legalize alterations to the rear facade performed without Landmarks Preservation Commission permits. Community District 4.

**CERTIFICATE OF APPROPRIATENESS**  
BOROUGH OF MANHATTAN 11-3352 - Block 697, lot 31-259 10th Avenue - West Chelsea Historic District  
An Industrial Modern style warehouse building designed by Cass Gilbert and built in 1927-28. Application is to alter the ground floor, construct rooftop additions, and install mechanical equipment. Zoned C6-3. Community District 4.

**MODIFICATION OF USE AND BULK**  
BOROUGH OF MANHATTAN 11-3525 - Block 697, lot 31-259 10th Avenue - West Chelsea Historic District  
An Industrial Modern style warehouse building designed by Cass Gilbert and built in 1927-28. Application is to request that the Landmarks Preservation Commission issue a report to the City Planning Commission relating to an application for a Modification of Use pursuant to Section 74-711 of the Zoning Resolution. Zoned C6-3. Community District 4.

**CERTIFICATE OF APPROPRIATENESS**  
BOROUGH OF MANHATTAN 10-9811 - Block 860, lot 16-120 Madison Avenue - Colony Club/Academy of Dramatic Arts- Individual Landmark  
A Federal Eclectic style building designed by Stanford White and built in 1905. Application is to construct a barrier-free access ramp and railing. Community District 5.

**CERTIFICATE OF APPROPRIATENESS**  
BOROUGH OF MANHATTAN 11-2253 - Block 1288, lot 33-360-376 Park Avenue, aka 75-83 East 52nd Street, 60-64 East 53rd Street – Racquet and Tennis Club Building- Individual Landmark  
A neo-Italian Renaissance style club building designed by McKim, Mead and White and built in 1916-1918. Application is to replace storefront infill and a canopy. Community District 5.

**CERTIFICATE OF APPROPRIATENESS**  
BOROUGH OF MANHATTAN 11-0663 - Block 1196, lot 29-225 Central Park West - Upper West Side /Central Park West Historic District  
A neo-Renaissance style apartment hotel designed by Emery Roth and built in 1925-26. Application is to alter two greenhouse additions. Zoned R10A, R8B. Community District 7.

**CERTIFICATE OF APPROPRIATENESS**  
BOROUGH OF MANHATTAN 11-2579 - Block 1126, lot 11-43 West 73rd Street - Upper West Side/Central Park West Historic District  
A German Renaissance Revival style rowhouse designed by Henry J. Hardenbergh and built in 1882-1885. Application is to alter the rear facade and construct rooftop additions. Zoned R8B. Community District 7.

**CERTIFICATE OF APPROPRIATENESS**  
BOROUGH OF MANHATTAN 09-5402 - Block 1211, lot 63-180 West 81st Street - Upper West Side /Central Park West Historic District  
A Renaissance/Romanesque Revival style apartment building designed by A.B. Odgen & Son and built in 1889-90. Application is to construct a rooftop addition. Zoned C2-7A. Community District 7.

**CERTIFICATE OF APPROPRIATENESS**  
BOROUGH OF MANHATTAN 11-3484 - Block 1416, lot 105-205 East 61st Street - Treadwell Farm Historic District  
A rowhouse built in 1873-74 and remodeled in the 20th century. Application is to install a barrier free access lift. Community District 8.

**CERTIFICATE OF APPROPRIATENESS**  
BOROUGH OF MANHATTAN 11-3346 - Block 1502, lot 12-17 East 90th Street - 17 East 90th Street House- Individual Landmark Carnegie Hill Historic District  
A neo-Georgian style townhouse designed by F. Burrell Hoffman, Jr., and built in 1917-19. Application is to alter the front entrance to provide barrier-free access, infill a lightwell at the east facade, and the construct a rear yard addition. Zoned R8B. Community District 8.

**CERTIFICATE OF APPROPRIATENESS**  
BOROUGH OF MANHATTAN 11-3347 - Block 1502, lot 59-22 East 91th Street - Expanded Carnegie Hill Historic District  
A neo-Georgian style school with dormitory designed by John Russell Pope and built in 1929, with a four-story addition, designed by Fox & Fowle, and built in 1985-87. Application is to alter at the front entrance to provide barrier-free access, and construct a rear yard addition. Zoned R8B/C1-5. Community District 8.

**CERTIFICATE OF APPROPRIATENESS**  
BOROUGH OF MANHATTAN 10-5578 - Block 1718, lot 72-188 Lenox Avenue - Mount Morris Park Historic District  
A Queen Anne style rowhouse designed by Herman J. Schwarzman and Buchman and built in 1886-87. Application is to legalize the removal of the stoop without Landmarks Preservation Commission permits, and to install new storefront infill and alter the facade. Community District 10.

CERTIFICATE OF APPROPRIATENESS  
BOROUGH OF MANHATTAN 11-2950 - Block 2061, lot 135-739 St. Nicholas Avenue, aka 400 West 147th Street - Hamilton Heights/Sugar Hill Historic District  
A Classical Revival style rowhouse designed by Henri Fouchaux and built in 1898-1900. Application is to install railings at the stoop and areaway wall.

n9-23

# COURT NOTICES

## SUPREME COURT

NOTICE

### QUEENS COUNTY IA PART 8 NOTICE OF ACQUISITION INDEX NUMBER 18977-2010

In the Matter of the Application of the CITY OF NEW YORK, relative to acquiring title in fee, to real property needed for the widening of

**142nd Street from Bascom Avenue to Sutter Avenue, 142nd Street from 135th Avenue to North Conduit Avenue, and 145th Street from 129th Avenue to 133rd Avenue,**

in the Borough of Queens, City and State of New York.

**PLEASE TAKE NOTICE**, that by order of the Supreme Court of the State of New York, County of Queens, IA Part 8 (Hon. Jaime A. Rios, J.S.C.), duly entered in the office of the Clerk of the County of Queens on October 25, 2010, the application of the City of New York to acquire certain real property, for the widening of 142nd Street from Bascom Avenue to Sutter Avenue, 142nd Street from 135th Avenue to North Conduit Avenue, and 145th Street from 129th Avenue to 133rd Avenue, was granted and the City was thereby authorized to file an acquisition map with the Office of the City Register. Said map, showing the property acquired by the City, was filed with the City Register on October 29, 2010. Title to the real property vested in the City of New York on October 29, 2010.

**PLEASE TAKE FURTHER NOTICE**, that the City has acquired the following parcels of real property:

Damage Parcel	Block	Part of Lot
1	12057	58
2	12057	60
3	Bed of 142 Street	n/a
4	12060	62 (subject to encroachments, as shown on map)
5	Bed of 142 Street	n/a
6	Bed of 142 Street	n/a
7	Bed of 142 Street	n/a
8	Bed of 142 Street	n/a
9	Bed of 142 Street	n/a
10	Bed of 142 Street	n/a
11	Bed of 142 Street	n/a
12	Bed of 142 Street	n/a
13	Bed of 142 Street	n/a
14	Bed of 142 Street	n/a (subject to encroachments, as shown on map)
15	12070	85
15A	Bed of 145 Street	n/a
16	12070	86
16A	Bed of 145 Street	n/a
17	Bed of 145 Street	n/a
18	Bed of 145 Street	n/a
19	Bed of 145 Street	n/a
20	Bed of 145 Street	n/a
21	Bed of 145 Street	n/a
22	Bed of 145 Street	n/a
23	Bed of 145 Street	n/a
24	Bed of 145 Street	n/a
25	Bed of 145 Street	n/a
26	Bed of 145 Street	n/a
27	Bed of 145 Street	n/a
28	Bed of 145 Street	n/a
29	Bed of 145 Street	n/a
30	Bed of 145 Street	n/a
31	Bed of 145 Street	n/a
32	12081	185
32A	Bed of 145 Street	n/a
33	12081	186
33A	Bed of 145 Street	n/a
34	12081	188
34A	Bed of 145 Street	n/a
35	12081	189
35A	Bed of 145 Street	n/a
36	12081	191
36A	Bed of 145 Street	n/a
37	12081	193
37A	Bed of 145 Street	n/a
38	12081	195
38A	Bed of 145 Street	n/a
39	12081	197
39A	Bed of 145 Street	n/a
40	12081	199
40A	Bed of 145 Street	n/a
41	12080	218
41A	Bed of 145 Street	n/a
42	12080	232
42A	Bed of 145 Street	n/a
43	12080	235
43A	Bed of 145 Street	n/a
44	12080	237

44A	Bed of 145 Street	n/a
45	12080	239
45A	Bed of 145 Street	n/a
46	12080	240
46A	Bed of 145 Street	n/a
47	12080	242
47A	Bed of 145 Street	n/a
48	Bed of 145 Street	n/a
49	Bed of 145 Street	n/a
50	Bed of 145 Street	n/a
51	Bed 145 Street	n/a
52 & 52A	12099	1
52B	Bed of 142 Street	n/a
53 & 53A	12095	2
53B	Bed of 142 Street	n/a
54	12095	6
54A	Bed of 142 Street	n/a

**PLEASE TAKE FURTHER NOTICE**, that pursuant to said Order and to §§ 503 and 504 of the Eminent Domain Procedure Law of the State of New York, each and every person interested in the real property acquired in the above-referenced proceeding and having any claim or demand on account thereof is hereby required, on or before October 29, 2011 (which is one (1) calendar year from the title vesting date), to file a written claim with the Clerk of the Court of Queens County, and to serve within the same time a copy thereof on the Corporation Counsel of the City of New York, Tax and Bankruptcy Litigation Division, 100 Church Street, New York, New York 10007.

Pursuant to EDPL § 504, the claim shall include:

- A) the name and post office address of the condemnee;
- B) reasonable identification by reference to the acquisition map, or otherwise, of the property affected by the acquisition, and the condemnee's interest therein;
- C) a general statement of the nature and type of damages claimed, including a schedule of fixture items which comprise part or all of the damages claimed; and,
- D) if represented by an attorney, the name, address and telephone number of the condemnee's attorney.

Pursuant to EDPL § 503(C), in the event a claim is made for fixtures or for any interest other than the fee in the real property acquired, a copy of the claim, together with the schedule of fixture items, if applicable, shall also be served upon the fee owner of said real property.

**PLEASE TAKE FURTHER NOTICE**, that, pursuant to § 5-310 of the New York City Administrative Code, proof of title shall be submitted to the Corporation Counsel of the City of New York, Tax and Bankruptcy Litigation Division, 100 Church Street, New York, New York 10007 on or before October 29, 2012 (which is two (2) calendar years from the title vesting date).

Dated: November 3, 2010, New York, New York  
MICHAEL A. CARDOZO  
Corporation Counsel of the City of New York  
Attorney for the Condemnor  
100 Church Street  
New York, New York 10007  
Tel. (212) 788-0716

n8-22

### RICHMOND COUNTY IA PART 74 NOTICE OF ACQUISITION INDEX NUMBER (CY) 4024/10

In the Matter of the Application of THE CITY OF NEW YORK relative to acquiring title in fee simple where not heretofore acquired for the same purpose for

#### SOUTH RICHMOND BLUEBELT, PHASE 3

located in the Bluebelt areas known as Jack's Pond and Wolfe's Pond, in Community District 3, South Richmond, Borough of Staten Island, County of Richmond, City and State of New York.

**PLEASE TAKE NOTICE**, that by order of the Supreme Court of the State of New York, County of Richmond, IA Part 74 (Hon. Abraham G. Gerges, J.S.C.), duly entered in the office of the Clerk of the County of Richmond on October 26, 2010, the application of the City of New York to acquire certain real property, for South Richmond Bluebelt, Phase 3, was granted and the City was thereby authorized to file an acquisition map with the Clerk of Richmond County. Said map, showing the property acquired by the City, was filed with the Clerk of Richmond County on October 26, 2010. Title to the real property vested in the City of New York on October 26, 2010.

**PLEASE TAKE FURTHER NOTICE**, that the City has acquired the following parcels of real property:

Damage Parcel	Block	Lot
1	5133	Part of 1
2	6550	71

**PLEASE TAKE FURTHER NOTICE**, that pursuant to said Order and to §§ 503 and 504 of the Eminent Domain Procedure Law of the State of New York, each and every person interested in the real property acquired in the above-referenced proceeding and having any claim or demand on account thereof is hereby required, on or before October 26, 2011 (which is one (1) calendar year from the title vesting date), to file a written claim with the Clerk of the Court of Richmond County, and to serve within the same time a copy thereof on the Corporation Counsel of the City of New York, Tax and Bankruptcy Litigation Division, 100 Church Street, New York, New York 10007. Pursuant to EDPL §504, the

claim shall include:

- A) the name and post office address of the condemnee;
- B) reasonable identification by reference to the acquisition map, or otherwise, of the property affected by the acquisition, and the condemnee's interest therein;
- C) a general statement of the nature and type of damages claimed, including a schedule of fixture items which comprise part or all of the damages claimed; and,
- D) if represented by an attorney, the name, address and telephone number of the condemnee's attorney.

Pursuant to EDPL § 503(C), in the event a claim is made for fixtures or for any interest other than the fee in the real property acquired, a copy of the claim, together with the schedule of fixture items, if applicable, shall also be served upon the fee owner of said real property.

**PLEASE TAKE FURTHER NOTICE**, that, pursuant to § 5-310 of the New York City Administrative Code, proof of title shall be submitted to the Corporation Counsel of the City of New York, Tax and Bankruptcy Litigation Division, 100 Church Street, New York, New York 10007 on or before October 26, 2012 (which is two (2) calendar years from the title vesting date).

Dated: November 1, 2010, New York, New York  
MICHAEL A. CARDOZO  
Corporation Counsel of the City of New York  
Attorney for the Condemnor  
100 Church Street  
New York, New York 10007  
Tel. (212) 788-0714

n3-17

# PROPERTY DISPOSITION

## CITYWIDE ADMINISTRATIVE SERVICES

### MUNICIPAL SUPPLY SERVICES

SALE BY SEALED BID

**SALE OF: THREE YEAR ALUMINUM REMOVAL CONTRACT FROM DOT MASPETH CENTRAL OPERATIONS QUEENS SITE FROM DECEMBER 1, 2010 THRU NOVEMBER 30, 2013.**

S.P.#: 11012

DUE: November 19, 2010

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.  
DCAS, Division of Municipal Supply Services, 18th Floor Bid Room, Municipal Building, New York, NY 10007.  
For sales proposal contact Gladys Genoves-McCauley (718) 417-2156 for information.

n5-19

**SALE OF: COMPOST/MATERIAL HANDLING EQUIPMENT AND CRUSHING PLANT, USED.**

S.P.#: 11011

DUE: November 16, 2010

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.  
DCAS, Division of Municipal Supply Services, 18th Floor Bid Room, Municipal Building, New York, NY 10007.  
For sales proposal, contact Gladys Genoves-McCauley (718) 417-2156.

n1-16

## POLICE

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

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

**Recovered, lost, abandoned property, property obtained from prisoners, emotionally disturbed, intoxicated and deceased persons; and property obtained from persons incapable of caring for themselves.**  
Motor vehicles, boats, bicycles, business machines, cameras, calculating machines, electrical and optical property, furniture, furs, handbags, hardware, jewelry, photographic equipment, radios, robes, sound systems, surgical and musical instruments, tools, wearing apparel, communications equipment, computers, and other miscellaneous articles.

### INQUIRIES

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

### FOR MOTOR VEHICLES

(All Boroughs):

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

### FOR ALL OTHER PROPERTY

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



**Bronx, NY 10451, (718) 590-2806.**  
 \* **Queens Property Clerk - 47-07 Pearson Place,  
 Long Island City, NY 11101, (718) 433-2678.**  
 \* **Staten Island Property Clerk - 1 Edgewater  
 Plaza, Staten Island, NY 10301, (718) 876-8484.**

j1-d31

## PROCUREMENT

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

## CITY UNIVERSITY

### ■ SOLICITATIONS

#### Goods

**SOFTWARE (ONLINE ASSESSMENT)** – Sole Source – Available only from a single source - PIN# 041002911022 – DUE 11-30-10 AT 3:00 P.M. – New York City College of Technology will be entering into a purchase order contract with Pearson Education for the purchase of user licenses for Software, MYITLAB 12M Student A/C CR, Prentice Hall, ISBN-13 equal to 9780135039779-Quantity of 500. This is an online assessment, training and computing software for Microsoft Applications. This notice is not an invitation for competition or interest, but is intended to meet the requirement to give public notice of a Sole Source purchase. This is as per New York State Finance Law, Section 163, which authorizes Sole Source purchases without a formal competitive process in certain circumstances.

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.  
 New York City College of Technology, Purchasing, 11th Floor, 25 Chapel St., Brooklyn, NY 11201.  
 Paula Morant (718) 473-8960; Fax: (718) 473-8997,  
 pmorant@citytech.cuny.edu

n12-18

#### Services (Other Than Human Services)

**CUSTODIAL SERVICES** – Competitive Sealed Bids – PIN# BMCC1660002 – DUE 12-15-10 AT 11:00 A.M. – The Borough of Manhattan Community College wishes to contract a vendor to provide Custodial Services for its Murray Street and Inwood campuses, as well as its West Street Trailers at 199 Chambers Street from date of award and ending June 30, 2011. BMCC shall have the option to renew the contract, in its best interest, for four (4) additional (1) year periods at the same terms, rates and conditions. The bid package can be picked up in the BMCC Purchasing Department, 199 Chambers Street, Room S732. If you cannot pick up the package, please send a self-addressed priority 10x13 flat rate envelope with \$4.95 postage affixed.

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.  
 City University, 199 Chambers Street, Room S-732  
 New York, NY 10007-1097. Leonore Gonzalez (212) 220-8040  
 fax: (212) 220-8040, lgonzalez@bmcc.cuny.edu

n16

## CITYWIDE ADMINISTRATIVE SERVICES

### MUNICIPAL SUPPLY SERVICES

#### ■ AWARDS

#### Goods

**HYDRANT LOCKING DEVICE, (CUSTODIAN), BRAND SPECIFIC** – Competitive Sealed Bids – PIN# 8571000416 – AMT: \$1,848,376.78 – TO: Hydra Shield Manufacturing Inc., 8701 Carpenter Freeway, Suite 230, Dallas, TX 75247.  
 ● **MEATS AND POULTRY “GENERAL POPULATION” D.O.C.** – Competitive Sealed Bids – PIN# 8571100080 – AMT: \$1,308,233.60 – TO: Advanced Commodities Inc., DBA Midwest Quality Foods, 840 West Bartlett Road, Suite 3, Bartlett, IL 60103.

n16

#### ■ VENDOR LISTS

#### Goods

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

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

Application for inclusion on the above enumerated Acceptable Brand Lists for foods shall be made in writing and addressed to: Purchase Director, Food Unit, Department of Citywide

Administrative Services, Division of Municipal Supply Services, 1 Centre Street, 18th Floor, New York, NY 10007. (212) 669-4207.

jy17-j4

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

jy17-j4

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

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

jy17-j4

## ENVIRONMENTAL PROTECTION

### ■ SOLICITATIONS

#### Construction Related Services

**CONSTRUCTION OF AN ULTRAVIOLET LIGHT DISINFECTION SYSTEM** – Competitive Sealed Bids – DUE 12-28-10 AT 11:30 A.M. – PIN# 82611WM00258 - General Construction  
 PIN# 82611WM00259 - Electrical Work  
 CAT-341G. The location of the work to be performed under the contract is at the Commerce Street Pump Station in Mount Pleasant, NY. It is owned, operated and maintained by the Town of Mount Pleasant Water Department. This contract includes the following major items of work:  
 ● Installation of two new 10-mgd medium pressure UV disinfection units and associated control panels within the station.  
 ● Modification of existing piping to accommodate new units.  
 ● Integration of UV controls with pump operation and existing SCADA system.

A pre-bid meeting will be held at 9:00 A.M. on Tuesday, November 30, 2010 at the DEP Office located in The Observatory, 465 Columbus Ave (3rd Floor Conf. Rm.), Valhalla NY, 10595. After the meeting, there will be a site visit which requires security clearance from the DEP Police. Each person interested in attending the site visit must mail or e-mail a completed Pre-Bid Site Access Form to Ms. Jasmin Rivera, jasminr@dep.nyc.gov, to be received by Friday, November 26, 2010. You can also call the DEP Bid Room (718) 595-3265 and make a request for the Pre-bid Site Access form. Be advised that ONLY approved attendees will be admitted to the facility and attendance will be limited to a maximum of two (2) persons per company. Attendees must present government issued photo identification to gain entry. Expired identification will not be accepted. All attendees should have their own personnel safety equipment (hard hat, boots, etc) to enter to the site area. All attendees will remain with the group and in designated areas during the visit. Wandering around the site is not permitted. Cameras, videos and bags are not permitted on-site.

Prospective bidders are encouraged to submit all questions in writing, to Jasmin Rivera, Project Manager, Division of Upstate Water Supply Treatment and Facilities, Bureau of Engineering Design and Construction, Department of Environmental Protection, 96-05 Horace Harding Expressway, 4th Floor, Flushing, N.Y. 11373-5107. Documents for this contract may be obtained from the Contract Division at 59-17 Junction Boulevard, 17th Floor, Flushing, N.Y. 11373-5107, for a fee of \$80.00 to be paid by company check or money order payable to the Department of Environmental Protection. No cash will be accepted. There will be no refund of monies received for, plans and specifications etc., so obtained. This advertisement and the award of the contract are subject to postponement or withdrawal without prior notice. The City is not responsible for cost incurred for the preparation of bids. The contract shall be subjected to Equal Opportunity provisions of City, State and Federal Laws. BE ADVISED THAT THIS BID SOLICITATION FOR HEAVY CONSTRUCTION(CAT-341G) INCLUDES AN APPRENTICESHIP PARTICIPATION REQUIREMENT.

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 Environmental Protection  
 59-17 Junction Boulevard, 17th Floor, Flushing New York  
 11373. Greg Hall (718) 595-3236, greggh@dep.nyc.gov

n16

## 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) 442-4018.**

j1-d31

### ■ SOLICITATIONS

#### Goods & Services

**CARPENTER RESANO FORCEPS, VASCULAR HOOKS, NEEDLE HOLDER** – Competitive Sealed Bids – PIN# 000011111036 – DUE 11-29-10 AT 3:00 P.M.

Use the following address unless otherwise specified in notice, to secure, examine or submit bid/proposal documents, vendor pre-qualification and other forms; specifications/blueprints; other information; and for opening and reading of bids at date and time specified above.  
 Bellevue Hospital Center, Purchasing, 462 First Avenue, Room# 12 East 32, New York, NY 10016.  
 Melissa Cordero (212) 562-2893,  
 melissa.wachtel@bellevue.nychhc.org

n16

## HEALTH AND MENTAL HYGIENE

### AGENCY CHIEF CONTRACTING OFFICER

#### ■ SOLICITATIONS

#### Human/Client Service

**NEW YORK/NY III SUPPORTED HOUSING CONGREGATE** – Competitive Sealed Proposals – Judgment required in evaluating proposals - PIN# 81608PO076300R0X00-R – DUE 03-22-12 AT 4:00 P.M. – The Department is issuing a RFP to establish 3,000 units of citywide supportive housing in newly constructed or rehabilitated single-site buildings for various homeless populations pursuant to the New York III Supported Housing agreement. The subject RFP will be open-ended and proposals will be accepted on an on-going basis. The RFP is available on-line at <http://www.nyc.gov/html/doh/html/acco/acco-rfp-nyncongregate-20070117-form.shtml>. A pre-proposal conference was held on March 6, 2007 at 2:00 P.M. at 125 Worth Street, 2nd Floor Auditorium, New York, N.Y. Any questions regarding this RFP must be sent in writing in advance to Contracting Officer at the above address or fax to (212) 219-5865. All proposals must be hand delivered at the Agency Chief Contracting Officer, 93 Worth Street, Room 812, New York, NY 10013, no later than March 22, 2012.

As a minimum qualification requirement for (1) the serious and persistent mentally ill populations, the proposer must be incorporated as a not-for-profit organization, and (2) for the young adult populations, the proposer must document site control and identify the source of the capital funding and being used to construct or renovate the building.

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.  
 Health and Mental Hygiene, 93 Worth Street, Room 812  
 New York, NY 10013. Huguette Beauport (212) 219-5883  
 fax: (212) 219-5890, hbeauport@health.nyc.gov

o1-m21

## 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 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, mzmzmoira@dhs.nyc.gov

j6-20

## HOUSING AUTHORITY

### ■ SOLICITATIONS

#### Construction/Construction Services

**ELEVATOR REHABILITATION FOR ONE (1) ELEVATOR AT BETANCES II, 13** – Competitive Sealed Bids – PIN# EV1019481 – DUE 12-01-10 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  
 fax: (212) 306-5151, gloria.guillo@nycha.nyc.gov

n9-16

## INFORMATION TECHNOLOGY AND TELECOMMUNICATIONS

### AGENCY CHIEF CONTRACTING OFFICER

#### ■ SOLICITATIONS

#### Services (Other Than Human Services)

**CABLE TELEVISION FRANCHISES** – Other – PIN# 85810FRANCHI – DUE 12-03-10 AT 3:00 P.M. – In accordance with the New York City Charter, the New York City Department of Information Technology and Telecommunications (“DoITT”) is issuing, as of the date of this notice, a Solicitation for Submissions regarding renewal of cable television franchises previously renewed in 1998 for the boroughs of Queens, Staten Island, Manhattan and the franchise held by Time Warner Entertainment Company L.P. for the borough of Brooklyn.

Solicitation submissions will only be accepted from current New York City Cable Television franchisees that have previously renewed cable television franchises in 1998 for parts or all of the boroughs of Queens, Staten Island,



Manhattan, and the franchise held by Time Warner Entertainment Company L.P. for the Borough of Brooklyn. Copies of this Solicitation are available by downloading the document from DoITT's website (www.nyc.gov/doitt). Hard copies are available upon request at a price of .25 per page by contacting the Office of Franchise Administration at DoITT at rchambers@doitt.nyc.gov

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 Information Technology and Telecommunications, 75 Park Place, 9th Floor, New York, NY 10007. Jean Blanc (212) 788-6236, acco@doitt.nyc.gov

n4-18

**CABLE TELEVISION FRANCHISES** – Other – PIN# 85810FRANCHI2 – DUE 12-03-10 AT 3:00 P.M. – CORRECTION: In accordance with the New York City Charter, the New York City Department of Information Technology and Telecommunications (“DoITT”) is issuing, as of the date of this notice, a Solicitation for Submissions regarding renewal of cable television franchises previously renewed in 1998 for the borough of The Bronx and the franchise held by Cablevision Systems New York City Corporation for the borough of Brooklyn.

Solicitation submissions will only be accepted from current New York City Cable Television franchisees that have previously renewed cable television franchises in 1998 for parts or all of the borough of The Bronx and for the franchise held by Cablevision Systems New York City Corporation for the Borough of Brooklyn. Copies of this Solicitation are available by downloading the document from DoITT's website (www.nyc.gov/doitt). Hard copies are available upon request at a price of .25 per page by contacting the Office of Franchise Administration at DoITT at rchambers@doitt.nyc.gov

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 Information Technology and Telecommunications, 75 Park Place, 9th Floor, New York, NY 10007. Jean Blanc (212) 788-6236, acco@doitt.nyc.gov

n4-18

**JUVENILE JUSTICE**

■ SOLICITATIONS

Human/Client Service

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

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

Department of Juvenile Justice, 110 William Street, 14th Floor, New York, NY 10038. Chuma Uwechia (212) 442-7716, cuwechia@djj.nyc.gov

jy1-d16

**PARKS AND RECREATION**

CONTRACT ADMINISTRATION

■ SOLICITATIONS

Construction/Construction Services

**CONSTRUCTION OF A COMFORT STATION** – Competitive Sealed Bids – PIN# 8462010B068C01 – DUE 12-17-10 AT 10:30 A.M. – Located on the prolongation of Argyle Road at the Parade Ground, Brooklyn, known as Contract #B068-108M. This procurement is subject to participation goals for MBEs and/or WBEs as required by Local Law 129 of 2005.

Bid documents are available for a fee of \$25.00 in the Blueprint Room, Room #64, Olmsted Center, from 8:00 A.M. to 3:00 P.M. The fee is payable by company check or money order to the City of NY, Parks and Recreation. A separate check/money order is required for each project. The Company name, address and telephone number as well as the project contract number must appear on the check/money order. Bidders should ensure that the correct company name, address, telephone and fax numbers are submitted by your company/messenger service when picking up bid documents.

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, Olmsted Center, Room 64, Flushing Meadows Corona Park, Flushing, NY 11368. Juan Alban (718) 760-6771, Juan.Alban@parks.nyc.gov

n16

**POLICE**

CONTRACT ADMINISTRATION UNIT

■ SOLICITATIONS

Services (Other Than Human Services)

**SOFTWARE PRODUCT LICENSING, MAINTENANCE, UPGRADES AND TECHNICAL SERVICES** – Sole Source – Available only from a single source - PIN# 05611S0002 – DUE 11-22-10 AT 2:00 P.M. – The New York City Police Department intends to enter into Sole Source Negotiations with Software AG, Inc., located at 11700 Plaza America Drive, Reston, Virginia 20190, for the provision of Software Product Licensing, Software Maintenance, Software Upgrades and Technical Services. Any entity which believes that it can provide the required services is invited to indicate such interest by letter. The letter should be sent to Jordan Glickstein, Deputy ACCO, NYPD Contract Administration

Unit, 51 Chambers Street, Room 310, New York, NY 10007, and must be received on or before Monday, November 22, 2010 at 2:00 P.M. The internal Agency PIN# for this solicitation is PIN# 056110000735.

Pursuant to Section 3-05 (b) of the NYC Procurement Policy Board Rules, the NYPD Agency Chief Contracting Officer has made a determination that a Sole Source procurement is justified due to the proprietary nature of the software provided by Software AG, Inc.

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.

Police Department, 51 Chambers Street, Room 310, New York, NY 10007. Jordan Glickstein (646) 610-5753, fax: (646) 610-5225, jordan.glickstein@nypd.org

n12-18

**SANITATION**

AGENCY CHIEF CONTRACTING OFFICER

■ SOLICITATIONS

Construction/Construction Services

**REPLACEMENT AND NEW INSTALLATION OF ROLL-UP DOORS AND RAPID ROLL-UP DOORS** –

Competitive Sealed Bids – PIN# 82710RR00026 – DUE 12-21-10 AT 11:00 A.M. – At Central Repair Shop, 52-35 58th Street, Woodside, Queens, N.Y. Bid Estimate - \$360,000. There is a “refundable” \$40.00 fee for this bid document, postal money order only, please make payable to “Comptroller, City of New York.”

Optional pre-bid conference November 23, 2010 at 11:00 A.M., 44 Beaver Street, 12th Floor Conference Room, NY, NY 10004. Last day for questions is 12/10/10 at 3:00 P.M., please contact Frank Mitchell at (917) 237-5542, or e-mail at fmitchell@dsny.nyc.gov

In accordance with Schedule A of the bid document, if your bid is over \$500,000, you must submit a certified check or money order equal to 5 percent of the Bid amount or Bid Bond with Penal Sum equal to 10 percent of the Bid amount. “This Procurement is subject to Local Law 129.”

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 Sanitation, 51 Chambers Street, Room 806, New York, NY 10007. ACCO (917) 237-5358, (917) 237-5357.

n16

**SCHOOL CONSTRUCTION AUTHORITY**

CONTRACT ADMINISTRATION

■ SOLICITATIONS

Construction/Construction Services

**EXTERIOR MASONRY AND PARAPETS** – Competitive Sealed Bids – PIN# SCA11-13440D-1 – DUE 12-06-10 AT 11:00 A.M. – PS 55 (Bronx). Project Range: \$1,420,000.00 to \$1,495,000.00. Non-refundable bid documents charge: \$100.00, certified check or money order only. Make checks payable to the New York City School Construction Authority. Bidders must be pre-qualified by the SCA.

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.

School Construction Authority, 30-30 Thomson Avenue Long Island City, NY 11101. Rookmin Singh (718) 752-5843, rsingh@nyscca.org

n16

**TRIBOROUGH BRIDGE & TUNNEL AUTHORITY**

■ SOLICITATIONS

Services (Other Than Human Services)

**FURNISH, DELIVER AND INSTALL STERTIL-KONI SKYLIFTS MODEL #SKY250 AND TWO-POSTS LIFTS WITH DOUBLE TELESCOPIC LIFTING ARMS MODEL #2070A “OR EQUAL”** – Competitive Sealed Bids – PIN# 100PR2870000 – DUE 12-02-10 AT 3:00 P.M. – A pre-bid conference and site tour will be held on 11/16/10 at 8:30 A.M. Reservations must be made by contacting Robin Golubow at (646) 376-0432 or rgolubow@mtabt.org

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.

Triborough Bridge and Tunnel Authority, 3 Stone Street, Bid Suite, New York, NY 10004. Victoria Warren (646) 252-6101, fax: (646) 252-7077, vprocure@mtabt.org

n16

**SPECIAL MATERIALS**

**COLLECTIVE BARGAINING**

■ NOTICE

**NOTICE OF PETITION REQUESTING AN AMENDMENT TO CERTIFICATION**

This is to acknowledge that the New York City Office of Collective Bargaining is in receipt of the Petition Requesting an Amendment to Certification described below:

DATE: October 29, 2010

DOCKET #: AC-60-10

**PETITIONER:**

Organization of Staff Analysts, 220 East 23rd Street, New York, NY 10010

**RECEIVED:**

Petition Requesting an Amendment to Certification

**AMENDMENT REQUESTED:**

Add title - Senior Consultant, Management Information Services, Levels I, II and III (Title Code Nos. 985011, 985012 and 985013) to Certification No. 3-88

**EMPLOYER:** New York City Health and Hospitals Corporation, 125 Worth Street, New York, NY 10013

BOARD OF CERTIFICATION

Karine Spencer  
DIRECTOR OF REPRESENTATION

n16

**HOUSING PRESERVATION & DEVELOPMENT**

■ NOTICE

**OFFICE OF ENFORCEMENT & NEIGHBORHOOD SERVICES CERTIFICATION OF NO HARASSMENT UNIT**

**REQUEST FOR COMMENT ON APPLICATION FOR CERTIFICATION OF NO HARASSMENT PURSUANT TO LOCAL LAW 19 OF 1983**

DATE OF NOTICE: November 10, 2010

**TO: OCCUPANTS, FORMER OCCUPANTS AND OTHER INTERESTED PARTIES OF**

Address	Application #	Inquiry Period
347 West 19th Street, Manhattan	94/10	October 15, 2007 to Present
336 West 19th Street, Manhattan	96/10	October 26, 2007 to Present
93 St. Marks Avenue, Brooklyn	95/10	October 26, 2007 to Present

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

Comments as to whether harassment has occurred at the premises should be submitted to the Anti-Harassment Unit, 100 Gold Street, 3rd Floor, New York, NY 10038, by letter postmarked not later than 30 days from the date of this notice or by an in-person statement made within the same period. To schedule an appointment for an in-person statement call (212) 863-5277, (212) 863-8211 or (212) 863-8298.

n10-22

**TAXI AND LIMOUSINE COMMISSION**

■ NOTICE

Notice of Opportunity to Participate in a Pilot Program to Test Livery Stands at Select Locations

We have extended the DEADLINE for responses to the Livery Stand Pilot Program to give additional time to interested parties to submit responses to the pilot. The new deadline is January 31, 2011.

The New York City Taxi and Limousine Commission (“TLC”) invites interested parties to submit a request to participate in a pilot program to pilot livery stands at select locations throughout the five boroughs of New York.

The Livery Stands Pilot Program will designate livery stands at privately owned locations throughout the five boroughs. The pilot program, which will be one year in duration, will allow owners or operators of private property at locations within shopping centers, Business Improvement Districts, and other well-trafficked locations to contract with livery bases to provide transportation services on-site via a “satellite base.” This pilot program will test the use of licensed livery vehicles and livery stands to enhance service to passengers, providing for more prompt, efficient, accountable and reliable dispatched service from satellite base locations. Please note, participation in a TLC pilot program in no way guarantees Commission approval for the proposer’s livery stand after conclusion of the pilot program.

On May 28, 2009, the Commission voted to approve this pilot program without limit to the number of participants; it is anticipated that there will be multiple locations citywide, with a tentative goal of at least two stands in each borough. In order for your proposal to be considered for participation in this pilot program, your proposal should include the requirements listed in the *Business Requirements* or Section (A), *Proposal Content Requirements* or Section (B) and please carefully read the *Evaluation Guidelines* or Section (C), and MOU requirements for reporting performance and success of Program Section (D) of this document.

**SECTION A Business Plan Requirements for Pilot Proposal**

- Applicants must include a representative or be the owner(s) of private property (or must be a partner, contractor, licensee, permittee, tenant or subtenant that has the express consent, legal authority and approval of all property owners); for example, a representative of a Business Improvement District (BID) that partners with a shopping mall owner.

The applicants may be in any legally recognized and authorized organizational form – e.g., not-for-profit, for-profit, publicly or privately held companies, sole proprietorships, partnerships, Limited Liability Companies, etc.

- (2) Applicants must be capable of executing a contract with a TLC-licensed FHV base that will agree to offer dispatch service at a location other than the base location on file with the TLC. Applicants must submit a base name and letter of commitment from said base signed by an officer of the base for which a partnership is desired. TLC will grant approval to one or more bases at each selected location to provide all livery dispatch services contracted via a dispatcher program. Only vehicles affiliated with the partner base may be dispatched from the stand.

Additional required information that should be included in the Business Plan proposal:

- (1) Names of partners (if any) in the business;
(2) Contact information of the business;
(3) Insurance information for the business and for the location of the proposed FHV stand;
(4) The number of base employees expected to provide dispatching service at the selected location;
(5) The number of vehicles expected to be on-call at the selected location;
(6) The approximate number of rides expected per hour for weekdays and weekends, separately;
(7) Proposed hours of operation;
(8) How the applicant intends to display fare information for common destinations from the selected location and how fees will be conveyed to the passenger as per the "FHV Passenger Bill of Rights";
(9) How the dispatch records will be maintained and recorded.

PLEASE NOTE — No base will be permitted to participate that does not have:

- (1) Current base markings on all licensed affiliated vehicles; and
(2) Active, licensed status with TLC, including no active suspensions or outstanding fines at the time of selection.

SECTION B
Proposal Content Requirements

(a) Applicants should provide a brief narrative and description of the location and businesses in the area where proposed services are to be provided. The narrative should include demonstration of a need for livery services at the proposed location; for example, the lack of availability of alternative modes of transportation, such as medallion taxis and appropriate mass transit and/or the presence of significant utilization of livery vehicles.

(b) Applicants must propose a specific, fixed location for the livery stand. The location should be a well-trafficked, easily accessible spot. Please include an aerial or other appropriate map showing the exact location. TLC may accept or reject proposed locations in its sole discretion, and applications without a proposed location that is acceptable to TLC will be considered incomplete.

(c) Applicants must describe in detail how they plan to provide "dispatched" transportation services at the proposed location. This should include hours of operation, on-site dispatch staffing levels, and on-site non-staffed dispatching methods (e.g., courtesy telephones, etc.). Since all rides require dispatch, TLC will look more favorably upon programs that offer staffed dispatching during all hours of the facility's operation.

(d) Applicants must demonstrate the capability to provide

sufficient off-street vehicle space to allow for orderly dispatching.

(e) Applicants must provide a signage plan that will direct people to the stand and clearly explain the services provided and hours of operation.

(f) Applicants must provide a fare chart for common destinations from the dispatch location. This fare chart will remain in effect for the duration of the pilot and must be available for viewing at the stand.

SECTION C
TLC Evaluation Assessment Guidelines

TLC criteria for evaluation of proposals to determine proposal merit. Proposals should address the following items:

- (1) Estimated volume of usage:
(a) Number of vehicles to be dispatched;
(b) Number of passengers estimated to be served;
(c) Measures of anticipated peak usage times and dates.
(2) Proposed location:
(a) Neighborhood location and communities served;
(b) Businesses in the area; local attractions;
(c) Other available forms of public transportation in the area.
(3) Proposed property owner/operator and partnership:
(a) Proof of business commitment between a base and a proposer;
(b) Proposed benefits for passengers;
(c) Proposed means to curb illegal for-hire vehicle activity;
(d) Proposed congestion mitigation plan;
(e) Cost to the passenger vs. alternate methods of transportation;
(f) Proposed advertising of services and way-finding;
(g) Physical elements of livery stand proposal, including but not limited to, booth (kiosk), street sign, courtesy phone, waiting area/shelter, seating, etc.

SECTION D
MOU requirements for reporting performance and success of program.

Each pilot program participant should submit to the Chairperson a report on the first six (6) months of performance based on evaluation criteria called for in the MOU. This report must be submitted to the Chairperson no later than seven (7) months after the first dispatch. The report should include assessment of the following items:

- (1) Volume of Usage:
(a) Number of vehicles dispatched during pilot program;
(b) Number of passengers served;
(c) Measure of peak usage times and dates.
(2) Property owner/operator satisfaction:
(a) Satisfaction with relationship with base operator;
(b) Effectiveness of measures to prevent illegal activity;
(c) Effects of congestion and effectiveness of congestion mitigation measures.
(3) Passenger and Community Satisfaction:
(a) Ease of passenger's usage of service;
(b) Reports of customer satisfaction or dissatisfaction;
(c) Reliability of dispatching system (include average wait times);

- (d) Cost vs. alternate methods;
(e) Passenger ability to identify the vehicle as TLC licensed and associated with the location;
(f) Community comments, complaints or commendations.

- (4) Base owner satisfaction:
(a) Additional costs or earnings;
(b) Ease of dispatch from sub-location;
(c) Effect on competing illegal and legal activity;
(d) Ease of maintaining dispatch records.

- (5) Driver satisfaction:
(a) Increase or decrease in earnings;
(b) Ease of dispatch from satellite base;
(c) Reports of customer satisfaction or dissatisfaction.

- (6) Constituent satisfaction:
(a) Dialogue with passengers, groups, organizations, and any other interested or affected stakeholders to relay public input;
(b) Public feedback, including the use of surveys.

Participants and TLC licensees should also provide additional information as requested by the Chairperson. A Memorandum of Understanding ("MOU") or other binding agreement with TLC is required to initiate the pilot (but not needed for submission). TLC may terminate the pilot at any time at the discretion of the Chairperson. Requisites shall include, but will not be limited to the following provisions:

(1) A participant is required to begin actively dispatching vehicles from the selected location within three (3) months of signing an MOU or binding agreement with the Chairperson.

(2) If a participant has not signed an MOU with the Chairperson within six (6) months of the Commission's approval of the Pilot Program, the participant's request to participate will have been deemed to be withdrawn.

(3) Signage, courtesy telephones, and all other associated equipment related to the dispatch of vehicles may not be displayed or used for dispatch following completion of pilot program or cancellation of MOU, unless rulemaking action is taken by the Commission approving such display or use.

(4) Vehicles used in this pilot must have a current valid TLC vehicle license.

(5) All participating drivers must have a current TLC FHV operator's license that is neither suspended nor revoked.

Participation proposals will be reviewed in accordance with the standards of review and approval stated in TLC Rule 14-04. For more information see link below:
http://nyc.gov/html/tlc/downloads/pdf/rules\_pilot\_program\_approved.pdf.

Pilot program proposals, suggestions or ideas should be submitted by January 31, 2011 to:

Tweeps Phillips
Director for Special Projects
New York City Taxi and Limousine Commission
40 Rector Street, 5th Floor
New York, NY 10006
Tweeps.Phillips@tlc.nyc.gov

TLC staff is available to meet with interested parties to further explore proposals submitted, or to discuss proposal ideas prior to submission. Please contact Tweeps Phillips at 212-676-1010 or via e-mail at Tweeps.Phillips@tlc.nyc.gov.

CHANGES IN PERSONNEL

BOARD OF ELECTION POLL WORKERS
FOR PERIOD ENDING 10/01/10

Table with columns: NAME, TITLE, NUM, SALARY, ACTION, PROV, EFF\_DATE. Lists names of poll workers such as JEFFERSON, JENKINS, JENNINGS, etc. with their respective titles, numbers, salaries, and appointment dates.

Table with columns: NAME, TITLE, NUM, SALARY, ACTION, PROV, EFF\_DATE. Continues the list of poll workers from the previous table, including names like JIMENEZ, JIRAK, JOE, etc.

Table with columns for Name, Address, Poll Type, Amount, Status, Date, Name, Address, Poll Type, Amount, Status, Date. Lists names like JOHNSON J.C., JONES STEPHANI A, etc.





Table with columns for Name, Gender, Position, Salary, Status, and Date. Lists names like LIEF, LIEPOLT, LIERMANN, etc., with their respective details.

Table with 14 columns: Name, Address, Type, Amount, Status, Decision, Date, Name, Address, Type, Amount, Status, Decision, Date. Lists appointments for various individuals, including names like MARTIRE, MARULLO, MARWAN, MASCARINI, MASLANSKY, MASON, MASSEY, MASSIAH, MATA, MATARRESE, MATEO, MATHEWSON, MATHEWS, MATHIEU, MATHIS, MATHURAN, MATHURIN, MATONIS, MATOS, MATTEO, MATTHEW, MATTHEW, MATTHEWS, MATTHEWS, MATTHEWS, MATTHEWS, MATTHEWS, MATTHEWS, MATUTE, MAULE, MAUNG, MAURICE, MAURAKIS, MAXWELL, MAXWELL, MAXWELL, MAXWELL, MAYBANK, MAYBEE, MAYDANNIKOVA, MAYE, MAYFIELD, MAYFIELD, MAYFIELD, MAYNARD, MAYNARD, MAYNE, MAYNOR, MAYO, MAYO, MAYS, MAYS, MAZELLA, MAZUR-BORN, MC ARTHUR, MC CASKILL, MC CLEAN, MC CORMICK, MC DERMOTT, MC FADDEN, MC INTOSH, MC KAY, MC KELVEY, MC KINNEY, MC LENNON, MC MILLAN, MC MILLIAN, MC NALLY, MC CALLISTER, MCALPINE, MCANDREWS, MCBRIDE, MCBRIDE, MCBRIDE, MCCABE, MCCAIN, MCCAIN, MCCAIN, MCCALL, MCCALL, MCCALL, MCCANT, MCCARGO, MCCARTER, MCCARTHY, MCCARTHY, MCCARTHY, MCCASKELL, MCCASKELL, MCCASKILL, MCCCLAIN, MCCCLAIN, MCCCLAMMY, MCCCLARIN, MCCLENDON, MCCLENDON, MCCLOUD, MCCOLLIN, MCCOLLUM, MCCOMBS, MCCOMBS, MCCONNELL-BELME, MCCONNEY, MCCORD, MCCORMACK, MCCOVEY, MCCOY, MCCOY, MCCOY JR, MCCRAE, MCCRAY, MCCRAY, MCCRAY, MCCREARY, MCCUTCHEM, MCDANIEL, MCDANIEL, MCDANIEL, MCDANIELS-WARNE, MCDERMOTT, MCDERMOTT, MCDONALD, MCDONALD, MCDONNELL, MCDONOUGH, MCDONOUGH JR, MCDOWELL, MCDUFFIE, MCDUFFY, MCEADY, MCELROY, MCENTEE, MCENTYRE, MCFADDEN, MCFADDEN, MCFADDEN, MCFADDEN, MCFARLAND, MCFARLANE, MCFARLANE, MCFIELD, MCGANN, MCGEACHY, JR, MCGEE, MCGHEE, MCGHEE, MCGINNIS



